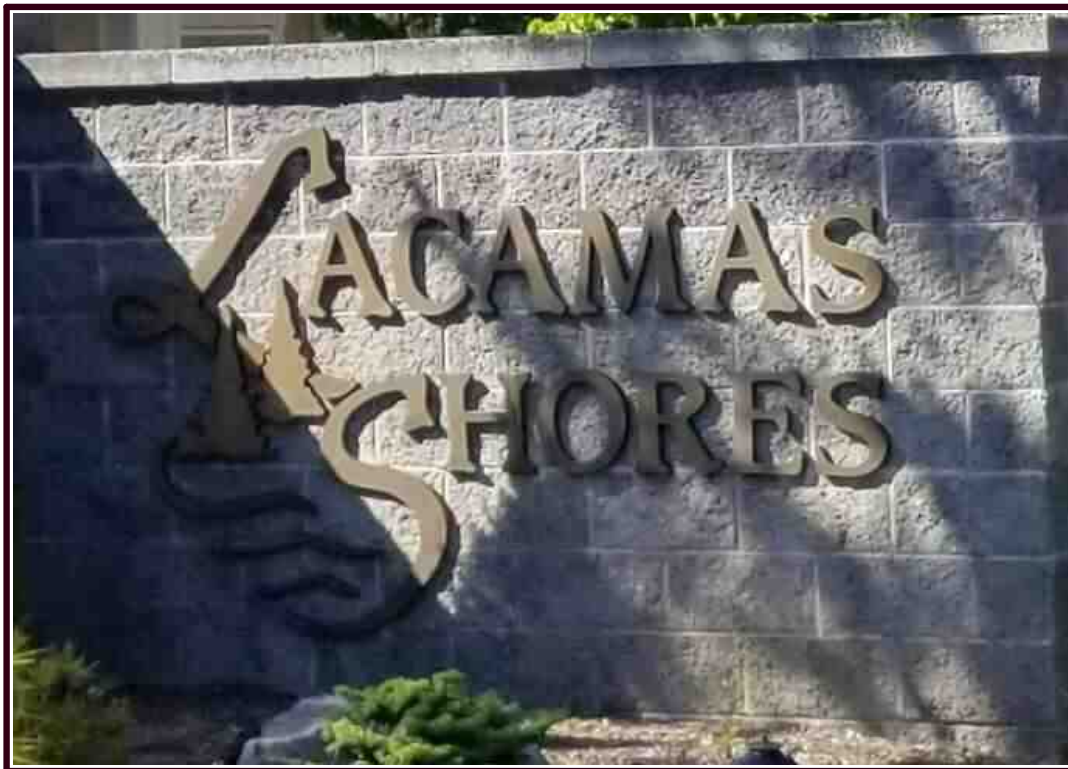




Reserve Study Update.com, LLC

Lacamas Shores Homeowners Association
Northwest Barlow Street & Northwest Lacamas Drive
Camas, Washington 98607
Account 712 - Draft 2.01

Fiscal Year: January 1, 2025 Expires December 31, 2025



OFF-SITE RESERVE STUDY & MAINTENANCE PLAN

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Part One

Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

ReserveStudyUpdate.com, LLC would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. Conditions reported by the reserve study are applicable to the immediate time frame of the report and these conditions, over time, may change. Is impossible to envisage thirty years into the future to establish the cost of repair or replacement of any of the components, let alone the value of money, fluctuation in the cost of fuel, delivery/installation costs, changing building code requirements and other potential unknowns. The probability that it may project in its reserve study, or that the Board could project in its disclosures, future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning a national sweepstake; while it may happen in atypical instances by chance, one may not reasonably expect it to happen. The reserve study shall not be used as health and safety concerns, evidence of construction defects, damage, potential damage, water intrusion inspection, or as a construction-quality inspection. This reserve study specifically exclude issues having to do with unpredictable natural events and environmental hazards; including but not limited to lead paint, asbestos, mold, mildew, radon, etc.

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Part One

Part I

Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

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Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

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Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

Utilities:	Bank Service Charges	Accounting
Electricity	Dues & Publications	Reserve Study
Gas	Licenses, Permits & Fees	Repair Expenses:
Water	Insurance(s)	Tile Roof Repairs
Telephone	Services:	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
Administrative:	Pool Maintenance	Operating Contingency
Supplies	Street Sweeping	

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Park/Play Equipment
Painting	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating	Tennis Court Resurfacing
Asphalt Repairs	Lighting Replacement
Asphalt Overlays	Landscape Renovation
Equipment Replacement	Property Signage
Interior Furnishings	

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

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Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The ReserveStudyUpdate.com, LLC Threshold and the ReserveStudyUpdate.com, LLC Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The ReserveStudyUpdate.com, LLC Component Funding model is based upon the component methodology.

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Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age divided by Useful Life the results multiplied by Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The ReserveStudyUpdate.com, LLC **Baseline Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This method describes the objective to have sufficient reserves on hand to never completely run out of money. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. This is sometimes described as a "cash-positive" plan. With less cash in reserves on-deposit, associations with a baseline funding objective have higher instances of special assessments and/or deferred maintenance. This funding approach is the most riskiest out of all of the funding models and is never recommended.

The ReserveStudyUpdate.com, LLC **Threshold Funding Model**. This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0). Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). This may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen in between full funding (Component Funding Model) and the Baseline Funding Model.

The ReserveStudyUpdate.com, LLC **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time. The "Current Funding Model" is often used as a user defined model. This model allows the Board of Directors to experiment and contemplate alternative funding approaches and scrutinize and consider the ramifications of these funding approaches.

The ReserveStudyUpdate.com, LLC **Percentage Distribution Funding Model**. This funding method is based loosely upon the PRA System™ software objectives of reserve funding. Some property management firms which have legacy accounting software systems continue to utilize this funding approach. One of the key reasons why this funding approach has been since superseded by more modern funding approaches is due to the GAAP and ECHO reporting requirements in most states.

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The ReserveStudyUpdate.com, LLC **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name “Component Funding Model”. This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves


The “Distribution of Accumulated Reserves Report” is a “Component Funding Model” calculation. This distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can “fix” the accumulated reserve balance within the program on the individual asset’s detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component’s age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

$$\text{Fully Funded Reserves} = (\text{Age/Useful Life}) \times \text{Current Replacement Cost}$$

The  Reserve Analyst® software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report. If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to “replenish” the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

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If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the “Monthly Reserve Assessment Required”, the “Average Net Monthly Interest Earned” contribution and the “Total Monthly Allocation to Reserves.” The association should allocate the “Monthly Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the “Total Monthly Allocation” to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association’s operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users’ Guide to your Reserve Analysis Study

Part II of your ReserveStudyUpdate.com, LLC Report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the “Component Funding Model” calculation.

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The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The ReserveStudyUpdate.com, LLC Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

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Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment

The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation

The sum of the monthly assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

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Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

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A Multi-Purpose Tool

- Your ReserveStudyUpdate.com, LLC Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".
- In addition, your ReserveStudyUpdate.com, LLC reserve study serves a variety of useful purposes:
- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The ReserveStudyUpdate.com, LLC reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your ReserveStudyUpdate.com, LLC Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your ReserveStudyUpdate.com, LLC Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- The ReserveStudyUpdate.com, LLC reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.
- The ReserveStudyUpdate.com, LLC Owners' Summary meets the disclosure requirements of the California Civil Code and also the recently adopted ECHO standards.
- Your ReserveStudyUpdate.com, LLC Report provides a record of the time, cost, and quantities of past reserve replacements. At times the association's management company and board of directors are transitory which may result in the loss of these important records.

Sincerely,

Brian A. Owens

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Lacamas Shores Homeowners Association
Level III Update: RCW 64.38.070 Section 4.2 & 4.3 (WA HOA) Disclosures

Section 4.2 Disclosures:

(a) A reserve component list: Please see refer to "Detail Report by Category" section of the reserve study.

(b) Date of reserve study: Prepared on October 31, 2024 for fiscal year starting January 1, 2025. This reserve study meets the requirements of RCW 64.38.070 Section 4.

(c) Level III: Update without Visual Site Inspection.

(d) Reserve account balance as of January 1, 2025: \$324,000

(e) Estimated percent funded as of January 1, 2025: 58.50%

Projected percent funded as of the end of 2025: (contingent on which funding model is implemented)

Board of Directors Proposed Funding Model: 3.03%

Component Funding Model: 50.63% (does not include contingency of 0.00%)

Threshold Funding Model - Dollar Defined (\$64,940) Minimum: 29.94%

Baseline Funding Model: 27.61%

(f) Special assessments implemented or planned:

With a planned annual contribution of \$20,000 it is likely that a special assessment will be required in FY 2025, and highly likely a special assessment will be required by FY 2026. A planned contribution less than the Baseline Funding Model amount of \$73,291 is NOT recommended and is included for informational purposes only. The Board is encouraged to seek a legal opinion concerning any funding strategy which is less than the Baseline Funding Model.

Please see the "Board of Directors Proposed Funding Model" and "Appendix" sections of this report.

(g) Interest rate: 1.00%, Inflation rate: 3.07%.

(h) 2025 reserve account contribution rate:

Board of Directors Proposed Funding Model: \$0

Component Funding Model: \$136,772

Threshold Funding Model - Dollar Defined (\$64,940) Minimum: \$80,253

Baseline Funding Model: \$73,291

(i) 2025 Component Funding Model (Fully Funded Plan) contribution: \$136,772

2025 Board of Directors Proposed Funding Model reserve contribution: \$0

2025 Threshold Funding Model - (Dollar Defined Funding Floor) contribution: \$80,253 (recommended model)

2025 Baseline Funding Model contribution: \$73,291

(j) Projected account balance for thirty years: Please see refer to the following sections in the report as these fluctuate according to which funding model is implemented:

"Board of Directors Proposed Funding Model"

"Component Funding Model Projection"

"Threshold Funding Model - Dollar Defined Minimum Projection"

"Baseline Funding Model Projection"

Lacamas Shores Homeowners Association
Level III Update: RCW 64.38.070 Section 4.2 & 4.3 (WA HOA) Disclosures

(k) This reserve study was prepared by a reserve study professional.

Section 4.3 Disclosure:

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

Sales Tax Rate Disclosure:

Washington State sales tax rates range from 7.0% to 9.6%. Therefore, we have increased the base price on all assets in the reserve study to compensate by 9% unless otherwise noted.

Report Version 2.01.

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Expenditures
Replacement Year 2025	
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	1,550
Fence: Wood - 6' Solid Style - Stain	1,404
Gravel: Regrading	5,200
Lava Rock: Replenish	686
Painting - Recreation/Boathouse & Storage Buildings	1,150
Pressure Wash: Common Area - Various	5,000
Water Quality Discharge Pond - Biofilter [Phase 2A]	300,000
Total for 2025	\$314,990
Replacement Year 2026	
Concrete - Common Areas - Provision	7,902
Concrete Flatwork - Maintenance/Replace	4,490
Surveillance Equipment	1,546
Tuck-Pointing - Gate/Entry	2,164
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	4,844
Water Quality Discharge Pond - Biofilter [Phase 2B]	61,842
Total for 2026	\$82,789
Replacement Year 2027	
Arborist - Tree Work	11,601
Barbecue - Replenish / Rebuild	1,594
Basketball Goal - Backboard/Hoop/Mounting Hardware	1,275
Lighting - Outdoor / Indoor - Allowance	1,115
Mailbox - Replacement	6,187
Roof - Boathouse - Maintenance	531
Total for 2027	\$22,303
Replacement Year 2028	
Backflow Device: Common Area - Replacement	3,394
Boat - Dock - Rollers	2,190
Doors & Windows	7,971
Exercise Equipment: Rebuild / Major Repairs	5,475

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Gutters & Downspouts - Boathouse	1,633
Gutters & Downspouts - Maintenance Building	1,422
Pressure Wash: Common Area - Various	5,475
Roof - Maintenance (Garage) Building - Maintenance	10,019
Water Quality - Biofilter Maintenance	43,798
Total for 2028	\$81,377
Replacement Year 2029	
Asphalt Repairs	7,223
Asphalt Seal Coat	11,945
French Drain Cleaning / Maintenance	3,521
Lava Rock: Replenish	775
Playground Equipment: Rebuild / Major Repairs	5,622
Total for 2029	\$29,086
Replacement Year 2030	
Arborist - Tree Work	12,702
Drainage Repairs	5,444
Fence: Wood - 6' Solid Style - Stain	1,633
Gravel: Regrading	6,049
Site Furniture - Benches/Tables & Miscellaneous	6,049
Water Quality - Biofilter Maintenance	46,529
Total for 2030	\$78,406
Replacement Year 2031	
Concrete - Common Areas - Provision	9,192
Concrete Flatwork - Maintenance/Replace	5,223
Gates: Vehicle - Iron Work	12,469
Pressure Wash: Common Area - Various	5,995
Total for 2031	\$32,878
Replacement Year 2032	
Gates: Vehicle - Automation	8,354
Gates: Vehicle - Card Reader	7,711
Lighting - Outdoor / Indoor - Allowance	1,298

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Mailbox - Replacement	7,197
Restroom Refurbishment - Provision	12,852
Roof - Boathouse - Maintenance	618
Water Quality - Biofilter Maintenance	49,429
Total for 2032	\$87,458
Replacement Year 2033	
Arborist - Tree Work	13,909
Boat - Dock - Rollers	2,547
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	1,974
Exercise Equipment: Rebuild / Major Repairs	6,368
Landscape - Renovation - Michaelbrook Area	16,558
Landscape - Renovation - Other Areas	33,116
Lava Rock: Replenish	874
Painting - Recreation/Boathouse & Storage Buildings	1,465
Roof - Maintenance (Garage) Building - Maintenance	11,654
Total for 2033	\$88,465
Replacement Year 2034	
Asphalt Repairs	8,402
Asphalt Seal Coat	13,895
Playground Equipment: Rebuild / Major Repairs	6,540
Pressure Wash: Common Area - Various	6,564
Water Quality - Biofilter Maintenance	52,511
Total for 2034	\$87,911
Replacement Year 2035	
Boat - Dock - Major Rebuild/Replace	94,715
Fence: Wood - 6' Solid Style - Stain	1,900
Gravel: Regrading	7,036
Total for 2035	\$103,651
Replacement Year 2036	
Arborist - Tree Work	15,229
Concrete - Common Areas - Provision	10,693

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Concrete Flatwork - Maintenance/Replace	6,075
Drainage Repairs	6,527
French Drain Cleaning / Maintenance	4,351
Tuck-Pointing - Gate/Entry	2,929
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	6,555
Water Quality - Biofilter Maintenance	55,785
Total for 2036	\$108,143
Replacement Year 2037	
Barbecue - Replenish / Rebuild	2,156
Boat Ramp	11,499
Lava Rock: Replenish	987
Lighting - Outdoor / Indoor - Allowance	1,509
Mailbox - Replacement	8,372
Pressure Wash: Common Area - Various	7,187
Roof - Boathouse - Replace	9,677
Roof - Maintenance (Garage) Building - Replace	14,515
Site Furniture - Benches/Tables & Miscellaneous	7,475
Total for 2037	\$63,377
Replacement Year 2038	
Boat - Dock - Rollers	2,963
Exercise Equipment: Rebuild / Major Repairs	7,408
Level Spreaders (Bubblers)	4,000
Roof - Maintenance (Garage) Building - Maintenance	13,556
Surveillance Equipment	2,222
Water Quality - Biofilter Maintenance	59,262
Total for 2038	\$89,412
Replacement Year 2039	
Arborist - Tree Work	16,675
Asphalt Repairs	9,773
Asphalt Seal Coat	16,163
Fence: Wood - 6' Solid Style - Replace	16,034
Gates: Vehicle - Accessories	4,764
Monument - Entry: Lettering	11,911

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Playground Equipment: Rebuild / Major Repairs	7,607
Total for 2039	\$82,928
Replacement Year 2040	
Fence: Wood - 6' Solid Style - Stain	2,210
Gravel: Regrading	8,184
Pressure Wash: Common Area - Various	7,870
Water Quality - Biofilter Maintenance	62,957
Total for 2040	\$81,221
Replacement Year 2041	
Concrete - Common Areas - Provision	12,438
Concrete Flatwork - Maintenance/Replace	7,066
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	2,514
Lava Rock: Replenish	1,114
Painting - Recreation/Boathouse & Storage Buildings	1,866
Total for 2041	\$24,998
Replacement Year 2042	
Arborist - Tree Work	18,259
Drainage Repairs	7,825
Lighting - Outdoor / Indoor - Allowance	1,756
Mailbox - Replacement	9,738
Roof - Boathouse - Maintenance	836
Water Quality - Biofilter Maintenance	66,882
Total for 2042	\$105,296
Replacement Year 2043	
Boat - Dock - Rollers	3,447
Exercise Equipment: Rebuild / Major Repairs	8,617
French Drain Cleaning / Maintenance	5,377
Pressure Wash: Common Area - Various	8,617
Roof - Maintenance (Garage) Building - Maintenance	15,769
Underground Utilities: Inspection - Minor Remedial Repairs	8,617
Total for 2043	\$50,443

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2044	
Asphalt Repairs	11,368
Asphalt Seal Coat	18,801
Playground Equipment: Rebuild / Major Repairs	8,849
Site Furniture - Benches/Tables & Miscellaneous	9,237
Water Quality - Biofilter Maintenance	71,051
Total for 2044	\$119,306
Replacement Year 2045	
Arborist - Tree Work	19,993
Fence: Wood - 6' Solid Style - Stain	2,570
Gravel: Regrading	9,520
Lava Rock: Replenish	1,257
Total for 2045	\$33,340
Replacement Year 2046	
Concrete - Common Areas - Provision	14,468
Concrete Flatwork - Maintenance/Replace	8,220
Pressure Wash: Common Area - Various	9,435
Tuck-Pointing - Gate/Entry	3,963
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	8,869
Water Quality - Biofilter Maintenance	75,481
Total for 2046	\$120,436
Replacement Year 2047	
Barbecue - Replenish / Rebuild	2,917
Basketball Goal - Backboard/Hoop/Mounting Hardware	2,334
Concrete - Sport Court	14,912
Gates: Vehicle - Automation	13,148
Gates: Vehicle - Card Reader	12,137
Lighting - Outdoor / Indoor - Allowance	2,042
Mailbox - Replacement	11,327
Restroom Refurbishment - Provision	20,228
Roof - Boathouse - Maintenance	972
Total for 2047	\$80,017

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2048	
Arborist - Tree Work	21,891
Boat - Dock - Rollers	4,009
Drainage Repairs	9,382
Exercise Equipment: Rebuild / Major Repairs	10,023
Gutters & Downspouts - Boathouse	2,989
Gutters & Downspouts - Maintenance Building	2,603
Landscape - Renovation - Michaelbrook Area	26,061
Landscape - Renovation - Other Areas	52,121
Roof - Maintenance (Garage) Building - Maintenance	18,343
Water Quality - Biofilter Maintenance	80,187
Total for 2048	\$227,610
Replacement Year 2049	
Asphalt Repairs	13,224
Asphalt Seal Coat	21,870
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	3,203
Lava Rock: Replenish	1,418
Painting - Recreation/Boathouse & Storage Buildings	2,376
Playground Equipment: Rebuild / Major Repairs	10,293
Pressure Wash: Common Area - Various	10,331
Total for 2049	\$62,714
Replacement Year 2050	
Fence: Wood - 6' Solid Style - Stain	2,990
French Drain Cleaning / Maintenance	6,644
Gravel: Regrading	11,074
Surveillance Equipment	3,194
Water Quality - Biofilter Maintenance	85,186
Total for 2050	\$109,089
Replacement Year 2051	
Arborist - Tree Work	23,970
Concrete - Common Areas - Provision	16,829
Concrete Flatwork - Maintenance/Replace	9,562
Site Furniture - Benches/Tables & Miscellaneous	11,414
Total for 2051	\$61,775

**Lacamas Shores Homeowners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2052	
Landscape - Renovation - Ledbetter Landscape	96,944
Lighting - Outdoor / Indoor - Allowance	2,376
Mailbox - Replacement	13,176
Pressure Wash: Common Area - Various	11,312
Roof - Boathouse - Maintenance	1,131
Water Quality - Biofilter Maintenance	90,496
Total for 2052	\$215,436
Replacement Year 2053	
Boat - Dock - Rollers	4,664
Exercise Equipment: Rebuild / Major Repairs	11,659
Lava Rock: Replenish	1,601
Roof - Maintenance (Garage) Building - Maintenance	21,337
Total for 2053	\$39,260
Replacement Year 2054	
Arborist - Tree Work	26,246
Asphalt Repairs	15,382
Asphalt Seal Coat	25,439
Drainage Repairs	11,248
Gates: Vehicle - Accessories	7,499
Playground Equipment: Rebuild / Major Repairs	11,973
Water Quality - Biofilter Maintenance	96,138
Total for 2054	\$193,925

**Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Executive Summary**

BOARD OF DIRECTORS PROPOSED FUNDING MODEL OVERVIEW

This model, proposed by the BOD, indicates a situation where no contributions to the reserve are made in FY 2025, with plans to begin contributions in FY 2026 starting at \$20,000 and increasing 10% year-over-year. This model was created with the understanding that the reserve funding will be negative at some point in FY 2025-2026, requiring a special assessment or another type of funding.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2025 and ending December 31, 2025. Unless otherwise indicated, we have used July 18, 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on June 28, 2023.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$324,000 as of January 1, 2025. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: This reserve study funding model (Current Assessment Funding Model) has an annual contribution increase which varies from year-to-year. Please see the following pages for more detail. Please carefully note that this funding model which has contributions which are less than the Baseline Funding Model. The Board of Directors are hereby encouraged to select a funding approach whereas the contribution is greater than the Baseline Funding Model as the Baseline Funding Model is colloquially referred to as the minimum feasible contribution and is outside of the recommended parameters without drastic increases in contribution in future years.

INFLATION RATE: An inflation rate of 3.07% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 3.03% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

**Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Executive Summary**

DISCLOSURES

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

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

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

A grand total of 57 assets were included in this reserve study report; of these considered, 51 were funded and 6 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) , information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2025 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in

**Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Executive Summary**

extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 2.01.

Lacamas Shores Homeowners Association
Camas, Washington
Board of Directors Proposed Funding Model: Summary

		<i>Report Parameters</i>	
Report Date	October 31, 2024	Inflation	3.07%
Account Number	712	Interest Rate on Reserve Deposit	1.00%
Version	2.01		
Budget Year Beginning	January 1, 2025		
Budget Year Ending	December 31, 2025		
Total Units	253	2025 Beginning Balance	\$324,000

This model, proposed by the BOD, indicates a situation where no contributions to the reserve are made in FY 2025, with plans to begin contributions in FY 2026 starting at \$20,000 and increasing 10% year-over-year. This model was created with the understanding that the reserve funding will be negative at some point in FY 2025-2026, requiring a special assessment or another type of funding.

Board of Directors Proposed Funding Model Summary of Calculations

No Required Monthly Contribution	
Average Net Monthly Interest Earned	\$7.54
Total Monthly Allocation to Reserves	\$7.54

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Projection

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Beginning Balance: \$324,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	799,183		91	314,990	9,100	299,901	3%
2026	514,508	20,000		82,789	-53,689	259,759	
2027	466,563	22,000		22,303	-53,992	289,888	
2028	480,886	24,200		81,377	-111,169	275,052	
2029	495,650	26,620		29,086	-113,635	316,564	
2030	510,866	29,282		78,406	-162,758	310,453	
2031	526,550	32,210		32,878	-163,426	353,088	
2032	542,715	35,431		87,458	-215,453	342,833	
2033	559,376	38,974		88,465	-264,943	333,213	
2034	576,549	42,872		87,911	-309,983	326,118	
2035	594,249	47,159		103,651	-366,475	304,832	
2036	612,492	51,875		108,143	-422,743	280,581	
2037	631,296	57,062		63,377	-429,058	304,116	
2038	650,677	62,769		89,412	-455,701	304,003	
2039	670,652	69,045		82,928	-469,584	313,109	
2040	691,241	75,950		81,221	-474,854	326,870	
2041	712,463	83,545		24,998	-416,307	401,701	
2042	734,335	91,899		105,296	-429,703	398,933	
2043	756,879	101,089		50,443	-379,057	455,484	
2044	780,115	111,198		119,306	-387,165	445,750	
2045	804,065	122,318		33,340	-298,187	527,370	
2046	828,750	134,550		120,436	-284,072	524,867	
2047	854,192	148,005		80,017	-216,085	567,183	
2048	880,416	162,805		227,610	-280,889	462,011	
2049	907,445	179,086		62,714	-164,517	527,007	
2050	935,303	196,995		109,089	-76,611	549,745	
2051	964,017	216,694		61,775	78,308	625,600	13%
2052	993,613	238,364		215,436	101,236	549,171	18%
2053	1,024,116	262,200	2,047	39,260	326,223	655,620	50%
2054	1,055,557	288,420	2,896	193,925	423,614	610,041	69%

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Component Summary by Category

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Paint / Stain / Sealants							
Fence: Wood - 6' Solid Style - Stain	1,404	5	0		1,404	0.00	1,404
Paint / Stain / Sealants - Total	\$1,404				\$1,404		\$1,404
Streets/Asphalt							
Asphalt Overlay	137,830	50	49		0	0.00	626
Asphalt Repairs	7,223	5	4	7	0	0.00	4,267
Asphalt Seal Coat	11,945	5	4		0	0.00	2,117
Streets/Asphalt - Total	\$156,998						\$7,010
Roofing							
Roof - Boathouse - Maintenance	531	5	2		0	0.00	300
Roof - Boathouse - Replace	9,677	20	12		0	0.00	2,693
Roof - Maintenance (Garage) Building - Maintenance	10,019	5	3		0	0.00	3,660
Roof - Maintenance (Garage) Building - Replace	14,515	20	12		0	0.00	4,039
Roofing - Total	\$34,742						\$10,692
Painting							
Painting - Recreation/Boathouse & Storage Buildings	1,150	8	0		1,150	0.00	1,150
Painting - Total	\$1,150				\$1,150		\$1,150
Fencing/Security							
Fence: Wood - 6' Solid Style - Replace	16,034	20	14		0	0.00	3,150
Gates: Vehicle - Accessories	4,764	15	14		0	0.00	208
Gates: Vehicle - Automation	8,354	15	7		0	0.00	3,605
Gates: Vehicle - Card Reader	7,711	15	7		0	0.00	3,328
Gates: Vehicle - Iron Work	12,469	30	6	1	0	0.00	8,387
Fencing/Security - Total	\$49,332						\$18,678
Lighting							
Lighting - Outdoor / Indoor - Allowance	1,115	5	2		0	0.00	630
Lighting - Total	\$1,115						\$630

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Recreation							
Barbecue - Replenish / Rebuild	1,594	10	2		0	0.00	1,200
Basketball Goal - Backboard/Hoop/Mounting Hardware	1,275	20	2	4	0	0.00	1,100
Boat - Dock - Major Rebuild/Replace	94,715	25	10		0	0.00	42,000
Boat - Dock - Rollers	2,190	5	3		0	0.00	800
Boat Ramp	11,499	20	12		0	0.00	3,200
Exercise Equipment: Rebuild / Major Repairs	5,475	5	3		0	0.00	2,000
Playground Equipment: Rebuild / Major Repairs	5,622	5	4	1	0	0.00	1,661
Site Furniture - Benches/Tables & Miscellaneous	6,049	7	5		0	0.00	1,486
Recreation - Total	\$128,419						\$53,446
Equipment							
Maintenance Equipment - Miscellaneous [Removed]	unfunded						
Mower: Riding - Replace [Removed]	unfunded						
Tractor - Kubota "L" Series [Removed]	unfunded						
Building Components							
Doors & Windows	7,971	30	3	10	0	0.00	6,734
Building Components - Total	\$7,971						\$6,734
Grounds Components							
Steps & Pathway [Unfunded]	unfunded						
Gutters & Downspouts							
Gutters & Downspouts - Boathouse	1,633	20	3		0	0.00	1,267
Gutters & Downspouts - Maintenance Building	1,422	20	3		0	0.00	1,104
Gutters & Downspouts - Total	\$3,055						\$2,371
Mailboxes							
Mailbox - Replacement	6,187	5	2	3	0	0.00	4,368
Mailboxes - Total	\$6,187						\$4,368

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Signs							
Street Signs [Removed]	unfunded						
Tree Trimming							
Arborist - Tree Work	11,601	3	2	1	0	0.00	5,460
Tree Trimming - Total	\$11,601						\$5,460
Underground Utilities							
Drainage Repairs	5,444	6	5		0	0.00	780
Underground Utilities: Inspection - Minor Remedial Repairs	8,617	35	18		0	0.00	2,429
Underground Utilities - Total	\$14,061						\$3,209
Landscaping							
Backflow Device: Common Area - Replacement	3,394	40	3		0	0.00	2,867
French Drain Cleaning / Maintenance	3,521	7	4		0	0.00	1,337
Gravel: Regrading	5,200	5	0	2	5,200	0.00	5,200
Irrigation Controllers & Valves [Unfunded]	unfunded						
Landscape - Renovation - Ledbetter Landscape	96,944	30	27		0	0.00	4,285
Landscape - Renovation - Michaelbrook Area	16,558	15	8		0	0.00	6,067
Landscape - Renovation - Other Areas	33,116	15	8		0	0.00	12,133
Lava Rock: Replenish	686	4	0	3	686	0.00	686
Pressure Wash: Common Area - Various	5,000	3	0		5,000	0.00	5,000
Landscaping - Total	\$164,419				\$10,886		\$37,576
Masonry							
Tuck-Pointing - Gate/Entry	2,164	10	1	8	1,983	0.00	1,983
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	4,844	10	1	8	1,496	0.00	4,439
Masonry - Total	\$7,009				\$3,479		\$6,422
Concrete							
Concrete - Common Areas - Provision	7,902	5	1	4	0	0.00	6,815
Concrete - Sport Court	14,912	30	22		0	0.00	2,045
Concrete Flatwork - Maintenance/Replace	4,490	5	1	13	4,114	0.00	4,114
Concrete - Total	\$27,304				\$4,114		\$12,974

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Surveillance Equipment							
Surveillance Equipment	<u>1,546</u>	12	1	6	<u>1,417</u>	0.00	<u>1,417</u>
Surveillance Equipment - Total	\$1,546				\$1,417		\$1,417
Restrooms							
Restroom Refurbishment - Provision	<u>12,852</u>	15	7		0	0.00	<u>5,547</u>
Restrooms - Total	\$12,852						\$5,547
Siding							
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings							
	<u>1,550</u>	8	0		<u>1,550</u>	0.00	<u>1,550</u>
Siding - Total	\$1,550				\$1,550		\$1,550
Monument							
Monument - Entry: Lettering	<u>11,911</u>	30	14		0	0.00	<u>4,160</u>
Monument - Total	\$11,911						\$4,160
Bio Filter							
Level Spreaders (Bubblers)	4,000	20	13		0	0.00	945
Water Quality - Biofilter Maintenance	43,798	2	3	2	0	0.00	10,000
Water Quality Discharge Pond - Biofilter [Phase 2A]	300,000	30	0		300,000	0.00	300,000
Water Quality Discharge Pond - Biofilter [Phase 2B]	<u>61,842</u>	30	1	2	<u>0</u>	0.00	<u>58,125</u>
Bio Filter - Total	\$409,640				\$300,000		\$369,070
Grand Total:	<u>\$1,052,266</u>				<u>\$324,000</u>		<u>\$553,868</u>

Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)	-\$909

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Distribution of Accumulated Reserves

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Lava Rock: Replenish	0	2025	686	686
Painting - Recreation/Boathouse & Storage Buildings	0	2025	1,150	1,150
Fence: Wood - 6' Solid Style - Stain	0	2025	1,404	1,404
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	0	2025	1,550	1,550
Pressure Wash: Common Area - Various	0	2025	5,000	5,000
Gravel: Regrading	0	2025	5,200	5,200
Water Quality Discharge Pond - Biofilter [Phase 2A]	0	2025	300,000	300,000
Surveillance Equipment	1	2026	1,417	1,417
Tuck-Pointing - Gate/Entry	1	2026	1,983	1,983
Concrete Flatwork - Maintenance/Replace	1	2026	4,114	4,114
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	1	2026	* 1,496	4,439
Concrete - Common Areas - Provision	1	2026		6,815
Water Quality Discharge Pond - Biofilter [Phase 2B]	1	2026		58,125
Roof - Boathouse - Maintenance	2	2027		300
Lighting - Outdoor / Indoor - Allowance	2	2027		630
Basketball Goal - Backboard/Hoop/Mounting Hardware	2	2027		1,100
Barbecue - Replenish / Rebuild	2	2027		1,200
Mailbox - Replacement	2	2027		4,368
Arborist - Tree Work	2	2027		5,460
Boat - Dock - Rollers	3	2028		800
Gutters & Downspouts - Maintenance Building	3	2028		1,104
Gutters & Downspouts - Boathouse	3	2028		1,267
Exercise Equipment: Rebuild / Major Repairs	3	2028		2,000
Backflow Device: Common Area - Replacement	3	2028		2,867
Roof - Maintenance (Garage) Building - Maintenance	3	2028		3,660

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Doors & Windows	3	2028		6,734
Water Quality - Biofilter Maintenance	3	2028		10,000
French Drain Cleaning / Maintenance	4	2029		1,337
Playground Equipment: Rebuild / Major Repairs	4	2029		1,661
Asphalt Seal Coat	4	2029		2,117
Asphalt Repairs	4	2029		4,267
Drainage Repairs	5	2030		780
Site Furniture - Benches/Tables & Miscellaneous	5	2030		1,486
Gates: Vehicle - Iron Work	6	2031		8,387
Gates: Vehicle - Card Reader	7	2032		3,328
Gates: Vehicle - Automation	7	2032		3,605
Restroom Refurbishment - Provision	7	2032		5,547
Landscape - Renovation - Michaelbrook Area	8	2033		6,067
Landscape - Renovation - Other Areas	8	2033		12,133
Boat - Dock - Major Rebuild/Replace	10	2035		42,000
Roof - Boathouse - Replace	12	2037		2,693
Boat Ramp	12	2037		3,200
Roof - Maintenance (Garage) Building - Replace	12	2037		4,039
Level Spreaders (Bubblers)	13	2038		945
Gates: Vehicle - Accessories	14	2039		208
Fence: Wood - 6' Solid Style - Replace	14	2039		3,150
Monument - Entry: Lettering	14	2039		4,160
Underground Utilities: Inspection - Minor Remedial Repairs	18	2043		2,429
Concrete - Sport Court	22	2047		2,045
Landscape - Renovation - Ledbetter Landscape	27	2052		4,285
Asphalt Overlay	49	2074		626
Irrigation Controllers & Valves [Unfunded]		Unfunded		
Maintenance Equipment - Miscellaneous [Removed]		Unfunded		
Street Signs [Removed]		Unfunded		
Tractor - Kubota "L" Series [Removed]		Unfunded		
Steps & Pathway [Unfunded]		Unfunded		
Mower: Riding - Replace [Removed]		Unfunded		

Lacamas Shores Homeowners Association
Board of Directors Proposed Funding Model: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Total Asset Summary			\$324,000	\$553,868

	Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)		-\$909

'' Indicates Partially Funded*

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Executive Summary

EXECUTIVE SUMMARY - DOLLAR DEFINED THRESHOLD FUNDING MODEL

THRESHOLD FUNDING MODEL OVERVIEW

The "Threshold Funding Model" method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0). Threshold funding describes an objective chosen by the board other than the 100% (full funding) level or just staying cash-positive (baseline funding). This may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen in between full funding and baseline funding.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2025 and ending December 31, 2025. Unless otherwise indicated, we have used July 18, 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done was completed on June 28, 2023.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$324,000 as of January, 1 2025. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum balance threshold of \$64,940 has been used over the thirty years of this reserve study funding model. This reserve study funding model (Dollar Defined - Threshold Funding Model) has an annual contribution increase of 6.00% per year.

INFLATION RATE: An inflation rate of 3.07% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 29.94% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

**Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Executive Summary**

DISCLOSURES

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

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

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

A grand total of 57 assets were included in this reserve study report; of these considered, 51 were funded and 6 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, Association Representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) , information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work will be done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2025 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Executive Summary

extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 2.01.

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Summary

<i>Report Parameters</i>	
Report Date	October 31, 2024
Account Number	712
Version	2.01
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	253
Inflation	3.07%
Annual Assessment Increase	6.00%
Interest Rate on Reserve Deposit	1.00%
2025 Beginning Balance	\$324,000

<i>Dollar Defined Threshold Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$6,687.73
<i>\$26.43 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$43.88</u>
Total Monthly Allocation to Reserves	\$6,731.61
<i>\$26.61 per unit monthly</i>	

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Projection

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Beginning Balance: \$324,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	799,183	80,253	527	314,990	89,789	299,901	30%
2026	514,508	57,557	383	82,789	64,940	259,759	25%
2027	466,563	56,934	738	22,303	100,308	289,888	35%
2028	480,886	60,350	518	81,377	79,799	275,052	29%
2029	495,650	63,971	857	29,086	115,541	316,564	36%
2030	510,866	67,809	741	78,406	105,686	310,453	34%
2031	526,550	71,878	1,122	32,878	145,807	353,088	41%
2032	542,715	76,190	1,000	87,458	135,540	342,833	40%
2033	559,376	80,762	912	88,465	128,748	333,213	39%
2034	576,549	85,607	875	87,911	127,319	326,118	39%
2035	594,249	90,744	731	103,651	115,143	304,832	38%
2036	612,492	73,649	470	108,143	81,119	280,581	29%
2037	631,296	78,068	602	63,377	96,412	304,116	32%
2038	650,677	82,410	518	89,412	89,928	304,003	30%
2039	670,652	80,712	509	82,928	88,221	313,109	28%
2040	691,241	85,555	535	81,221	93,090	326,870	28%
2041	712,463	90,688	1,177	24,998	159,957	401,701	40%
2042	734,335	96,129	1,071	105,296	151,862	398,933	38%
2043	756,879	101,897	1,572	50,443	204,888	455,484	45%
2044	780,115	108,011	1,447	119,306	195,040	445,750	44%
2045	804,065	114,491	2,246	33,340	278,438	527,370	53%
2046	828,750	121,361	2,247	120,436	281,610	524,867	54%
2047	854,192	128,643	2,724	80,017	332,959	567,183	59%
2048	880,416	136,361	1,799	227,610	243,510	462,011	53%
2049	907,445	144,543	2,602	62,714	327,940	527,007	62%
2050	935,303	153,215	3,031	109,089	375,098	549,745	68%
2051	964,017	162,408	4,030	61,775	479,761	625,600	77%
2052	993,613	172,153	3,591	215,436	440,069	549,171	80%
2053	1,024,116	182,482	5,018	39,260	588,309	655,620	90%
2054	1,055,557	193,431	5,013	193,925	592,828	610,041	97%

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Paint / Stain / Sealants							
Fence: Wood - 6' Solid Style - Stain	<u>1,404</u>	5	0		<u>1,404</u>	13.75	<u>1,404</u>
Paint / Stain / Sealants - Total	\$1,404				\$1,404	\$14	\$1,404
Streets/Asphalt							
Asphalt Overlay	137,830	50	49		0	94.09	626
Asphalt Repairs	7,223	5	4	7	0	76.39	4,267
Asphalt Seal Coat	<u>11,945</u>	5	4		0	<u>126.33</u>	<u>2,117</u>
Streets/Asphalt - Total	\$156,998					\$297	\$7,010
Roofing							
Roof - Boathouse - Maintenance	531	5	2		0	11.35	300
Roof - Boathouse - Replace	9,677	20	12		0	32.76	2,693
Roof - Maintenance (Garage) Building - Maintenance	10,019	5	3		0	141.99	3,660
Roof - Maintenance (Garage) Building - Replace	<u>14,515</u>	20	12		0	<u>49.14</u>	<u>4,039</u>
Roofing - Total	\$34,742					\$235	\$10,692
Painting							
Painting - Recreation/Boathouse & Storage Buildings	<u>1,150</u>	8	0		<u>1,150</u>	7.59	<u>1,150</u>
Painting - Total	\$1,150				\$1,150	\$8	\$1,150
Fencing/Security							
Fence: Wood - 6' Solid Style - Replace	16,034	20	14		0	46.05	3,150
Gates: Vehicle - Accessories	4,764	15	14		0	13.68	208
Gates: Vehicle - Automation	8,354	15	7		0	49.72	3,605
Gates: Vehicle - Card Reader	7,711	15	7		0	45.90	3,328
Gates: Vehicle - Iron Work	<u>12,469</u>	30	6	1	0	<u>87.03</u>	<u>8,387</u>
Fencing/Security - Total	\$49,332					\$242	\$18,678
Lighting							
Lighting - Outdoor / Indoor - Allowance	<u>1,115</u>	5	2		0	<u>23.83</u>	<u>630</u>
Lighting - Total	\$1,115					\$24	\$630
Recreation							
Barbecue - Replenish / Rebuild	1,594	10	2		0	34.05	1,200
Basketball Goal - Backboard/Hoop/Mounting Hardware	<u>1,275</u>	20	2	4	0	<u>27.24</u>	<u>1,100</u>

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Recreation continued...</i>							
Boat - Dock - Major Rebuild/Replace	94,715	25	10		0	388.70	42,000
Boat - Dock - Rollers	2,190	5	3		0	31.04	800
Boat Ramp	11,499	20	12		0	38.93	3,200
Exercise Equipment: Rebuild / Major Repairs	5,475	5	3		0	77.59	2,000
Playground Equipment: Rebuild / Major Repairs	5,622	5	4	1	0	59.46	1,661
Site Furniture - Benches/Tables & Miscellaneous	6,049	7	5		0	50.92	1,486
Recreation - Total	\$128,419					\$708	\$53,446

Equipment

Maintenance Equipment - Miscellaneous [Removed]
unfunded
Mower: Riding - Replace [Removed] *unfunded*
Tractor - Kubota "L" Series [Removed]
unfunded

Building Components

Doors & Windows	<u>7,971</u>	30	3	10	0	<u>112.97</u>	<u>6,734</u>
Building Components - Total	\$7,971					\$113	\$6,734

Grounds Components

Steps & Pathway [Unfunded] *unfunded*

Gutters & Downspouts

Gutters & Downspouts - Boathouse	1,633	20	3		0	23.14	1,267
Gutters & Downspouts - Maintenance Building	<u>1,422</u>	20	3		0	<u>20.15</u>	<u>1,104</u>
Gutters & Downspouts - Total	\$3,055					\$43	\$2,371

Mailboxes

Mailbox - Replacement	<u>6,187</u>	5	2	3	0	<u>132.19</u>	<u>4,368</u>
Mailboxes - Total	\$6,187					\$132	\$4,368

Signs

Street Signs [Removed] *unfunded*

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Tree Trimming							
Arborist - Tree Work	<u>11,601</u>	3	2	1	0	247.85	<u>5,460</u>
Tree Trimming - Total	\$11,601					\$248	\$5,460
Underground Utilities							
Drainage Repairs	5,444	6	5		0	45.83	780
Underground Utilities: Inspection - Minor Remedial Repairs	<u>8,617</u>	35	18		0	18.86	<u>2,429</u>
Underground Utilities - Total	\$14,061					\$65	\$3,209
Landscaping							
Backflow Device: Common Area - Replacement	3,394	40	3		0	48.10	2,867
French Drain Cleaning / Maintenance	3,521	7	4		0	37.24	1,337
Gravel: Regrading	5,200	5	0	2	5,200	50.92	5,200
Irrigation Controllers & Valves [Unfunded]	<i>unfunded</i>						
Landscape - Renovation - Ledbetter Landscape	96,944	30	27		0	134.99	4,285
Landscape - Renovation - Michaelbrook Area	16,558	15	8		0	85.80	6,067
Landscape - Renovation - Other Areas	33,116	15	8		0	171.61	12,133
Lava Rock: Replenish	686	4	0	3	686	8.19	686
Pressure Wash: Common Area - Various	<u>5,000</u>	3	0		<u>5,000</u>	77.59	<u>5,000</u>
Landscaping - Total	\$164,419				\$10,886	\$614	\$37,576
Masonry							
Tuck-Pointing - Gate/Entry	2,164	10	1	8	1,983	6.92	1,983
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	<u>4,844</u>	10	1	8	<u>1,496</u>	143.16	<u>4,439</u>
Masonry - Total	\$7,009				\$3,479	\$150	\$6,422
Concrete							
Concrete - Common Areas - Provision	7,902	5	1	4	0	339.36	6,815
Concrete - Sport Court	14,912	30	22		0	26.16	2,045
Concrete Flatwork - Maintenance/Replace	<u>4,490</u>	5	1	13	<u>4,114</u>	14.36	<u>4,114</u>
Concrete - Total	\$27,304				\$4,114	\$380	\$12,974

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Surveillance Equipment							
Surveillance Equipment	<u>1,546</u>	12	1	6	<u>1,417</u>	<u>4.95</u>	<u>1,417</u>
Surveillance Equipment - Total	\$1,546				\$1,417	\$5	\$1,417
Restrooms							
Restroom Refurbishment - Provision	<u>12,852</u>	15	7		0	<u>76.50</u>	<u>5,547</u>
Restrooms - Total	\$12,852					\$76	\$5,547
Siding							
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings							
	<u>1,550</u>	8	0		<u>1,550</u>	<u>10.23</u>	<u>1,550</u>
Siding - Total	\$1,550				\$1,550	\$10	\$1,550
Monument							
Monument - Entry: Lettering	<u>11,911</u>	30	14		0	<u>34.21</u>	<u>4,160</u>
Monument - Total	\$11,911					\$34	\$4,160
Bio Filter							
Level Spreaders (Bubblers)	4,000	20	13		0	12.44	945
Water Quality - Biofilter Maintenance	43,798	2	3	2	0	620.71	10,000
Water Quality Discharge Pond - Biofilter [Phase 2A]	300,000	30	0		300,000	0.00	300,000
Water Quality Discharge Pond - Biofilter [Phase 2B]	<u>61,842</u>	30	1	2	<u>0</u>	<u>2,655.78</u>	<u>58,125</u>
Bio Filter - Total	\$409,640				\$300,000	\$3,289	\$369,070
Grand Total:	<u>\$1,052,266</u>				<u>\$324,000</u>	<u>\$6,688</u>	<u>\$553,868</u>

Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)	-\$909

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Distribution of Accumulated Reserves

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Lava Rock: Replenish	0	2025	686	686
Painting - Recreation/Boathouse & Storage Buildings	0	2025	1,150	1,150
Fence: Wood - 6' Solid Style - Stain	0	2025	1,404	1,404
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	0	2025	1,550	1,550
Pressure Wash: Common Area - Various	0	2025	5,000	5,000
Gravel: Regrading	0	2025	5,200	5,200
Water Quality Discharge Pond - Biofilter [Phase 2A]	0	2025	300,000	300,000
Surveillance Equipment	1	2026	1,417	1,417
Tuck-Pointing - Gate/Entry	1	2026	1,983	1,983
Concrete Flatwork - Maintenance/Replace	1	2026	4,114	4,114
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	1	2026	* 1,496	4,439
Concrete - Common Areas - Provision	1	2026		6,815
Water Quality Discharge Pond - Biofilter [Phase 2B]	1	2026		58,125
Roof - Boathouse - Maintenance	2	2027		300
Lighting - Outdoor / Indoor - Allowance	2	2027		630
Basketball Goal - Backboard/Hoop/Mounting Hardware	2	2027		1,100
Barbecue - Replenish / Rebuild	2	2027		1,200
Mailbox - Replacement	2	2027		4,368
Arborist - Tree Work	2	2027		5,460
Boat - Dock - Rollers	3	2028		800
Gutters & Downspouts - Maintenance Building	3	2028		1,104
Gutters & Downspouts - Boathouse	3	2028		1,267
Exercise Equipment: Rebuild / Major Repairs	3	2028		2,000
Backflow Device: Common Area - Replacement	3	2028		2,867
Roof - Maintenance (Garage) Building - Maintenance	3	2028		3,660

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Doors & Windows	3	2028		6,734
Water Quality - Biofilter Maintenance	3	2028		10,000
French Drain Cleaning / Maintenance	4	2029		1,337
Playground Equipment: Rebuild / Major Repairs	4	2029		1,661
Asphalt Seal Coat	4	2029		2,117
Asphalt Repairs	4	2029		4,267
Drainage Repairs	5	2030		780
Site Furniture - Benches/Tables & Miscellaneous	5	2030		1,486
Gates: Vehicle - Iron Work	6	2031		8,387
Gates: Vehicle - Card Reader	7	2032		3,328
Gates: Vehicle - Automation	7	2032		3,605
Restroom Refurbishment - Provision	7	2032		5,547
Landscape - Renovation - Michaelbrook Area	8	2033		6,067
Landscape - Renovation - Other Areas	8	2033		12,133
Boat - Dock - Major Rebuild/Replace	10	2035		42,000
Roof - Boathouse - Replace	12	2037		2,693
Boat Ramp	12	2037		3,200
Roof - Maintenance (Garage) Building - Replace	12	2037		4,039
Level Spreaders (Bubblers)	13	2038		945
Gates: Vehicle - Accessories	14	2039		208
Fence: Wood - 6' Solid Style - Replace	14	2039		3,150
Monument - Entry: Lettering	14	2039		4,160
Underground Utilities: Inspection - Minor Remedial Repairs	18	2043		2,429
Concrete - Sport Court	22	2047		2,045
Landscape - Renovation - Ledbetter Landscape	27	2052		4,285
Asphalt Overlay	49	2074		626
Irrigation Controllers & Valves [Unfunded]		Unfunded		
Maintenance Equipment - Miscellaneous [Removed]		Unfunded		
Street Signs [Removed]		Unfunded		
Tractor - Kubota "L" Series [Removed]		Unfunded		
Steps & Pathway [Unfunded]		Unfunded		
Mower: Riding - Replace [Removed]		Unfunded		

Lacamas Shores Homeowners Association
Threshold Funding Model - Dollar Defined Minimum: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Total Asset Summary			\$324,000	\$553,868

Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)	-\$909

'*' Indicates Partially Funded

**Lacamas Shores Homeowners Association
Component Funding Model: Executive Summary**

EXECUTIVE SUMMARY- COMPONENT FUNDING MODEL

COMPONENT FUNDING MODEL OVERVIEW

The "Component Funding Model" is a straight-line funding model, also known by the "Full Funding Model". The objective of the model is to have on hand an amount of cash in the reserve account equal to the amount of depreciation that has occurred for each of the assets. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position.

"Full funding" describes the objective to have reserves on hand equivalent to the value of the deterioration of the each component in the reserve study. For example, for a \$10,000 (current cost) pool resurface project with a useful life of ten years, after three years, when the pool's surface has deteriorated 3/10 of \$10,000, to be fully funded the association should have \$3000 set aside for this component (and on and on again for each component). "Full funding" describes an objective where ongoing deterioration is offset by the proportional accumulation of cash.

One of the selling points that may be beneficial to Lacamas Shores Homeowners Association is that the "Component Funding Model" compared to the other funding models is that the objective is to have an equal amount of cash on hand compared to the amount of depreciation that has occurred for each funded asset in the report. Funding models lacking a "Full Funding" criterion often result in funding strategies that shifts the burden of funding assets to future homeowners. Although the Association may be able to fund reserves perpetually employing such strategies, the Board of Directors should carefully consider the degree of risk that is acceptable to everyone. Multiple components which experience premature failure rates will likely result in special assessments which will ultimately burden current owners who have the misfortune of having a current ownership interest; while previous owners have avoided their financial responsibility. The "Component Funding Model" is recommended for Board of Directors who wish to mitigate this type of risk.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2025 and ending December 31, 2025. Unless otherwise indicated, we have used July 18, 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on June 28, 2023.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

**Lacamas Shores Homeowners Association
Component Funding Model: Executive Summary**

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$324,000 as of January 1, 2025. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: The reserve study funding model has an annual contribution increase of 6.00% per year.

INFLATION RATE: An inflation rate of 3.07% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 50.63% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

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

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

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

A grand total of 57 assets were included in this reserve study report; of these considered, 51 were funded and 6 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements (if a Level 1 reserve study was contracted by client), previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) , information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information

**Lacamas Shores Homeowners Association
Component Funding Model: Executive Summary**

received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2025 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 2.01.

Lacamas Shores Homeowners Association
Component Funding Model: Summary

<i>Report Parameters</i>	
Report Date	October 31, 2024
Account Number	712
Version	2.01
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	253
Inflation	3.07%
Interest Rate on Reserve Deposit	1.00%
2025 Beginning Balance	\$324,000

<i>Component Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$11,397.68
<i>\$45.05 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$69.47</u>
Total Monthly Allocation to Reserves	\$11,467.15
<i>\$45.32 per unit monthly</i>	

Lacamas Shores Homeowners Association
Component Funding Model: Projection

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Beginning Balance: \$324,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	799,183	136,772	834	314,990	146,615	289,594	51%
2026	514,508	67,786	1,009	82,789	132,622	257,635	51%
2027	466,563	66,835	1,471	22,303	178,625	289,888	62%
2028	480,886	74,489	1,382	81,377	173,119	275,052	63%
2029	495,650	80,211	1,883	29,086	226,126	316,564	71%
2030	510,866	77,178	1,903	78,406	226,802	310,453	73%
2031	526,550	82,090	2,394	32,878	278,408	353,088	79%
2032	542,715	78,402	2,344	87,458	271,697	342,833	79%
2033	559,376	83,212	2,293	88,465	268,737	333,213	81%
2034	576,549	78,959	2,246	87,911	262,031	326,118	80%
2035	594,249	85,026	2,053	103,651	245,459	304,832	81%
2036	612,492	81,484	1,822	108,143	220,622	280,581	79%
2037	631,296	88,294	2,059	63,377	247,598	304,116	81%
2038	650,677	86,904	2,061	89,412	247,151	304,003	81%
2039	670,652	92,404	2,152	82,928	258,780	313,109	83%
2040	691,241	91,091	2,279	81,221	270,929	326,870	83%
2041	712,463	100,018	3,014	24,998	348,964	401,701	87%
2042	734,335	97,606	2,978	105,296	344,252	398,933	86%
2043	756,879	105,896	3,527	50,443	403,232	455,484	89%
2044	780,115	103,666	3,416	119,306	391,008	445,750	88%
2045	804,065	112,617	4,205	33,340	474,490	527,370	90%
2046	828,750	110,484	4,157	120,436	468,695	524,867	89%
2047	854,192	121,185	4,563	80,017	514,426	567,183	91%
2048	880,416	115,412	3,508	227,610	405,737	462,011	88%
2049	907,445	124,422	4,122	62,714	471,566	527,007	89%
2050	935,303	123,851	4,314	109,089	490,643	549,745	89%
2051	964,017	133,489	5,034	61,775	567,391	625,600	91%
2052	993,613	128,932	4,236	215,436	485,124	549,171	88%
2053	1,024,116	144,228	5,263	39,260	595,354	655,620	91%
2054	1,055,557	138,219	4,784	193,925	544,432	610,041	89%

Lacamas Shores Homeowners Association
Component Funding Model: Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Paint / Stain / Sealants							
Fence: Wood - 6' Solid Style - Stain	2025	5	0	0	<u>1,404</u>	<u>1,404</u>	<u>1,404</u>
Paint / Stain / Sealants - Total					\$1,404	\$1,404	\$1,404
Streets/Asphalt							
Asphalt Overlay	2074	50	0	49	31,323	0	626
Asphalt Repairs	2029	5	7	4	6,400	0	4,267
Asphalt Seal Coat	2029	5	0	4	<u>10,584</u>	0	<u>2,117</u>
Streets/Asphalt - Total					\$48,307		\$7,010
Roofing							
Roof - Boathouse - Maintenance	2027	5	0	2	500	0	300
Roof - Boathouse - Replace	2037	20	0	12	6,732	0	2,693
Roof - Maintenance (Garage) Building - Maintenance	2028	5	0	3	9,150	0	3,660
Roof - Maintenance (Garage) Building - Replace	2037	20	0	12	<u>10,098</u>	0	<u>4,039</u>
Roofing - Total					\$26,480		\$10,692
Painting							
Painting - Recreation/Boathouse & Storage Buildings	2025	8	0	0	<u>1,150</u>	<u>1,150</u>	<u>1,150</u>
Painting - Total					\$1,150	\$1,150	\$1,150
Fencing/Security							
Fence: Wood - 6' Solid Style - Replace	2039	20	0	14	10,500	0	3,150
Gates: Vehicle - Accessories	2039	15	0	14	3,120	0	208
Gates: Vehicle - Automation	2032	15	0	7	6,760	0	3,605
Gates: Vehicle - Card Reader	2032	15	0	7	6,240	0	3,328
Gates: Vehicle - Iron Work	2031	30	1	6	<u>10,400</u>	0	<u>8,387</u>
Fencing/Security - Total					\$37,020		\$18,678
Lighting							
Lighting - Outdoor / Indoor - Allowance	2027	5	0	2	<u>1,050</u>	0	<u>630</u>
Lighting - Total					\$1,050		\$630
Recreation							
Barbecue - Replenish / Rebuild	2027	10	0	2	1,500	0	1,200
Basketball Goal - Backboard/Hoop/Mounting Hardware	2027	20	4	2	1,200	0	1,100
Boat - Dock - Major Rebuild/Replace	2035	25	0	10	70,000	0	42,000
Boat - Dock - Rollers	2028	5	0	3	2,000	0	800

Lacamas Shores Homeowners Association
Component Funding Model: Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Recreation continued...</i>							
Boat Ramp	2037	20	0	12	8,000	0	3,200
Exercise Equipment: Rebuild / Major Repairs	2028	5	0	3	5,000	0	2,000
Playground Equipment: Rebuild / Major Repairs	2029	5	1	4	4,982	0	1,661
Site Furniture - Benches/Tables & Miscellaneous	2030	7	0	5	<u>5,200</u>	0	<u>1,486</u>
Recreation - Total					<u>\$97,882</u>		<u>\$53,446</u>
Equipment							
Maintenance Equipment - Miscellaneous [Removed]							
Mower: Riding - Replace [Removed]							
Tractor - Kubota "L" Series [Removed]							
Building Components							
Doors & Windows	2028	30	10	3	<u>7,280</u>	0	<u>6,734</u>
Building Components - Total					<u>\$7,280</u>		<u>\$6,734</u>
Grounds Components							
Steps & Pathway [Unfunded]							
Gutters & Downspouts							
Gutters & Downspouts - Boathouse	2028	20	0	3	1,491	0	1,267
Gutters & Downspouts - Maintenance Building	2028	20	0	3	<u>1,299</u>	0	<u>1,104</u>
Gutters & Downspouts - Total					<u>\$2,790</u>		<u>\$2,371</u>
Mailboxes							
Mailbox - Replacement	2027	5	3	2	<u>5,824</u>	0	<u>4,368</u>
Mailboxes - Total					<u>\$5,824</u>		<u>\$4,368</u>
Signs							
Street Signs [Removed]							
Tree Trimming							
Arborist - Tree Work	2027	3	1	2	<u>10,920</u>	0	<u>5,460</u>
Tree Trimming - Total					<u>\$10,920</u>		<u>\$5,460</u>
Underground Utilities							
Drainage Repairs	2030	6	0	5	4,680	0	780
Underground Utilities: Inspection - Minor Remedial Repairs	2043	35	0	18	<u>5,000</u>	0	<u>2,429</u>
Underground Utilities - Total					<u>\$9,680</u>		<u>\$3,209</u>

Lacamas Shores Homeowners Association
Component Funding Model: Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Landscaping							
Backflow Device: Common Area - Replacement	2028	40	0	3	3,100	0	2,867
French Drain Cleaning / Maintenance	2029	7	0	4	3,120	0	1,337
Gravel: Regrading	2025	5	2	0	5,200	5,200	5,200
Irrigation Controllers & Valves [Unfunded]	<i>Unfunded</i>						
Landscape - Renovation - Ledbetter Landscape	2052	30	0	27	42,850	0	4,285
Landscape - Renovation - Michaelbrook Area	2033	15	0	8	13,000	0	6,067
Landscape - Renovation - Other Areas	2033	15	0	8	26,000	0	12,133
Lava Rock: Replenish	2025	4	3	0	686	686	686
Pressure Wash: Common Area - Various	2025	3	0	0	5,000	5,000	5,000
Landscaping - Total					\$98,956	\$10,886	\$37,576
Masonry							
Tuck-Pointing - Gate/Entry	2026	10	8	1	2,100	1,983	1,983
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	2026	10	8	1	4,700	1,496	4,439
Masonry - Total					\$6,800	\$3,479	\$6,422
Concrete							
Concrete - Common Areas - Provision	2026	5	4	1	7,667	0	6,815
Concrete - Sport Court	2047	30	0	22	7,667	0	2,045
Concrete Flatwork - Maintenance/Replace	2026	5	13	1	4,356	4,114	4,114
Concrete - Total					\$19,690	\$4,114	\$12,974
Surveillance Equipment							
Surveillance Equipment	2026	12	6	1	1,500	1,417	1,417
Surveillance Equipment - Total					\$1,500	\$1,417	\$1,417
Restrooms							
Restroom Refurbishment - Provision	2032	15	0	7	10,400	0	5,547
Restrooms - Total					\$10,400		\$5,547
Siding							
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	2025	8	0	0	1,550	1,550	1,550
Siding - Total					\$1,550	\$1,550	\$1,550
Monument							
Monument - Entry: Lettering	2039	30	0	14	7,800	0	4,160
Monument - Total					\$7,800		\$4,160

Lacamas Shores Homeowners Association
Component Funding Model: Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Bio Filter							
Level Spreaders (Bubblers)	2038	20	0	13	2,700	0	945
Water Quality - Biofilter Maintenance	2028	2	2	3	40,000	0	10,000
Water Quality Discharge Pond - Biofilter [Phase 2A]	2025	30	0	0	300,000	300,000	300,000
Water Quality Discharge Pond - Biofilter [Phase 2B]	2026	30	2	1	<u>60,000</u>	<u>0</u>	<u>58,125</u>
Bio Filter - Total					<u>\$402,700</u>	<u>\$300,000</u>	<u>\$369,070</u>
Total Asset Summary					<u>\$799,183</u>	<u>\$324,000</u>	<u>\$553,868</u>

Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)	-\$909

Lacamas Shores Homeowners Association
Component Funding Model: Component Summary by Category

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Paint / Stain / Sealants							
Fence: Wood - 6' Solid Style - Stain	1,404	5	0		1,404	20.17	1,404
Paint / Stain / Sealants - Total	<u>\$1,404</u>				<u>\$1,404</u>	<u>\$20</u>	<u>\$1,404</u>
Streets/Asphalt							
Asphalt Overlay	137,830	50	49		0	128.32	626
Asphalt Repairs	7,223	5	4	7	0	114.93	4,267
Asphalt Seal Coat	<u>11,945</u>	5	4		0	<u>190.08</u>	<u>2,117</u>
Streets/Asphalt - Total	<u>\$156,998</u>					<u>\$433</u>	<u>\$7,010</u>
Roofing							
Roof - Boathouse - Maintenance	531	5	2		0	18.75	300
Roof - Boathouse - Replace	9,677	20	12		0	45.96	2,693
Roof - Maintenance (Garage) Building - Maintenance	10,019	5	3		0	220.71	3,660
Roof - Maintenance (Garage) Building - Replace	<u>14,515</u>	20	12		0	<u>68.94</u>	<u>4,039</u>
Roofing - Total	<u>\$34,742</u>					<u>\$354</u>	<u>\$10,692</u>
Painting							
Painting - Recreation/Boathouse & Storage Buildings	<u>1,150</u>	8	0		<u>1,150</u>	<u>10.80</u>	<u>1,150</u>
Painting - Total	<u>\$1,150</u>				<u>\$1,150</u>	<u>\$11</u>	<u>\$1,150</u>
Fencing/Security							
Fence: Wood - 6' Solid Style - Replace	16,034	20	14		0	64.27	3,150
Gates: Vehicle - Accessories	4,764	15	14		0	19.10	208
Gates: Vehicle - Automation	8,354	15	7		0	71.58	3,605
Gates: Vehicle - Card Reader	7,711	15	7		0	66.08	3,328
Gates: Vehicle - Iron Work	<u>12,469</u>	30	6	1	0	<u>126.55</u>	<u>8,387</u>
Fencing/Security - Total	<u>\$49,332</u>					<u>\$348</u>	<u>\$18,678</u>
Lighting							
Lighting - Outdoor / Indoor - Allowance	<u>1,115</u>	5	2		0	<u>39.37</u>	<u>630</u>
Lighting - Total	<u>\$1,115</u>					<u>\$39</u>	<u>\$630</u>

Lacamas Shores Homeowners Association
Component Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Recreation							
Barbecue - Replenish / Rebuild	1,594	10	2		0	56.25	1,200
Basketball Goal - Backboard/Hoop/Mounting Hardware	1,275	20	2	4	0	45.00	1,100
Boat - Dock - Major Rebuild/Replace	94,715	25	10		0	549.31	42,000
Boat - Dock - Rollers	2,190	5	3		0	48.24	800
Boat Ramp	11,499	20	12		0	54.61	3,200
Exercise Equipment: Rebuild / Major Repairs	5,475	5	3		0	120.61	2,000
Playground Equipment: Rebuild / Major Repairs	5,622	5	4	1	0	89.46	1,661
Site Furniture - Benches/Tables & Miscellaneous	6,049	7	5		0	75.07	1,486
Recreation - Total	\$128,419					\$1,039	\$53,446
Equipment							
Maintenance Equipment - Miscellaneous [Removed]	unfunded						
Mower: Riding - Replace [Removed]	unfunded						
Tractor - Kubota "L" Series [Removed]	unfunded						
Building Components							
Doors & Windows	7,971	30	3	10	0	175.60	6,734
Building Components - Total	\$7,971					\$176	\$6,734
Grounds Components							
Steps & Pathway [Unfunded]	unfunded						
Gutters & Downspouts							
Gutters & Downspouts - Boathouse	1,633	20	3		0	35.97	1,267
Gutters & Downspouts - Maintenance Building	1,422	20	3		0	31.33	1,104
Gutters & Downspouts - Total	\$3,055					\$67	\$2,371
Mailboxes							
Mailbox - Replacement	6,187	5	2	3	0	218.38	4,368
Mailboxes - Total	\$6,187					\$218	\$4,368

Lacamas Shores Homeowners Association
Component Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Signs							
Street Signs [Removed]	unfunded						
Tree Trimming							
Arborist - Tree Work	11,601	3	2	1	0	409.47	5,460
Tree Trimming - Total	\$11,601					\$409	\$5,460
Underground Utilities							
Drainage Repairs	5,444	6	5		0	67.57	780
Underground Utilities: Inspection - Minor Remedial Repairs	8,617	35	18		0	26.13	2,429
Underground Utilities - Total	\$14,061					\$94	\$3,209
Landscaping							
Backflow Device: Common Area - Replacement	3,394	40	3		0	74.78	2,867
French Drain Cleaning / Maintenance	3,521	7	4		0	56.03	1,337
Gravel: Regrading	5,200	5	0	2	5,200	74.69	5,200
Irrigation Controllers & Valves [Unfunded]	unfunded						
Landscape - Renovation - Ledbetter Landscape	96,944	30	27		0	185.50	4,285
Landscape - Renovation - Michaelbrook Area	16,558	15	8		0	122.58	6,067
Landscape - Renovation - Other Areas	33,116	15	8		0	245.16	12,133
Lava Rock: Replenish	686	4	0	3	686	12.25	686
Pressure Wash: Common Area - Various	5,000	3	0		5,000	119.80	5,000
Landscaping - Total	\$164,419				\$10,886	\$891	\$37,576
Masonry							
Tuck-Pointing - Gate/Entry	2,164	10	1	8	1,983	13.36	1,983
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	4,844	10	1	8	1,496	276.30	4,439
Masonry - Total	\$7,009				\$3,479	\$290	\$6,422
Concrete							
Concrete - Common Areas - Provision	7,902	5	1	4	0	654.97	6,815
Concrete - Sport Court	14,912	30	22		0	36.08	2,045
Concrete Flatwork - Maintenance/Replace	4,490	5	1	13	4,114	27.72	4,114
Concrete - Total	\$27,304				\$4,114	\$719	\$12,974

Lacamas Shores Homeowners Association
Component Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Surveillance Equipment							
Surveillance Equipment	<u>1,546</u>	12	1	6	<u>1,417</u>	9.54	<u>1,417</u>
Surveillance Equipment - Total	\$1,546				\$1,417	\$10	\$1,417
Restrooms							
Restroom Refurbishment - Provision	<u>12,852</u>	15	7		0	110.13	<u>5,547</u>
Restrooms - Total	\$12,852					\$110	\$5,547
Siding							
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings							
	<u>1,550</u>	8	0		<u>1,550</u>	14.56	<u>1,550</u>
Siding - Total	\$1,550				\$1,550	\$15	\$1,550
Monument							
Monument - Entry: Lettering	<u>11,911</u>	30	14		0	47.74	<u>4,160</u>
Monument - Total	\$11,911					\$48	\$4,160
Bio Filter							
Level Spreaders (Bubblers)	4,000	20	13		0	17.40	945
Water Quality - Biofilter Maintenance	43,798	2	3	2	0	964.85	10,000
Water Quality Discharge Pond - Biofilter [Phase 2A]	300,000	30	0		300,000	0.00	300,000
Water Quality Discharge Pond - Biofilter [Phase 2B]	<u>61,842</u>	30	1	2	<u>0</u>	5,125.65	<u>58,125</u>
Bio Filter - Total	\$409,640				\$300,000	\$6,108	\$369,070
Grand Total:	<u>\$1,052,266</u>				<u>\$324,000</u>	<u>\$11,398</u>	<u>\$553,868</u>

Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)	-\$909

Lacamas Shores Homeowners Association
Component Funding Model: Distribution of Accumulated Reserves

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Fence: Wood - 6' Solid Style - Stain	0	2025	1,404	1,404
Pressure Wash: Common Area - Various	0	2025	5,000	5,000
Gravel: Regrading	0	2025	5,200	5,200
Tuck-Pointing - Gate/Entry	1	2026	1,983	1,983
Concrete Flatwork - Maintenance/Replace	1	2026	4,114	4,114
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	1	2026	* 1,496	4,439
Concrete - Common Areas - Provision	1	2026		6,815
Water Quality - Biofilter Maintenance	3	2028		10,000
Lava Rock: Replenish	0	2025	686	686
Lighting - Outdoor / Indoor - Allowance	2	2027		630
Painting - Recreation/Boathouse & Storage Buildings	0	2025	1,150	1,150
Barbecue - Replenish / Rebuild	2	2027		1,200
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	0	2025	1,550	1,550
French Drain Cleaning / Maintenance	4	2029		1,337
Mailbox - Replacement	2	2027		4,368
Roof - Boathouse - Replace	12	2037		2,693
Boat Ramp	12	2037		3,200
Roof - Maintenance (Garage) Building - Replace	12	2037		4,039
Arborist - Tree Work	2	2027		5,460
Boat - Dock - Rollers	3	2028		800
Level Spreaders (Bubblers)	13	2038		945
Exercise Equipment: Rebuild / Major Repairs	3	2028		2,000
Site Furniture - Benches/Tables & Miscellaneous	5	2030		1,486
Doors & Windows	3	2028		6,734
Roof - Maintenance (Garage) Building - Maintenance	3	2028		3,660
Playground Equipment: Rebuild / Major Repairs	4	2029		1,661
Asphalt Repairs	4	2029		4,267

Lacamas Shores Homeowners Association
Component Funding Model: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Fence: Wood - 6' Solid Style - Replace	14	2039		3,150
Asphalt Seal Coat	4	2029		2,117
Drainage Repairs	5	2030		780
Boat - Dock - Major Rebuild/Replace	10	2035		42,000
Gates: Vehicle - Iron Work	6	2031		8,387
Roof - Boathouse - Maintenance	2	2027		300
Surveillance Equipment	1	2026	1,417	1,417
Gates: Vehicle - Card Reader	7	2032		3,328
Gates: Vehicle - Automation	7	2032		3,605
Restroom Refurbishment - Provision	7	2032		5,547
Landscape - Renovation - Michaelbrook Area	8	2033		6,067
Landscape - Renovation - Other Areas	8	2033		12,133
Basketball Goal - Backboard/Hoop/Mounting Hardware	2	2027		1,100
Gutters & Downspouts - Maintenance Building	3	2028		1,104
Gutters & Downspouts - Boathouse	3	2028		1,267
Backflow Device: Common Area - Replacement	3	2028		2,867
Gates: Vehicle - Accessories	14	2039		208
Monument - Entry: Lettering	14	2039		4,160
Asphalt Overlay	49	2074		626
Concrete - Sport Court	22	2047		2,045
Underground Utilities: Inspection - Minor Remedial Repairs	18	2043		2,429
Landscape - Renovation - Ledbetter Landscape	27	2052		4,285
Street Signs [Removed]		Unfunded		
Irrigation Controllers & Valves [Unfunded]		Unfunded		
Maintenance Equipment - Miscellaneous [Removed]		Unfunded		
Tractor - Kubota "L" Series [Removed]		Unfunded		
Steps & Pathway [Unfunded]		Unfunded		
Mower: Riding - Replace [Removed]		Unfunded		
Water Quality Discharge Pond - Biofilter [Phase 2B]	1	2026		58,125
Water Quality Discharge Pond - Biofilter [Phase 2A]	0	2025	300,000	300,000

Lacamas Shores Homeowners Association

Component Funding Model: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Total Asset Summary			\$324,000	\$553,868

	Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)		-\$909

'*' Indicates Partially Funded

**Lacamas Shores Homeowners Association
Baseline Funding Model: Executive Summary**

EXECUTIVE SUMMARY - BASELINE FUNDING MODEL

BASELINE FUNDING MODEL OVERVIEW

The goal of the "Baseline Funding Model" is to keep the reserve cash balance above zero at all times without special assessments. This method describes the objective to have sufficient reserves on hand to never completely run out of money. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period.

An association using this funding method must understand that even a minor reduction in a component's remaining useful life, or component cost overrun can result in a serious deficit in the reserve cash balance. This is sometimes described as a "cash-positive" plan. With less cash in reserves on-deposit, associations with a baseline funding objective have higher instances of special assessments and/or deferred maintenance as compared with other more conservative funding models.

It is our position that the Association should only utilize the "Baseline Funding Model" for the express purpose of evaluating and comparing other proposed funding methods. Previous clients have reported utilizing the "Baseline Funding Model" as a functional equivalent of a financial stress test of the possible outcome of a series of reserve contributions over the course of time.

We have therefore included the "Baseline Funding Model" in this reserve study for "informational purpose only" and we do not consider the model as a bonafide funding strategy with the exception of state statutory disclosure requirements to disclose this specific model.

PROPERTY INFORMATION

ORIGINAL STARTING DATE OF RESERVE STUDY: This reserve study was prepared for the fiscal year January 1, 2025 and ending December 31, 2025. Unless otherwise indicated, we have used July 18, 1988 to begin aging the original components in this reserve study.

NUMBER OF UNITS/LOTS & LOCATION: This reserve study is a total of 253 units located in Camas, Washington.

DATE OF LAST ON-SITE RESERVE STUDY: (if applicable) The last on-site physical analysis done by ReserveStudyUpdate.com, LLC was completed on June 28, 2023.

NOTE: All interest accrued from reserve savings account(s) must remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered due to variables effecting net taxable income and the election of tax form to be filed.

RESERVE FUNDS ON HAND: For the purpose of this reserve study, it is anticipated that the association will have a projected beginning reserve balance of \$324,000 as of January 1, 2025. The actual or projected (estimated) total presented in this reserve study is based upon information provided to ReserveStudyUpdate.com, LLC and was not audited.

FUNDING REQUIRED: A minimum balance threshold of \$0 has been used over the thirty years of this reserve

**Lacamas Shores Homeowners Association
Baseline Funding Model: Executive Summary**

study. The reserve study has an annual contribution increase of 6.00% per year.

INFLATION RATE: An inflation rate of 3.07% was used for all thirty years of the reserve study report. This is based on an equally weighted ten-year historical inflation rate average.

THE NATIONAL PERCENT FUNDED RATING IN THE RESERVE STUDY INDUSTRY IS:

0% to 29.99% - Poor

30% to 69.99% - Fair

70% to 100% - Good

This association is estimated to be 27.61% funded the end of the first fiscal year contingent that the funding model described in this section is implemented.

DISCLOSURES

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

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

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

A grand total of 57 assets were included in this reserve study report; of these considered, 51 were funded and 6 components were unfunded. Often times components not funded are estimated to be outside the scope of the thirty year scope of the reserve study; while other components are sometimes omitted by property management, association representative, and/or Declarant.

MEASUREMENTS: Measuring and inventory (+/- 10%) were identified via a combination of onsite physical measurements (if a Level 1 reserve study was contracted by client), previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager, Board of Directors or Declarant for our use relating only to the reserve study scope of work.

RELIANCE ON CLIENT DATA: Data received from property management including previous reserve study report(s) , information from Association Representatives and/or Declarant is deemed reliable by ReserveStudyUpdate.com, LLC unless explicitly noted otherwise. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues. Financial information received from property management, Association Representative, Declarant was not audited for accuracy.

The Association needs to carefully review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our reserve study, no work, or expenditures from the reserve funds will occurred for the balance of the fiscal year. If this is not correct, you need to let

**Lacamas Shores Homeowners Association
Baseline Funding Model: Executive Summary**

ReserveStudyUpdate.com, LLC know what extra work was done and how much money will be spent.

SCOPE OF RESERVE STUDY: The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2025 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this reserve study have absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 2.01.

Lacamas Shores Homeowners Association
Baseline Funding Model: Summary

Report Parameters

Report Date	October 31, 2024
Account Number	712
Version	2.01
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	253

Inflation	3.07%
Annual Assessment Increase	6.00%
Interest Rate on Reserve Deposit	1.00%
2025 Beginning Balance	\$324,000

Baseline Funding Model Summary of Calculations

Required Monthly Contribution	\$6,107.55
<i>\$24.14 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$40.73</u>
Total Monthly Allocation to Reserves	\$6,148.28
<i>\$24.30 per unit monthly</i>	

Lacamas Shores Homeowners Association
Baseline Funding Model: Projection

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Beginning Balance: \$324,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	799,183	73,291	489	314,990	82,789	299,901	28%
2026	514,508	54,071	294	82,789	54,365	259,759	21%
2027	466,563	57,315	634	22,303	90,011	289,888	31%
2028	480,886	60,754	417	81,377	69,805	275,052	25%
2029	495,650	64,399	759	29,086	105,877	316,564	33%
2030	510,866	68,263	647	78,406	96,381	310,453	31%
2031	526,550	72,359	1,031	32,878	136,893	353,088	39%
2032	542,715	76,701	913	87,458	127,049	342,833	37%
2033	559,376	81,303	829	88,465	120,717	333,213	36%
2034	576,549	86,181	798	87,911	119,784	326,118	37%
2035	594,249	91,352	658	103,651	108,143	304,832	35%
2036	612,492	73,717	401	108,143	74,117	280,581	26%
2037	631,296	78,140	532	63,377	89,412	304,116	29%
2038	650,677	82,480	448	89,412	82,928	304,003	27%
2039	670,652	80,782	439	82,928	81,221	313,109	26%
2040	691,241	76,041	413	81,221	76,455	326,870	23%
2041	712,463	80,604	955	24,998	133,016	401,701	33%
2042	734,335	85,440	743	105,296	113,903	398,933	29%
2043	756,879	90,567	1,130	50,443	155,156	455,484	34%
2044	780,115	96,001	882	119,306	132,732	445,750	30%
2045	804,065	101,761	1,551	33,340	202,704	527,370	38%
2046	828,750	107,866	1,413	120,436	191,547	524,867	36%
2047	854,192	114,338	1,742	80,017	227,610	567,183	40%
2048	880,416	101,694	553	227,610	102,247	462,011	22%
2049	907,445	107,796	983	62,714	148,312	527,007	28%
2050	935,303	114,264	1,015	109,089	154,501	549,745	28%
2051	964,017	121,120	1,590	61,775	215,436	625,600	34%
2052	993,613	122,188	664	215,436	122,852	549,171	22%
2053	1,024,116	129,519	1,543	39,260	214,655	655,620	33%
2054	1,055,557	137,291	954	193,925	158,975	610,041	26%

Lacamas Shores Homeowners Association
Baseline Funding Model: Component Summary by Category

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Paint / Stain / Sealants							
Fence: Wood - 6' Solid Style - Stain	1,404	5	0		1,404	12.56	1,404
Paint / Stain / Sealants - Total	<u>\$1,404</u>				<u>\$1,404</u>	<u>\$13</u>	<u>\$1,404</u>
Streets/Asphalt							
Asphalt Overlay	137,830	50	49		0	85.93	626
Asphalt Repairs	7,223	5	4	7	0	69.76	4,267
Asphalt Seal Coat	<u>11,945</u>	5	4		0	<u>115.37</u>	<u>2,117</u>
Streets/Asphalt - Total	<u>\$156,998</u>					<u>\$271</u>	<u>\$7,010</u>
Roofing							
Roof - Boathouse - Maintenance	531	5	2		0	10.36	300
Roof - Boathouse - Replace	9,677	20	12		0	29.92	2,693
Roof - Maintenance (Garage) Building - Maintenance	10,019	5	3		0	129.67	3,660
Roof - Maintenance (Garage) Building - Replace	<u>14,515</u>	20	12		0	<u>44.87</u>	<u>4,039</u>
Roofing - Total	<u>\$34,742</u>					<u>\$215</u>	<u>\$10,692</u>
Painting							
Painting - Recreation/Boathouse & Storage Buildings	<u>1,150</u>	8	0		<u>1,150</u>	<u>6.93</u>	<u>1,150</u>
Painting - Total	<u>\$1,150</u>				<u>\$1,150</u>	<u>\$7</u>	<u>\$1,150</u>
Fencing/Security							
Fence: Wood - 6' Solid Style - Replace	16,034	20	14		0	42.06	3,150
Gates: Vehicle - Accessories	4,764	15	14		0	12.50	208
Gates: Vehicle - Automation	8,354	15	7		0	45.41	3,605
Gates: Vehicle - Card Reader	7,711	15	7		0	41.92	3,328
Gates: Vehicle - Iron Work	<u>12,469</u>	30	6	1	0	<u>79.48</u>	<u>8,387</u>
Fencing/Security - Total	<u>\$49,332</u>					<u>\$221</u>	<u>\$18,678</u>
Lighting							
Lighting - Outdoor / Indoor - Allowance	<u>1,115</u>	5	2		0	<u>21.76</u>	<u>630</u>
Lighting - Total	<u>\$1,115</u>					<u>\$22</u>	<u>\$630</u>

Lacamas Shores Homeowners Association
Baseline Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Recreation							
Barbecue - Replenish / Rebuild	1,594	10	2		0	31.09	1,200
Basketball Goal - Backboard/Hoop/Mounting Hardware	1,275	20	2	4	0	24.87	1,100
Boat - Dock - Major Rebuild/Replace	94,715	25	10		0	354.98	42,000
Boat - Dock - Rollers	2,190	5	3		0	28.34	800
Boat Ramp	11,499	20	12		0	35.55	3,200
Exercise Equipment: Rebuild / Major Repairs	5,475	5	3		0	70.86	2,000
Playground Equipment: Rebuild / Major Repairs	5,622	5	4	1	0	54.30	1,661
Site Furniture - Benches/Tables & Miscellaneous	6,049	7	5		0	46.50	1,486
Recreation - Total	\$128,419					\$646	\$53,446
Equipment							
Maintenance Equipment - Miscellaneous [Removed]	unfunded						
Mower: Riding - Replace [Removed]	unfunded						
Tractor - Kubota "L" Series [Removed]	unfunded						
Building Components							
Doors & Windows	7,971	30	3	10	0	103.17	6,734
Building Components - Total	\$7,971					\$103	\$6,734
Grounds Components							
Steps & Pathway [Unfunded]	unfunded						
Gutters & Downspouts							
Gutters & Downspouts - Boathouse	1,633	20	3		0	21.13	1,267
Gutters & Downspouts - Maintenance Building	1,422	20	3		0	18.40	1,104
Gutters & Downspouts - Total	\$3,055					\$40	\$2,371
Mailboxes							
Mailbox - Replacement	6,187	5	2	3	0	120.72	4,368
Mailboxes - Total	\$6,187					\$121	\$4,368

Lacamas Shores Homeowners Association
Baseline Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Signs							
Street Signs [Removed]	unfunded						
Tree Trimming							
Arborist - Tree Work	11,601	3	2	1	0	226.35	5,460
Tree Trimming - Total	\$11,601					\$226	\$5,460
Underground Utilities							
Drainage Repairs	5,444	6	5		0	41.85	780
Underground Utilities: Inspection - Minor Remedial Repairs	8,617	35	18		0	17.22	2,429
Underground Utilities - Total	\$14,061					\$59	\$3,209
Landscaping							
Backflow Device: Common Area - Replacement	3,394	40	3		0	43.93	2,867
French Drain Cleaning / Maintenance	3,521	7	4		0	34.01	1,337
Gravel: Regrading	5,200	5	0	2	5,200	46.50	5,200
Irrigation Controllers & Valves [Unfunded]	unfunded						
Landscape - Renovation - Ledbetter Landscape	96,944	30	27		0	123.28	4,285
Landscape - Renovation - Michaelbrook Area	16,558	15	8		0	78.36	6,067
Landscape - Renovation - Other Areas	33,116	15	8		0	156.72	12,133
Lava Rock: Replenish	686	4	0	3	686	7.48	686
Pressure Wash: Common Area - Various	5,000	3	0		5,000	70.86	5,000
Landscaping - Total	\$164,419				\$10,886	\$561	\$37,576
Masonry							
Tuck-Pointing - Gate/Entry	2,164	10	1	8	1,983	6.32	1,983
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	4,844	10	1	8	1,496	130.74	4,439
Masonry - Total	\$7,009				\$3,479	\$137	\$6,422
Concrete							
Concrete - Common Areas - Provision	7,902	5	1	4	0	309.92	6,815
Concrete - Sport Court	14,912	30	22		0	23.89	2,045
Concrete Flatwork - Maintenance/Replace	4,490	5	1	13	4,114	13.11	4,114
Concrete - Total	\$27,304				\$4,114	\$347	\$12,974

Lacamas Shores Homeowners Association
Baseline Funding Model: Component Summary by Category

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Surveillance Equipment							
Surveillance Equipment	<u>1,546</u>	12	1	6	<u>1,417</u>	<u>4.52</u>	<u>1,417</u>
Surveillance Equipment - Total	\$1,546				\$1,417	\$5	\$1,417
Restrooms							
Restroom Refurbishment - Provision	<u>12,852</u>	15	7		0	<u>69.86</u>	<u>5,547</u>
Restrooms - Total	\$12,852					\$70	\$5,547
Siding							
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings							
	<u>1,550</u>	8	0		<u>1,550</u>	<u>9.34</u>	<u>1,550</u>
Siding - Total	\$1,550				\$1,550	\$9	\$1,550
Monument							
Monument - Entry: Lettering	<u>11,911</u>	30	14		0	<u>31.24</u>	<u>4,160</u>
Monument - Total	\$11,911					\$31	\$4,160
Bio Filter							
Level Spreaders (Bubblers)	4,000	20	13		0	11.36	945
Water Quality - Biofilter Maintenance	43,798	2	3	2	0	566.86	10,000
Water Quality Discharge Pond - Biofilter [Phase 2A]	300,000	30	0		300,000	0.00	300,000
Water Quality Discharge Pond - Biofilter [Phase 2B]	<u>61,842</u>	30	1	2	<u>0</u>	<u>2,425.39</u>	<u>58,125</u>
Bio Filter - Total	\$409,640				\$300,000	\$3,004	\$369,070
Grand Total:	<u>\$1,052,266</u>				<u>\$324,000</u>	<u>\$6,108</u>	<u>\$553,868</u>

Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)	-\$909

Lacamas Shores Homeowners Association
Baseline Funding Model: Distribution of Accumulated Reserves

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Lava Rock: Replenish	0	2025	686	686
Painting - Recreation/Boathouse & Storage Buildings	0	2025	1,150	1,150
Fence: Wood - 6' Solid Style - Stain	0	2025	1,404	1,404
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	0	2025	1,550	1,550
Pressure Wash: Common Area - Various	0	2025	5,000	5,000
Gravel: Regrading	0	2025	5,200	5,200
Water Quality Discharge Pond - Biofilter [Phase 2A]	0	2025	300,000	300,000
Surveillance Equipment	1	2026	1,417	1,417
Tuck-Pointing - Gate/Entry	1	2026	1,983	1,983
Concrete Flatwork - Maintenance/Replace	1	2026	4,114	4,114
Tuck-Pointing - Recreation/Boathouse & Storage Buildings	1	2026	* 1,496	4,439
Concrete - Common Areas - Provision	1	2026		6,815
Water Quality Discharge Pond - Biofilter [Phase 2B]	1	2026		58,125
Roof - Boathouse - Maintenance	2	2027		300
Lighting - Outdoor / Indoor - Allowance	2	2027		630
Basketball Goal - Backboard/Hoop/Mounting Hardware	2	2027		1,100
Barbecue - Replenish / Rebuild	2	2027		1,200
Mailbox - Replacement	2	2027		4,368
Arborist - Tree Work	2	2027		5,460
Boat - Dock - Rollers	3	2028		800
Gutters & Downspouts - Maintenance Building	3	2028		1,104
Gutters & Downspouts - Boathouse	3	2028		1,267
Exercise Equipment: Rebuild / Major Repairs	3	2028		2,000
Backflow Device: Common Area - Replacement	3	2028		2,867
Roof - Maintenance (Garage) Building - Maintenance	3	2028		3,660

Lacamas Shores Homeowners Association
Baseline Funding Model: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Doors & Windows	3	2028		6,734
Water Quality - Biofilter Maintenance	3	2028		10,000
French Drain Cleaning / Maintenance	4	2029		1,337
Playground Equipment: Rebuild / Major Repairs	4	2029		1,661
Asphalt Seal Coat	4	2029		2,117
Asphalt Repairs	4	2029		4,267
Drainage Repairs	5	2030		780
Site Furniture - Benches/Tables & Miscellaneous	5	2030		1,486
Gates: Vehicle - Iron Work	6	2031		8,387
Gates: Vehicle - Card Reader	7	2032		3,328
Gates: Vehicle - Automation	7	2032		3,605
Restroom Refurbishment - Provision	7	2032		5,547
Landscape - Renovation - Michaelbrook Area	8	2033		6,067
Landscape - Renovation - Other Areas	8	2033		12,133
Boat - Dock - Major Rebuild/Replace	10	2035		42,000
Roof - Boathouse - Replace	12	2037		2,693
Boat Ramp	12	2037		3,200
Roof - Maintenance (Garage) Building - Replace	12	2037		4,039
Level Spreaders (Bubblers)	13	2038		945
Gates: Vehicle - Accessories	14	2039		208
Fence: Wood - 6' Solid Style - Replace	14	2039		3,150
Monument - Entry: Lettering	14	2039		4,160
Underground Utilities: Inspection - Minor Remedial Repairs	18	2043		2,429
Concrete - Sport Court	22	2047		2,045
Landscape - Renovation - Ledbetter Landscape	27	2052		4,285
Asphalt Overlay	49	2074		626
Irrigation Controllers & Valves [Unfunded]		Unfunded		
Maintenance Equipment - Miscellaneous [Removed]		Unfunded		
Street Signs [Removed]		Unfunded		
Tractor - Kubota "L" Series [Removed]		Unfunded		
Steps & Pathway [Unfunded]		Unfunded		
Mower: Riding - Replace [Removed]		Unfunded		

Lacamas Shores Homeowners Association
Baseline Funding Model: Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Total Asset Summary			\$324,000	\$553,868

	Percent Fully Funded	58%
Current Average Liability per Unit (Total Units: 253)		-\$909

'*' Indicates Partially Funded

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Fence: Wood - 6' Solid Style - Stain

		900 Square Feet	@ \$1.56
Asset ID	1049	Asset Actual Cost	\$1,404.00
	Non-Capital	Percent Replacement	100%
Category	Paint / Stain / Sealants	Future Cost	\$1,404.00
Placed in Service	January 2019	Assigned Reserves	\$1,404.00
Useful Life	5		
Replacement Year	2025	Monthly Assessment	\$13.75
Remaining Life	0	Interest Contribution	\$0.14
		Reserve Allocation	\$13.89



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Assumed Condition: Fair to Inferior. Analyst recommends staining in FY2025. This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Fair, recommend new stain coat in next 12-24 months based upon chronological age and current appearance.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Fence: Wood - 6' Solid Style - Stain continued...

prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

This line item funds the staining of the six-foot-tall solid cedar wood fence which the HOA is responsible. Staining the outdoor wood fence every 3-5 years will enhance the appearance of the asset and may add longevity to the fence. No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Estimated obtained from Stellar Construction dated November 2018. Analyst assumes that the fence was stained upon installation in 2019.

Asset condition: Assumed good due to recent expense.

Note: The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, tested in accordance with local code, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Paint / Stain / Sealants - Total Current Cost	\$1,404
Assigned Reserves	\$1,404
Fully Funded Reserves	\$1,404

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Overlay

Asset ID	1003	19,700 Square Feet	@ \$1.59
Capital		Asset Actual Cost	\$31,323.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$137,830.35
Useful Life	50	Assigned Reserves	<i>none</i>
Replacement Year	2074	Monthly Assessment	\$94.09
Remaining Life	49	Interest Contribution	<u>\$0.99</u>
		Reserve Allocation	\$95.08



Notes for 2025 Off-Site Reserve Study Update:

Per the BOD the overlay was reapplied in 2024. We have reset this line item accordingly.

Cost of this line item is based on previous estimate. The exact cost of above 2024 project was not provided.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Inferior; Board has indicated that this is a high priority. We have therefore scheduled this for FY 2024.

Notes for 2023 Off-Site Reserve Study Update:

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

Analyst notes the last reported service interval was 2017. Several vendors have indicated that the service life of the seal coat is between 3-6 years. Failure to timely repair and seal the roadway will likely result in premature damage to the (more expensive) overlay.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Overlay continued...

not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Revised (8/28/2020) Notes for 2021 On-Site Reserve Study Update:

Cost and measurement provided by Jim Moyer - Vancouver Paving, Co.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased per Dave Goglin @ Pavement Maintenance, Inc. (not site specific) One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to compensate for reported increases in the cost of this services since last reserve study update report. It has been observed that petroleum (one of the key ingredients in the seal coat) has increased due to increased tensions in the Middle East. This may be a short-term trend, however it has impacted this component price. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Per the Board, replacement is scheduled for 2036.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the overlay replenishment along the entry ways and along the pathways. The Board is encouraged to seek an estimate from a paving company to affirm this estimate.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Overlay continued...

Overlay appears to be in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Repairs

Asset ID	1002	24,615 Square Feet	@ \$13.00
Capital		Asset Actual Cost	\$6,399.90
Category	Streets/Asphalt	Percent Replacement	2%
Placed in Service	April 2017	Future Cost	\$7,222.74
Useful Life	5	Assigned Reserves	<i>none</i>
Adjustment	7	Monthly Assessment	\$76.39
Replacement Year	2029	Interest Contribution	<u>\$0.80</u>
Remaining Life	4	Reserve Allocation	\$77.19



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year have been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have timed this event to occur 5 years following the anticipated 2024 repair event. Baseline costs were increased per Dave Goglin @ Pavement Maintenance, Inc. (not site specific)

Condition based upon visual observation: The current (2023) condition of the roadway is inferior and in immediate need of major repairs.

Notes for 2023 Off-Site Reserve Study Update:

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

Analyst notes the last reported service interval was 2017. Several vendors have indicated that the service life of the seal coat is between 3-6 years. Failure to timely repair and seal the roadway will likely result in premature damage to the (more expensive) overlay.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Repairs continued...

prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Revised Notes for 2021 On-Site Reserve Study Update:

Reduced by 50% per expenditure patterns reported by client.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased per Dave Goglin @ Pavement Maintenance, Inc. (not site specific) Scope of cyclical work reflects additional funds for repairs to the boat launch. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

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

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 11/03/2017 Notes for 2018 Reserve Study Update:

Per the Board, is scheduled for 2019.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Repairs continued...

Notes for 2018 Reserve Study Update:

Board of Directors report that repairs and maintenance occurred in 2017 to facilitate the postponement of the seal coat activity which is expected in fiscal year 2018. Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the repairs needed to the asphalt overlays along the entry ways and along the pathways during the seal coat cycle. The Board is encouraged to seek an estimate from a paving company to affirm this estimate. Overlay appears to be in fair condition, however, repairs will be likely needed during the upcoming (and subsequent) seal coat cycles.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Seal Coat

		24,615 Square Feet	@ \$0.43
Asset ID	1001	Asset Actual Cost	\$10,584.45
	Non-Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$11,945.31
Placed in Service	January 2024	Assigned Reserves	<i>none</i>
Useful Life	5		
Replacement Year	2029	Monthly Assessment	\$126.33
Remaining Life	4	Interest Contribution	<u>\$1.32</u>
		Reserve Allocation	\$127.65



Notes for 2025 Off-Site Reserve Study Update:

Per the BOD the seal coat was reapplied in 2024. Analyst has reset the life of this line item accordingly.

Cost of this line item is based on previous estimate. The exact cost of above 2024 project was not provided.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Inferior; Board has indicated that this is a high priority. We have therefore scheduled this for FY 2024.

Notes for 2023 Off-Site Reserve Study Update:

We have adjusted this base price to reflect the dramatic uptick in inflation since the previous reserve study and one year has been subtracted from the useful remaining life of this asset. Analyst notes the last reported service interval was 2017. Several vendors have indicated that the service life of the seal coat is between 3-6 years. Failure to timely repair and seal the roadway will likely result in premature damage to the (more expensive) overlay.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Seal Coat continued...

vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to compensate for reported increases in the cost of this services since last reserve study update report. It has been observed that petroleum (one of the key ingredients in the seal coat) has increased due to increased tensions in the Middle East. This may be a short-term trend, however it has impacted this component price. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Per the Board, replacement is scheduled for 2019.

Notes for 2018 Reserve Study Update:

Board of Directors report that repairs and maintenance occurred in 2017 to facilitate the postponement of this seal coat activity which is expected in fiscal year 2018. Analyst notes that according to the prior reserve study that the prior occurrence of the seal coat event was 2008. Analyst cautions that delaying the seal coat beyond the recommended 3-5 recommended cycle will likely result in premature deterioration of the overlay. Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Asphalt Seal Coat continued...

Notes for 2015 Reserve Study Update:

This line item is for the seal coat along the entry ways and along the pathways. The Board is encouraged to seek an estimate from a paving company to affirm this estimate. The seal coat is in fair condition and will likely require replenishment in the next 12 to 24 months.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Streets/Asphalt - Total Current Cost	\$48,307
Assigned Reserves	\$0
Fully Funded Reserves	\$7,010

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Boathouse - Maintenance

Asset ID	1042	1 Allowance	@ \$500.00
Capital		Asset Actual Cost	\$500.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$531.17
Useful Life	5	Assigned Reserves	<i>none</i>
Replacement Year	2027	Monthly Assessment	\$11.35
Remaining Life	2	Interest Contribution	<u>\$0.12</u>
		Reserve Allocation	\$11.47



Notes for 2025 Off-Site Reserve Study Update:

One year has been subtracted from the useful remaining life of this line item.

Assumed condition: Good. Per previous study, roof was replaced within the last ~36 months. This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

Roof replaced since the last reserve study. Exact date unknown. No maintenance required on the Boathouse Roof at this time.

Notes for 2023 Off-Site Reserve Study Update:

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

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Boathouse - Maintenance continued...

vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Notes for 2021 On-Site Reserve Study Update:

Costs updated per square foot roofing costs reported by vendors. One year has been subtracted for inflation.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Roof, painting and dry rot repairs occurred in 2017 at a total cost of \$5122.

Notes for 2018 Reserve Study Update:

Component name was changed per the Board from "Bathhouse" to "Boathouse". Board reports that the roof is the original roof and was not replaced in 2008 as previous reserve study(ies) have reported. Board obtained a bid for this roof replacement work to be performed by Property Solutions NW at a total cost of \$1640 sometime in 2018. Board reports that the roof will be maintained in 2017.

Notes for 2015 Reserve Study Update:

This line item is for the maintenance of the asphalt composition roof on the bathhouse. Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years. This line item is to fund

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Boathouse - Maintenance continued...

this activity.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Boathouse - Replace

		660 Square Feet	@ \$10.20
Asset ID	1008	Asset Actual Cost	\$6,732.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$9,676.79
Placed in Service	October 2017	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2037	Monthly Assessment	\$32.76
Remaining Life	12	Interest Contribution	<u>\$0.34</u>
		Reserve Allocation	\$33.10



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Costs updated per square foot roofing costs reported by vendors. One year has been subtracted

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Boathouse - Replace continued...

for inflation.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Roof, painting and dry rot repairs occurred in 2017 at a total cost of \$5122.

Notes for 2018 Reserve Study Update:

Component name was changed per the Board from "Bathhouse" to "Boathouse". Board reports that the roof is the original roof and was not replaced in 2008 as previous reserve study(ies) have reported. Board obtained a bid for this scope of work to be performed by Property Solutions NW at a total cost of \$1640. Cost updated to reflect this cost. Client advised that they should seek competitive bids from contractors in the area in order to arrive at an appropriate cost for budgeting purposes. Work is expected to be performed in 2018.

Notes for 2015 Reserve Study Update:

This line item is for the replacement of the asphalt composition roof on the bathhouse. Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Boathouse - Replace continued...

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Maintenance (Garage) Building - Maintenance

Asset ID	1041	1 Allowance	@ \$9,150.00
Capital		Asset Actual Cost	\$9,150.00
Category	Roofing	Percent Replacement	100%
Placed in Service	August 2023	Future Cost	\$10,018.85
Useful Life	5	Assigned Reserves	<i>none</i>
Replacement Year	2028	Monthly Assessment	\$141.99
Remaining Life	3	Interest Contribution	<u>\$1.49</u>
		Reserve Allocation	\$143.48



Notes for 2025 Off-Site Reserve Study Update:

Cost per previous quote from BOD. One year has been subtracted from the useful remaining life of this line item.

Assumed condition: Inferior. Analyst has not received confirmation that planned 2023 project was completed. (see 2024 note below) This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Inferior at time of site visit, work planned in Q3 2023 @ \$9145.17.

Notes for 2023 Off-Site Reserve Study Update:

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

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Maintenance (Garage) Building - Maintenance continued...

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Notes for 2021 On-Site Reserve Study Update:

Costs updated per square foot roofing costs reported by vendors. One year has been subtracted for inflation.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Roof, painting and dry rot repairs occurred in 2017 at a total cost of \$5122.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the maintenance of the asphalt composition roof on the auxiliary building.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Maintenance (Garage) Building - Maintenance continued...

Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years. This line item is to fund this activity.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Maintenance (Garage) Building - Replace

		990 Square Feet	@ \$10.20
Asset ID	1009	Asset Actual Cost	\$10,098.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$14,515.19
Placed in Service	October 2017	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2037	Monthly Assessment	\$49.14
Remaining Life	12	Interest Contribution	<u>\$0.52</u>
		Reserve Allocation	\$49.65



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Assumed condition: Fair to Inferior. Analyst has not received any report that the planned 2023 work has been completed. (See 2024 note below)

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Fair to Inferior at time of site visit, work planned in Q3 2023 @ \$9145.17.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Maintenance (Garage) Building - Replace continued...

vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Costs updated per square foot roofing costs reported by vendors. One year has been subtracted for inflation.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Roof, painting and dry rot repairs occurred in 2017 at a total cost of \$5122.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the replacement of the asphalt composition roof on the maintenance auxiliary building. Roof was replaced in 2008 and is in good to fair condition. In order to maximize the life expectancy, the roof should be inspected and maintained at least every 3-5 years.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roof - Maintenance (Garage) Building - Replace continued...

into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Roofing - Total Current Cost	\$26,480
Assigned Reserves	\$0
Fully Funded Reserves	\$10,692

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Painting - Recreation/Boathouse & Storage Buildings

Asset ID	1024	1 Project	@ \$1,150.00
		Asset Actual Cost	\$1,150.00
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	\$1,150.00
Placed in Service	July 2017	Assigned Reserves	\$1,150.00
Useful Life	8		
Replacement Year	2025	Monthly Assessment	\$7.59
Remaining Life	0	Interest Contribution	<u>\$0.08</u>
		Reserve Allocation	\$7.67



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Fair

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Painting - Recreation/Boathouse & Storage Buildings continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Cost per information provided by Property Solutions NW as presented to us by the Board of Directors. Analyst submits that this cost is provided by the Board of Directors which is performed at or near actual cost. Therefore, it is extremely unlikely that this cost will be matched if this project was put out for a competitive bid.

Notes for 2015 Reserve Study Update:

This line item is for the repainting of the exterior siding at the recreation/bathhouse and the storage annex building every 8 years or as needed. Square footage of painted surface is based on a visual estimate and includes; trim, siding, fascia boards, soffits, doors, and gutters. Painted surfaces appears to be in fair to poor condition in some areas. Analyst recommends repaint during the 2015 fiscal year. (see rightmost photo)

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Painting - Recreation/Boathouse & Storage Buildings continued...

any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Painting - Total Current Cost	\$1,150
Assigned Reserves	\$1,150
Fully Funded Reserves	\$1,150

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Fence: Wood - 6' Solid Style - Replace

Asset ID	1048	150 Linear Feet	@ \$70.00
Capital		Asset Actual Cost	\$10,500.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$16,033.97
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2039	Monthly Assessment	\$46.05
Remaining Life	14	Interest Contribution	<u>\$0.48</u>
		Reserve Allocation	\$46.54



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Fence: Wood - 6' Solid Style - Replace continued...

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

This line item funds the replacement of the six-foot-tall solid wood fence which the HOA installed in January 2019. Staining the outdoor wood fence every 3-5 years will enhance the appearance of the asset and may add longevity to the fence. No deficiencies have been reported to our office about this component. Proper ongoing maintenance will likely extend the lifespan of this component in accordance with manufacturer's specifications.

Recent expenditure history: Fence installed by Stellar Construction & Remodeling, LLC in January 2019 at a total cost of \$8132.50.

Asset condition: Reported to be new.

Note: The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, tested in accordance with local code, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Accessories

Asset ID	1059	1 Lump Sum	@ \$3,120.00
Capital		Asset Actual Cost	\$3,120.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$4,764.38
Useful Life	15	Assigned Reserves	none
Replacement Year	2039	Monthly Assessment	\$13.68
Remaining Life	14	Interest Contribution	\$0.14
		Reserve Allocation	\$13.83



Notes for 2025 Off-Site Reserve Study Update:

Per the BOD, maintenance on the gate components was conducted in 2024. Analyst has reset the life of this line item accordingly.

Cost of this line item is based on previous estimate below. The exact cost of above 2024 project was not provided.

Notes for 2024 On-Site Reserve Study Update:

Cost adjusted per information provided by John Krueger @ Metro Gates. Components/accessories includes loops, eyes, receiver, etc... Krueger indicates that this is likely original equipment and the average lifespan is 15 years.

Condition based upon visual observation: Fair, fully functional at this time. However, based upon the current chronological age, replacement may be necessary in the next 12-24 months.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Automation

Asset ID	1038	1 Lump Sum	@ \$6,760.00
Category	Capital	Asset Actual Cost	\$6,760.00
Placed in Service	Fencing/Security	Percent Replacement	100%
Useful Life	October 2017	Future Cost	\$8,353.58
Replacement Year	15	Assigned Reserves	<i>none</i>
Remaining Life	2032	Monthly Assessment	\$49.72
	7	Interest Contribution	<u>\$0.52</u>
		Reserve Allocation	\$50.25



Notes for 2025 Off-Site Reserve Study Update:

This price is strictly an inflationary adjustment based on the 2024 quote provided below. One year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

Cost adjusted per information provided by John Krueger @ Metro Gates. Krueger states that the typical lifespan is the system, but components such as the rams have been replaced along the way.

Condition based upon visual observation: Fair, varies.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Automation continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component. Costs reviewed and affirmed by John Krueger @ MetroGates 8/24/2020.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Some gate automation occurred in 2017 in the amount of \$2053. Additional work is planned for 2017 at an estimated amount of \$3500.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. John Krueger affirms this cost. John Krueger reports that preventive maintenance was recently performed at a cost of \$180. This is scheduled four times per year according to John Krueger. Timing moved to 2020 per the Board of Directors.

Notes for 2015 Reserve Study Update:

This line item is per a proposal from Metro Access Control dated 2/20/2015 which reads as follows:

- * AVERAGE LIFE OF AUTOMATION: 15 YEARS
- * AVERAGE LIFE OF IRON WORK: 30 YEARS
- * ESTIMATED AGE: 15 YEARS OLD

COST FOR REPLACEMENT - AUTOMATION:

- INSTALL: 2) FAAC 400 HYDRAULIC MOTORS
1) FAAC 450 MPS CONTROL BOARD

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Automation continued...

- 1) INFRARED PHOTO CELL NON-CONTACT SENSOR IR-55 WITH HEATER
 - 1) CARD READER
 - 1) FIRE BOX
 - 2) VEHICLE PRESENCE LOOPS - KEEPS GATE FROM CLOSING IF VEHICLE IS PRESENT
 - 1) FREE EXIT LOOP - ALLOW ALL VEHICLES TO EXIT
- BUDGET: \$8000**

COST FOR REPLACEMENT - IRON WORK:

INSTALL: 1) ORNAMENTAL STEEL DOUBLESWING GATE 20' X 6' WITH A 2" X 2" FRAME, 3/4" PICKETS AT 6" ON CENTER, SEMI-GLOSS BLACK POWDERCOAT FINISH

- 4) HEAVY DUTY POWERHINGES WITH 3,000 LB. LOAD CAPACITY
- 4) FAAC BRACKETS

BUDGET: \$5800

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Card Reader

		1 Total	@ \$6,240.00
Asset ID	1047	Asset Actual Cost	\$6,240.00
	Capital	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$7,711.00
Placed in Service	December 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Monthly Assessment	\$45.90
Remaining Life	7	Interest Contribution	<u>\$0.48</u>
		Reserve Allocation	\$46.38



Notes for 2025 Off-Site Reserve Study Update:

This price is strictly an inflationary adjustment based on the 2024 quote provided below. One year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

Cost adjusted per information provided by John Krueger @ Metro Gates. Krueger affirms that the typical lifespan of these cellular call card readers is right approximately 15 years. Krueger believes that the current components are around 7 years old.

Condition based upon visual observation: Fair, fully functional at this time.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Card Reader continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component. Costs reviewed and affirmed by John Krueger @ MetroGates 8/24/2020.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Card reader replaced in December 2017 at a cost of \$3111.08 and a computer for the card reader at a cost of \$199.99. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

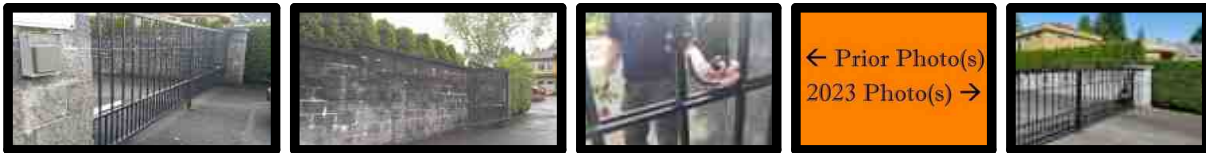
ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Iron Work

Asset ID	1039	1 Lump Sum	@ \$10,400.00
Capital		Asset Actual Cost	\$10,400.00
Category	Fencing/Security	Percent Replacement	100%
Placed in Service	July 2000	Future Cost	\$12,468.87
Useful Life	30	Assigned Reserves	<i>none</i>
Adjustment	1	Monthly Assessment	\$87.03
Replacement Year	2031	Interest Contribution	<u>\$0.91</u>
Remaining Life	6	Reserve Allocation	\$87.94



Notes for 2025 Off-Site Reserve Study Update:

This price is strictly an inflationary adjustment based on the 2024 quote provided below. One year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

Cost adjusted per information provided by John Krueger @ Metro Gates. Krueger affirms that the typical lifespan of these gates is right around 30 years. Krueger believes that the current gates are around 20 years old.

Condition based upon visual observation: Fair

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Iron Work continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component. Costs reviewed and affirmed by John Krueger @ MetroGates 8/24/2020.

Analyst notes that there is some minor cosmetic ironwork which should be performed at a minimal cost. These repairs are typically performed utilizing the 'common area maintenance' line item in the operating budget as these expenses fall below the threshold of significance for reserve funding.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. John Krueger reports that preventive maintenance was recently performed at a cost of \$180. This is scheduled four times per year according to John Krueger.

Notes for 2015 Reserve Study Update:

This line item is per a proposal from Metro Access Control dated 2/20/2015 which reads as follows:

- * AVERAGE LIFE OF AUTOMATION: 15 YEARS
- * AVERAGE LIFE OF IRON WORK: 30 YEARS
- * ESTIMATED AGE: 15 YEARS OLD

COST FOR REPLACEMENT - AUTOMATION:

INSTALL: 2) FAAC 400 HYDRAULIC MOTORS

1) FAAC 450 MPS CONTROL BOARD

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gates: Vehicle - Iron Work continued...

- 1) INFRARED PHOTO CELL NON-CONTACT SENSOR IR-55 WITH HEATER
 - 1) CARD READER
 - 1) FIRE BOX
 - 2) VEHICLE PRESENCE LOOPS - KEEPS GATE FROM CLOSING IF VEHICLE IS PRESENT
 - 1) FREE EXIT LOOP - ALLOW ALL VEHICLES TO EXIT
- BUDGET: \$8000**

COST FOR REPLACEMENT - IRON WORK:

INSTALL: 1) ORNAMENTAL STEEL DOUBLESWING GATE 20' X 6' WITH A 2" X 2" FRAME, 3/4" PICKETS AT 6" ON CENTER, SEMI-GLOSS BLACK POWDERCOAT FINISH

- 4) HEAVY DUTY POWERHINGES WITH 3,000 LB. LOAD CAPACITY
- 4) FAAC BRACKETS

BUDGET: \$5800

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

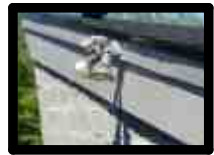
Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Fencing/Security - Total Current Cost	\$37,020
Assigned Reserves	\$0
Fully Funded Reserves	\$18,678

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Lighting - Outdoor / Indoor - Allowance

Asset ID	1022	1 Lump Sum	@ \$1,050.00
Capital		Asset Actual Cost	\$1,050.00
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$1,115.46
Useful Life	5	Assigned Reserves	<i>none</i>
Replacement Year	2027	Monthly Assessment	\$23.83
Remaining Life	2	Interest Contribution	<u>\$0.25</u>
		Reserve Allocation	\$24.08



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

Board indicates that this was completed in 2022. We have reset this line item.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Lighting - Outdoor / Indoor - Allowance continued...

and/or craft for a more detailed analysis.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. Event moved to 2017 per the Board of Directors.

Notes for 2015 Reserve Study Update:

This line item is a five year provision for the various light fixtures which may require replacement from time-to-time and includes the cost of an electrician to install fixtures in accordance with local codes. Bulbs from burnt out fixtures should be replaced in a timely manner for safety purposes.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Lighting - Outdoor / Indoor - Allowance continued...

any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Lighting - Total Current Cost	\$1,050
Assigned Reserves	\$0
Fully Funded Reserves	\$630

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Barbecue - Replenish / Rebuild

		3 Each	@ \$500.00
Asset ID	1012	Asset Actual Cost	\$1,500.00
	Capital	Percent Replacement	100%
Category	Recreation	Future Cost	\$1,593.51
Placed in Service	August 2017	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2027	Monthly Assessment	\$34.05
Remaining Life	2	Interest Contribution	<u>\$0.36</u>
		Reserve Allocation	\$34.40



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Fair; Board indicates that there is some 'medium priority' work planned which involves minor maintenance and washing.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Barbecue - Replenish / Rebuild continued...

update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

BBQ was renovated at a cost of \$1284 in 2017. Total of \$1200 per the Board.

Notes for 2018 Reserve Study Update:

Included all three BBQ units/rebuild per the Board of Directors. Work/rebuild/replacement expected during 2017 subsequent to the publication of this reserve study, but prior to the commencement of the 2018 fiscal year. Cost provided by the Board of Directors.

Notes for 2015 Reserve Study Update:

This line item is for one of the three BBQ pits in the common area.

Per the Board, 2 of the 3 BBQ pits will be decommissioned. According to most governing documents, the process of removing an asset from the common area typically requires by the entire Association. Often times, this vote must be a super-majority approval or unanimous approval. This line item does not contemplate the process or outcome of any vote that may or may not be required. Nor are there any funds provided for the costs to facilitate any demolition. This line item simply funds only one barbecue per the Board.

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Barbecue - Replenish / Rebuild continued...

significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Basketball Goal - Backboard/Hoop/Mounting Hardware

Asset ID	1030	2 Each	@ \$600.00
Capital		Asset Actual Cost	\$1,200.00
Category	Recreation	Percent Replacement	100%
Placed in Service	July 2003	Future Cost	\$1,274.81
Useful Life	20	Assigned Reserves	<i>none</i>
Adjustment	4	Monthly Assessment	\$27.24
Replacement Year	2027	Interest Contribution	<u>\$0.29</u>
Remaining Life	2	Reserve Allocation	\$27.52



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price to match the retail price of wall-mounted basketball hoops, plus assumed install cost. One year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

According to the BOD, a recent site survey conducted by the Board revealed that the site furniture is an acceptable enough condition not to require work at this time. We have postponed this event.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Basketball Goal - Backboard/Hoop/Mounting Hardware continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the tear-down, disposal, replacement of the basketball goal, hoop, and associated mounting hardware. Costs are based upon similar units found at Big 5 Sports and installation. Hoop and goal appear to be in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Basketball Goal - Backboard/Hoop/Mounting Hardware continued...

maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Boat - Dock - Major Rebuild/Replace

		2 Each	@ \$35,000.00
Asset ID	1026	Asset Actual Cost	\$70,000.00
	Capital	Percent Replacement	100%
Category	Recreation	Future Cost	\$94,715.44
Placed in Service	July 2010	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2035	Monthly Assessment	\$388.70
Remaining Life	10	Interest Contribution	\$4.08
		Reserve Allocation	\$392.78



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Some minor work on the Boat Dock scheduled per the BOD for \$2245. Board should evaluate these repairs in light of NRSS (National Reserve Study Standards) to determine if the nature of this work conforms to the predictable and cyclical nature of the scope of work.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Boat - Dock - Major Rebuild/Replace continued...

vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Reserve Study Update:

Dock repairs occurred in October 2017 in the amount of \$3,152.35; however this cost is not the characteristic of the major scope of work described in this line item. We have noted the study that limited work occurred, however did not reset the timing of the major rebuild event. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the replacement of the boat dock every 25 years as necessary. Dock is constructed mainly of a Trex composite building material which is more durable than the original deck. Board is strongly encouraged to investigate the longevity of this material and the other components related to the deck as these components may fail sooner.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Boat - Dock - Major Rebuild/Replace continued...

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Boat - Dock - Rollers

Asset ID	1060	1 Allowance	@ \$2,000.00
Capital		Asset Actual Cost	\$2,000.00
Category	Recreation	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$2,189.91
Useful Life	5	Assigned Reserves	none
Replacement Year	2028	Monthly Assessment	\$31.04
Remaining Life	3	Interest Contribution	<u>\$0.33</u>
		Reserve Allocation	\$31.36



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Assumed condition: Varies, rollers are assumed to be replaced on an as-needed basis.

Notes for 2024 On-Site Reserve Study Update:

This line item funds a disbursement of \$1000 to address dock roller replacements on a five-year cycle. Board reports that the rollers have been historically replaced on an as-needed basis. Documentation of specific roller replacements is unavailable and believed to have assorted installation dates.

Condition based upon visual observation: Board reports that two of the rollers require immediate replacement. Board notes that these repairs will be completed by end of FY 2023.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Boat Ramp

		1 Project	@ \$8,000.00
Asset ID	1044	Asset Actual Cost	\$8,000.00
	Non-Capital	Percent Replacement	100%
Category	Recreation	Future Cost	\$11,499.46
Placed in Service	July 2017	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2037	Monthly Assessment	\$38.93
Remaining Life	12	Interest Contribution	<u>\$0.41</u>
		Reserve Allocation	\$39.34



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair; some rollers may be replaced in the upcoming months on the nearby docks.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Boat Ramp continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Some work was completed on the boat launch in the amount of \$3152. Revised cost of \$6000 per the Board.

Notes for 2018 Reserve Study Update:

This is a new item per the Board of Directors. The existing boat launch has had the underling rock sediment eroded away by unknown factors, but may be due to water level shifts and water slapping and carrying away the sediment, thus creating a gap underneath the slab. Remediation for this issue is expected in 2017 at an estimated cost of \$10,000 by a local engineering firm.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Exercise Equipment: Rebuild / Major Repairs

Asset ID	1043	1 Allowance	@ \$5,000.00
	Capital	Asset Actual Cost	\$5,000.00
Category	Recreation	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$5,474.78
Useful Life	5	Assigned Reserves	<i>none</i>
Replacement Year	2028	Monthly Assessment	\$77.59
Remaining Life	3	Interest Contribution	<u>\$0.81</u>
		Reserve Allocation	\$78.40



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Assumed condition: Varies. Analyst has not received confirmation that previously planned projects (see 2024 note below) were completed. This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Varies. BOD indicates that some medium priority work is required involving cleaning, painting, etc which will be addressed for \$480 in 2023. Platforms require replacement which is believed to high priority in the neighborhood of \$4120 and expected to be complete by the beginning of FY 2024.

Notes for 2023 Off-Site Reserve Study Update:

According to the BOD, a recent site survey conducted by the Board revealed that the site equipment is an acceptable enough condition not to require work at this time. We have postponed this event.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Exercise Equipment: Rebuild / Major Repairs continued...

not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. Analyst notes that one of the pieces of equipment has been torn apart and could be rebuilt by a local handyman.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Per the Board, exercise equipment was replaced at a total of \$800. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Project postponed to 2018 per the Board. Cost of \$800 per the Board.

Notes for 2018 Reserve Study Update:

According to the Board of Directors, minor repairs performed in 2017 at a cost of \$650.

Notes for 2015 Reserve Study Update:

This line item is for the major rebuild and replacement of portions of the various playground structures, fitness equipment including any cedar chips. Scope of work to be determined by the Board.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Exercise Equipment: Rebuild / Major Repairs continued...

Suitable replacement parts may become difficult or impossible to find as overall system ages.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Playground Equipment: Rebuild / Major Repairs

Asset ID	1031	1 Allowance	@ \$4,981.60
	Capital	Asset Actual Cost	\$4,981.60
Category	Recreation	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$5,622.09
Useful Life	5	Assigned Reserves	<i>none</i>
Adjustment	1	Monthly Assessment	\$59.46
Replacement Year	2029	Interest Contribution	<u>\$0.62</u>
Remaining Life	4	Reserve Allocation	\$60.08



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair, current equipment appears in an acceptable enough condition not to require service/maintenance at this time. We have anticipate the next disbursement for repairs in FY 2029 based upon the current condition of the structure. Board reports that some work was completed in 2023 for \$4790.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Playground Equipment: Rebuild / Major Repairs continued...

vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

The Board spent \$4050.00 on replacement of an existing swing and installation of new Nest Swing. This is detailed in invoice #21039 from Precision Recreation Contractors.

This line item is a phased approach to replacing all of the playground equipment every 5 years assuming that all equipment has a total life of 20 years. We have adjusted the funding approach to compensate. This approach replaces 25% of the equipment every 5 years.

Notes for 2019 Off-Site Reserve Study Update:

Cost of \$20,000 per the Board. Replacements occurred in 2018. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Project scheduled for 2018 per the Board. Cost of \$5000 per the Board.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. Timing moved to 2022 per the Board of Directors. Some minor repairs occurred to the existing playground equipment in 2017. Exercise equipment has a new line item per the Board of Directors.

Notes for 2015 Reserve Study Update:

This line item is for the major rebuild and replacement of portions of the various playground structures, fitness equipment including any cedar chips. Scope of work to be determined by the Board.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Playground Equipment: Rebuild / Major Repairs continued...

Suitable replacement parts may become difficult or impossible to find as overall system ages.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Site Furniture - Benches/Tables & Miscellaneous

Asset ID	1027	1 Provision	@ \$5,200.00
Capital		Asset Actual Cost	\$5,200.00
Category	Recreation	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$6,048.74
Useful Life	7	Assigned Reserves	<i>none</i>
Replacement Year	2030	Monthly Assessment	\$50.92
Remaining Life	5	Interest Contribution	<u>\$0.53</u>
		Reserve Allocation	\$51.45



Notes for 2025 Off-Site Reserve Study Update:

Analyst notes that this component should be re-evaluated to determining if this scope of work conforms to National Reserve Study Standards. Historically, work performed as needed at targeted areas. There is a stringent criterion which requires a cyclical scope and cost requirements for inclusion in the reserve study.

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Fair, some work is scheduled "High Priority" on the Benches in the common area. Board estimates this scope of work to be \$500 in materials, and \$240 in labor. It has been reported that this scope of work was completed in 2023.

Analyst notes that this component should be re-evaluated to determining if this scope of work conforms to National Reserve Study Standards. Historically, work performed as needed at targeted areas. There is a stringent criterion which requires a cyclical scope and cost requirements for inclusion in the reserve study.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Site Furniture - Benches/Tables & Miscellaneous continued...

Notes for 2023 Off-Site Reserve Study Update:

According to the BOD, a recent site survey conducted by the Board revealed that the site furniture is an acceptable enough condition not to require work at this time. We have postponed this event.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

We have increased the total cost per an estimate of the assets observed. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Scheduled in 2017 for replacement in 2023, per the Board.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Site Furniture - Benches/Tables & Miscellaneous continued...

Notes for 2015 Reserve Study Update:

This line item is for a provision for the replacement of the outdoor furniture such as the picnic benches in the common area from time-to-time. Total is based on a lump sum, therefore "Placed in Service" date is an approximation to properly commence the funding for this line item based on an overall average visual condition of components contained. Furniture appears to be in good overall condition. Cost based upon similar equipment available at Home Depot.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Recreation - Total Current Cost	\$97,882
Assigned Reserves	\$0
Fully Funded Reserves	\$53,446

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Maintenance Equipment - Miscellaneous [Removed]

Asset ID	1020	1 Provision	@ \$4,868.65
	Capital	Asset Actual Cost	\$4,868.65
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$4,868.65
Useful Life	4	Assigned Reserves	<i>none</i>
Replacement Year	2025	<i>No Future Assessments</i>	
Remaining Life	0		



Notes for 2024 On-Site Reserve Study Update:

Removed per prior reserve study. Information provided here is for informational purposes only.

Notes for 2023 Off-Site Reserve Study Update:

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

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Analyst notes that the condition of this asset may or may not be in an acceptable enough condition not to require a replacement, rebuild, and/or repair at this time. The Board is also

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Maintenance Equipment - Miscellaneous [Removed] continued...

encouraged to reach out and seek an properly qualified vendor proficient in this specific service and/or craft for a more detailed analysis.

Notes for 2021 On-Site Reserve Study Update:

Per the Board of Directors, this equipment has been decommissioned. All work on the grounds is performed by independent contractors and no longer employed by Lacamas Shores HOA. No funds have been set aside here. This line item is included for informational purposes only and to show continuity.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Per the Board, maintenance equipment was replaced at a total of \$3562.00. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the various miscellaneous maintenance and related grounds-keeping equipment which is located in the storage building. The "Placed in Service" date is not an exact date, but rather represents a commencement date for a disbursement of needed funds for the replacement of items on a 4 year cycle.

The prior reserve study planned for disbursements every 3 years as described in line item 5.3.b in the amount of \$2,750. We increased this cycle from 3 years to every four years beginning in 2017. The intent in a line item allowance is to have funds available "just in time" to fund an unspecified and unpredictable replacement of a multitude of similar assets while maintaining reserve study funding equilibrium.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Maintenance Equipment - Miscellaneous [Removed] continued...

order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Mower: Riding - Replace [Removed]

		1 Each	@ \$2,391.44
Asset ID	1046	Asset Actual Cost	\$2,391.44
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$2,698.91
Placed in Service	May 2017	Assigned Reserves	<i>none</i>
Useful Life	12		
Replacement Year	2029	<i>No Future Assessments</i>	
Remaining Life	4		



Notes for 2021 On-Site Reserve Study Update:

Per the Board of Directors, this equipment has been decommissioned. All work on the grounds is performed by independent contractors and no longer employed by Lacamas Shores HOA. No funds have been set aside here. This line item is included for informational purposes only and to show continuity.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Cost per information provided by the Board of Directors. Lifespan assumes that the mower is maintained in accordance with manufacturer's specifications. Board of Directors should affirm the replacement timing with their vendor. Item is in "new" condition.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tractor - Kubota "L" Series [Removed]

		1 Each	@ \$17,750.24
Asset ID	1019	Asset Actual Cost	\$17,750.24
	Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$18,856.83
Placed in Service	December 1990	Assigned Reserves	<i>none</i>
Useful Life	25		
Adjustment	12	<i>No Future Assessments</i>	
Replacement Year	2027		
Remaining Life	2		



Notes for 2021 On-Site Reserve Study Update:

Per the Board of Directors, this equipment has been decommissioned. All work on the grounds is performed by independent contractors and no longer employed by Lacamas Shores HOA. No funds have been set aside here. This line item is included for informational purposes only and to show continuity.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the replacement Kubota "L" Series diesel 4-cylinder liquid cooled

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tractor - Kubota "L" Series [Removed] continued...

tractor with a much smaller light duty Sears/John Deere type unit. This is due to the fact that the Kubota tractor is seldom used and was utilized when there were multiple vacant lots in the development and a soccer field that required maintenance. Now that the lots are built out, only a small tractor mower with one or two implements will be required.

The units Kubota were manufactured and sold between 1985 to 1990. An exact manufacture and acquisition date could not be established at the time of publication. According to various Kubota owner enthusiast comment forums on the internet, these tractors have a life expectancy of between 2500-4000 service hours or longer when properly maintained. It is possible that at some point in the future that parts may not be available anywhere, either from Kubota directly, or an aftermarket solution. The Board of Directors have indicated that the tractor will not be replaced with the same tractor when the service life has been exhausted. Rather, the Board intends to replace the unit with a smaller Sears tractor unit (around \$2500) when necessary.

Most interpretations of the governing documents, the process of removing an asset from the component inventory typically requires by the entire Association. Often times, this vote must be a supermajority approval or unanimous approval. This line item does not contemplate the process or outcome of any vote that may or may not be required. The Board purports that it is not sensible replace the tractor with a similar unit. This line item only funds a \$2500 Sears/John Deere yard tractor.

This line item is per the immediate direction of the Board. Reserve analyst makes no claim that a new smaller tractor will accomplish the scope of work with the same efficiently as the Kubota unit.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tractor - Kubota "L" Series [Removed] continued...

charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Equipment - Total Current Cost	\$0
Assigned Reserves	\$0
Fully Funded Reserves	\$0

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Doors & Windows

Asset ID	1032	1 Lump Sum	@ \$7,280.00
Category	Capital	Asset Actual Cost	\$7,280.00
Building Components		Percent Replacement	100%
Placed in Service	July 1988	Future Cost	\$7,971.28
Useful Life	30	Assigned Reserves	<i>none</i>
Adjustment	10	Monthly Assessment	\$112.97
Replacement Year	2028	Interest Contribution	<u>\$1.18</u>
Remaining Life	3	Reserve Allocation	\$114.15



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Varies by location.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Doors & Windows continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is a provision for the replacement of windows and doors in the year 2028. Doors and windows are in good condition at this time. Therefore, we have extended the life by 10 additional years from the original anticipated replacement date. Should the Board determine that this approach is insufficient, the Reserve Analyst will adjust the report accordingly.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Doors & Windows continued...

charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Building Components - Total Current Cost	\$7,280
Assigned Reserves	\$0
Fully Funded Reserves	\$6,734

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Steps & Pathway [Unfunded]

Asset ID	1015	1 Lump Sum	@ \$6,834.14
	Capital	Asset Actual Cost	\$6,834.14
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$7,483.09
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2028	<i>No Future Assessments</i>	
Remaining Life	3		



This line item "Step Replacement & Restabilization" has been removed (and unfunded) from this reserve study as the wooden railroad ties have been since replaced with a concrete pathway. This line item is a placeholder and serves notification to the reader that the line item has been removed from this reserve study.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Grounds Components - Total Current Cost	\$0
Assigned Reserves	\$0
Fully Funded Reserves	\$0

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gutters & Downspouts - Boathouse

Asset ID	1011	155 Linear Feet	@ \$9.62
Capital		Asset Actual Cost	\$1,491.10
Category Gutters & Downspouts		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$1,632.69
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2028	Monthly Assessment	\$23.14
Remaining Life	3	Interest Contribution	<u>\$0.24</u>
		Reserve Allocation	\$23.38



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gutters & Downspouts - Boathouse continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased per reported per linear foot cost for these gutters. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the gutters and downspouts on the bathhouse building. Gutters should be cleaned every year. Gutters were recently repaired and are in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gutters & Downspouts - Boathouse continued...

maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gutters & Downspouts - Maintenance Building

Asset ID	1010	135 Linear Feet	@ \$9.62
	Capital	Asset Actual Cost	\$1,298.70
Category	Gutters & Downspouts	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$1,422.02
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2028	Monthly Assessment	\$20.15
Remaining Life	3	Interest Contribution	<u>\$0.21</u>
		Reserve Allocation	\$20.36



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gutters & Downspouts - Maintenance Building continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased per reported per linear foot cost for these gutters. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the gutters and downspouts on the maintenance building. Gutters should be cleaned every year. Gutters were recently repaired and are in fair condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gutters & Downspouts - Total Current Cost	\$2,790
Assigned Reserves	\$0
Fully Funded Reserves	\$2,371

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Mailbox - Replacement

		32 Total	@ \$2,800.00
Asset ID	1016	Asset Actual Cost	\$5,824.00
	Capital	Percent Replacement	6.5%
Category	Mailboxes	Future Cost	\$6,187.08
Placed in Service	August 2019	Assigned Reserves	<i>none</i>
Useful Life	5		
Adjustment	3	Monthly Assessment	\$132.19
Replacement Year	2027	Interest Contribution	<u>\$1.39</u>
Remaining Life	2	Reserve Allocation	\$133.57



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair, we have extended this line item occurrence to FY 2027 based on current condition of the existing boxes.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Mailbox - Replacement continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One mailbox was replaced in the last 12 months. We have reset this line item.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Mailbox project scheduled for 2024, per the Board.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. Project moved from 2018 to 2019 per the Board of Directors.

Notes for 2015 Reserve Study Update:

This line item is for the occasional "here and there" replacement of mailboxes in the community. With proper ongoing maintenance mailboxes typically have an estimated life expectancy exceeding thirty years. However, some do fail from time to time; especially with a quantity as high as more than 30 total gang-cluster boxes, one or two (or more) clusters may fail every 5 years or so.

This line item assumes the replacement of 2 gang-cluster boxes every 5 years. This number may vary according to a variety of factors; some factors outside of the direct control of the Association such as vandalism or theft.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Mailbox - Replacement continued...

order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Mailboxes - Total Current Cost	\$5,824
Assigned Reserves	\$0
Fully Funded Reserves	\$4,368

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Street Signs [Removed]

Asset ID	1040	1 Lump Sum	@ \$1,040.00
Category	Capital	Asset Actual Cost	\$1,040.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	12	Future Cost	\$1,040.00
Replacement Year	2025	Assigned Reserves	none
Remaining Life	0	<i>No Future Assessments</i>	



Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Funded in the operating account, per the Board.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is a contingency for the ongoing replacement of the various signs including street signs in the community. DOT signs should be manufactured with a reflective coating to insure visibility.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Street Signs [Removed] continued...

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Signs - Total Current Cost	\$0
Assigned Reserves	\$0
Fully Funded Reserves	\$0

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Arborist - Tree Work

Asset ID	1029	1 Provision	@ \$10,920.00
	Non-Capital	Asset Actual Cost	\$10,920.00
Category	Tree Trimming	Percent Replacement	100%
Placed in Service	September 2023	Future Cost	\$11,600.78
Useful Life	3	Assigned Reserves	<i>none</i>
Adjustment	1	Monthly Assessment	\$247.85
Replacement Year	2027	Interest Contribution	<u>\$2.60</u>
Remaining Life	2	Reserve Allocation	\$250.45



Notes for 2025 Off-Site Reserve Study Update:

This price is strictly an inflationary adjustment based on the 2024 quote provided below. One year has been subtracted from the useful remaining life of this line item.

Revised (08/07/2023) Notes for 2024 On-Site Reserve Study Update:

Per cost information provided by Roscoe as provided by BOD.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Board notes that \$1500 worth of work is pending in Easement on Michaelbrook and an additional \$3000 worth of work expected at East Entrance. Additionally, cedar trees between the Gate and Parking Lot require work estimated at \$3000. A tree overhanging a roof is expected for \$750. An additional \$3000 is required to limb cedar trees near the sports courts.

Analyst notes that the property is surrounded by a significant number of trees. Analyst encourages the Board to strategize a methodology whereas trees are addressed in the operating budget instead of the reserve study addressing areas of the property on an annual basis. One of the goals of the reserve study is to capture a pro rata share of the deterioration of capital assets and collect a proportional sum of monies to offset said depreciation, ultimately so predictable expenditures can be made to replace components when they go bad. Although a case could be theoretically made to include this component in the reserve study, analyst notes the magnitude

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Arborist - Tree Work continued...

of scope and cost fluctuates from cycle to cycle making a compelling case that the expense falls outside the National Reserve Study Standards, even if the Arborist work satisfied all other aspects of the NRSS four part inclusion test.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Board reports that the tree roots are lifting the sidewalks and requiring services on an occasional basis. Analyst notes that arborists have recommended the following:

- Increase the size of the opening in the sidewalk.
- Infrequent but deep watering
- Sidewalk lifts are inevitable.
- Many times, smaller trees do better in smaller planting strips. The link below gives the trees pre-approved by the City of Portland for smaller strips. These generally have roots that are more likely to grow around objects than push them. That being said, with age, the tree roots that grow under the sidewalks will eventually expand and the sidewalks will lift. In my opinion, the best way of reducing the likelihood of roots pushing up sidewalks is to encourage deeper rooting in the first place. This can be done with deep, infrequent watering. This means getting wetting the soil to a depth of 12" on an infrequent basis, like weekly at most. You can do some light watering for grass and plantings, but supplement with deep water for the trees.
<https://www.portlandoregon.gov/trees/article/516349>

Damon Schrosk - Board Certified Master Arborist PN-5474B - Treecology, Inc

We have increased the arborist costs due to costs reported by communities with fewer trees. We would encourage the Board to seek a bid for this service from a local Arborist. This line

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Arborist - Tree Work continued...

item should be updated as patterns emerge.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Some tree work is planned for 2017 in the amount of approximately \$2000.

Notes for 2018 Reserve Study Update:

Trees at the entrance were trimmed or removed in 2016 according to the Board of Directors. Additional tree work is planned for 2017 which will occur subsequent to the publication of this report, but prior to the commencement of the reserve study fiscal year. Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. The Board should review this cost.

Notes for 2015 Reserve Study Update:

This line item is for any major tree work that is beyond the scope of the landscaping contract. Cost include but not limited to; tree replacements, stump grinding, tree replacements, and major pruning.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Arborist - Tree Work continued...

three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tree Trimming - Total Current Cost	\$10,920
Assigned Reserves	\$0
Fully Funded Reserves	\$5,460

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Drainage Repairs

Asset ID	1050	1 Project	@ \$4,680.00
Capital		Asset Actual Cost	\$4,680.00
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$5,443.86
Useful Life	6	Assigned Reserves	<i>none</i>
Replacement Year	2030	Monthly Assessment	\$45.83
Remaining Life	5	Interest Contribution	<u>\$0.48</u>
		Reserve Allocation	\$46.31



Notes for 2025 Off-Site Reserve Study Update:

Per the BOD, the drainage system was repaired in 2024. Analyst has reset the life of this line item accordingly.

Cost of this line item is based on previous estimate below. The exact cost of above 2024 project was not provided.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Inferior, Board indicates that this is a 'high priority' and will be addressed in the coming months. Failure to properly address will lead to exponential damage to the roadway which will increase the scope and cost.

Notes for 2023 Off-Site Reserve Study Update:

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

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Drainage Repairs continued...

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Notes for 2021 On-Site Reserve Study Update:

Board reports damage and erosion of the roadway and surrounding areas due to poor drainage and/or infrequent cleaning of outlets/inlets and/or poor engineering design. This line item is for repairs or improvements from time-to-time.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Underground Utilities: Inspection - Minor Remedial Repairs

		1 Allowance	@ \$5,000.00
Asset ID	1007	Asset Actual Cost	\$5,000.00
	Capital	Percent Replacement	100%
Category	Underground Utilities	Future Cost	\$8,616.90
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	35		
Replacement Year	2043	Monthly Assessment	\$18.86
Remaining Life	18	Interest Contribution	<u>\$0.20</u>
		Reserve Allocation	\$19.06



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Unknown, buried underground - beyond analyst's scope of work. Any work required beyond the \$5000 allowance cap should be collected by means of a special assessment.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Underground Utilities: Inspection - Minor Remedial Repairs continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is per the prior reserve study and is included in this reserve study report for the underground domestic water & sewer piping in the common and other areas which is not owned and maintained by a utility company. This line item may include storm drains, underground pipes, electrical conduits and wiring.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Underground Utilities: Inspection - Minor Remedial Repairs continued...

projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Underground Utilities - Total Current Cost	\$9,680
Assigned Reserves	\$0
Fully Funded Reserves	\$3,209

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Backflow Device: Common Area - Replacement

		2 Each	@ \$1,550.00
Asset ID	1052	Asset Actual Cost	\$3,100.00
	Capital	Percent Replacement	100%
Category	Landscaping	Future Cost	\$3,394.36
Placed in Service	July 1988	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2028	Monthly Assessment	\$48.10
Remaining Life	3	Interest Contribution	<u>\$0.50</u>
		Reserve Allocation	\$48.61



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Tested annually per code, therefore assumed functional and in fair condition.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Backflow Device: Common Area - Replacement continued...

vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

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

Note: ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

French Drain Cleaning / Maintenance

Asset ID	1057	1 Project	@ \$3,120.00
		Asset Actual Cost	\$3,120.00
Category	Non-Capital	Percent Replacement	100%
Placed in Service	Landscaping	Future Cost	\$3,521.14
Useful Life	January 2022	Assigned Reserves	none
Replacement Year	7		
Remaining Life	2029	Monthly Assessment	\$37.24
	4	Interest Contribution	<u>\$0.39</u>
		Reserve Allocation	\$37.63

Notes for 2025 Off-Site Reserve Study Update:

This price is strictly an inflationary adjustment based on the 2024 quote provided below by BOD. One year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

Cost and scope provided by BOD. This drain is located near the playground equipment in order to prevent flooding.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Gravel: Regrading

		50 Tons	@ \$104.00
Asset ID	1058	Asset Actual Cost	\$5,200.00
	Non-Capital	Percent Replacement	100%
Category	Landscaping	Future Cost	\$5,200.00
Placed in Service	January 2018	Assigned Reserves	\$5,200.00
Useful Life	5		
Adjustment	2	Monthly Assessment	\$50.92
Replacement Year	2025	Interest Contribution	<u>\$0.53</u>
Remaining Life	0	Reserve Allocation	\$51.45

Notes for 2025 Off-Site Reserve Study Update:

This price is strictly an inflationary adjustment based on the 2024 quote provided below by BOD. One year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

Cost and scope provided by BOD. Cost per ton of \$100 which includes ditching.

Condition: Fair. BOD has assigned a "low" priority to this project.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Irrigation Controllers & Valves [Unfunded]

Asset ID	1006	1 Provision	@ \$4,160.00
	Capital	Asset Actual Cost	\$4,160.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$4,160.00
Useful Life	10	Assigned Reserves	<i>none</i>
Adjustment	7	<i>No Future Assessments</i>	
Replacement Year	2025		
Remaining Life	0		



Notes for 2021 On-Site Reserve Study Update:

Per the BOD, these expenses occur annually and are incorporated in the operating budgets. No funds have been set aside here.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is an ongoing provision for the replacement of the irrigation controllers and

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Irrigation Controllers & Valves [Unfunded] continued...

valves in the common areas of the community.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Ledbetter Landscape

Asset ID	1054	1 Project	@ \$42,850.00
	Non-Capital	Asset Actual Cost	\$42,850.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	June 2022	Future Cost	\$96,944.30
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2052	Monthly Assessment	\$134.99
Remaining Life	27	Interest Contribution	<u>\$1.42</u>
		Reserve Allocation	\$136.41



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted. Strictly an inflationary adjustment was applied based upon the cost of previous (2022) expense.

Condition based upon visual observation: Good

Notes for 2023 Off-Site Reserve Study Update:

Board indicates that this was completed in 2022. We have reset this line item.

Notes for 2022 off-site reserve study update:

Cost per bids procured by the BOD.

Notes for 2021 On-Site Reserve Study Update:

Costs provided by the Board of Directors.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Ledbetter Landscape continued...

order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Michaelbrook Area

Asset ID	1028	1 Provision	@ \$13,000.00
	Non-Capital	Asset Actual Cost	\$13,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$16,557.76
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2033	Monthly Assessment	\$85.80
Remaining Life	8	Interest Contribution	<u>\$0.90</u>
		Reserve Allocation	\$86.70

Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted. Strictly an inflationary adjustment was applied based upon the cost of previous (2018) known expense.

Condition based upon visual observation: Good

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Costs provided by the Board of Directors.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Michaelbrook Area continued...

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Per the Board, landscape renovation occurred at a total cost of \$10,177.00 in 2018. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Revised timing to occur in 2018 and 2033.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. According to the Board, this project was completed in 2017.

Notes for 2015 Reserve Study Update:

This line item is for any major rework of planter beds in the common areas excluding the drainage swales and wetlands. Landscaping appears to be in good to fair condition. Timing and cost based on information from prior reserve study.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Michaelbrook Area continued...

charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Other Areas

Asset ID	1053	1 Provision	@ \$26,000.00
	Non-Capital	Asset Actual Cost	\$26,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$33,115.52
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2033	Monthly Assessment	\$171.61
Remaining Life	8	Interest Contribution	<u>\$1.80</u>
		Reserve Allocation	\$173.41



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair; varies by location

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Other Areas continued...

Notes for 2021 On-Site Reserve Study Update:

Costs provided by the Board of Directors.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Per the Board, landscape renovation occurred at a total cost of \$10,177.00 in 2018. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Revised timing to occur in 2018 and 2033.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. According to the Board, this project was completed in 2017.

Notes for 2015 Reserve Study Update:

This line item is for any major rework of planter beds in the common areas excluding the drainage swales and wetlands. Landscaping appears to be in good to fair condition. Timing and cost based on information from prior reserve study.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscape - Renovation - Other Areas continued...

three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Lava Rock: Replenish

		3 Yards	@ \$228.80
Asset ID	1051	Asset Actual Cost	\$686.40
	Non-Capital	Percent Replacement	100%
Category	Landscaping	Future Cost	\$686.40
Placed in Service	January 2018	Assigned Reserves	\$686.40
Useful Life	4		
Adjustment	3	Monthly Assessment	\$8.19
Replacement Year	2025	Interest Contribution	<u>\$0.09</u>
Remaining Life	0	Reserve Allocation	\$8.28



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Assumed condition: Fair. Analyst notes that the condition of this feature may or may not be in an acceptable enough condition not to require a replacement at this time. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate. This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Fair

Notes for 2023 Off-Site Reserve Study Update:

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

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Lava Rock: Replenish continued...

this specific service and/or craft for a more detailed analysis. This is an offsite update.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Notes for 2021 On-Site Reserve Study Update:

This line item is for the replenishment of lava rock every 3-5 years due to compaction, and/or wash away of existing material.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Pressure Wash: Common Area - Various

Asset ID	1056	1 Project	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
	Non-Capital	Percent Replacement	100%
Category	Landscaping	Future Cost	\$5,000.00
Placed in Service	January 2022	Assigned Reserves	\$5,000.00
Useful Life	3		
Replacement Year	2025	Monthly Assessment	\$77.59
Remaining Life	0	Interest Contribution	<u>\$0.81</u>
		Reserve Allocation	\$78.40



Notes for 2025 Off-Site Reserve Study Update:

Analyst recommends that pressure washing be handled as an Operating Budget item. (See 2024 note below)

Cost and scope provided by BOD. One year has been subtracted from the useful remaining life of this line item.

Notes for 2024 On-Site Reserve Study Update:

Cost and scope provided by BOD.

Condition based upon visual observation: Fair, BOD identifies this as a Medium and Low priority per their notes. Analyst recommends considering incorporating this line item into the Operating Budget instead of the reserve study.

Analyst recommends adding this line item to the operating budget instead of the reserve study as although this line item technically falls within the funding threshold and predictable nature, the project could be divided up into smaller annual projects. This approach avoids diminishing the funding percentage from the 'bread and butter' line items of the reserve study which make up the fingerprint of the reserve study.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Landscaping - Total Current Cost	\$98,956
Assigned Reserves	\$10,886
Fully Funded Reserves	\$37,576

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tuck-Pointing - Gate/Entry

		400 Square Feet	@ \$35.00
Asset ID	1018	Asset Actual Cost	\$2,100.00
	Non-Capital	Percent Replacement	15%
Category	Masonry	Future Cost	\$2,164.47
Placed in Service	January 2008	Assigned Reserves	\$1,983.33
Useful Life	10		
Adjustment	8	Monthly Assessment	\$6.92
Replacement Year	2026	Interest Contribution	<u>\$1.73</u>
Remaining Life	1	Reserve Allocation	\$8.66



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Assumed condition: Fair. The Homeowners Association is encouraged to seek reevaluation in 2026.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good to Fair, existing tuckpointing is in overall fair condition, recommend reevaluated in 2026.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tuck-Pointing - Gate/Entry continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. The brickwork appears to be in an acceptable enough condition at this time not to require service. This should be reevaluated at the upcoming on-site update or by a mason. We have updated the number of square feet from "40" to "400" as this appears to be an appropriate number based on visual observation.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Revised timing per the Board.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the repointing of the masonry at the gate. Masonry appears to be in fair condition. Analyst recommends reevaluating this condition on an annual basis; by either the Board or an on-site reserve analyst, but preferably a professional mason.

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tuck-Pointing - Gate/Entry continued...

significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tuck-Pointing - Recreation/Boathouse & Storage Buildings

Asset ID	1023	1 Project	@ \$4,700.00
	Non-Capital	Asset Actual Cost	\$4,700.00
Category	Masonry	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$4,844.29
Useful Life	10	Assigned Reserves	\$1,495.60
Adjustment	8	Monthly Assessment	\$143.16
Replacement Year	2026	Interest Contribution	\$2.75
Remaining Life	1	Reserve Allocation	\$145.92



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Assumed condition: Fair. The Homeowners Association is encouraged to seek reevaluation in 2026.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good to Fair, existing tuckpointing is in overall fair condition, recommend reevaluated in 2026.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tuck-Pointing - Recreation/Boathouse & Storage Buildings continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. The brickwork appears to be in an acceptable enough condition at this time not to require service. This should be reevaluated at the upcoming on-site update or by a mason.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Revised timing per the Board.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the repointing of the exterior and interior masonry at the recreation/bathhouse and the storage annex building every 10 years or as needed. Masonry appears to be in fair condition. Analyst recommends reevaluating this condition on an annual basis; by either the Board or an on-site reserve analyst, but preferably a professional mason.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees.

The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Tuck-Pointing - Recreation/Boathouse & Storage Buildings continued...

required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Masonry - Total Current Cost	\$6,800
Assigned Reserves	\$3,479
Fully Funded Reserves	\$6,422

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete - Common Areas - Provision

Asset ID	1017	6,970 Square Feet	@ \$22.00
	Capital	Asset Actual Cost	\$7,667.00
Category	Concrete	Percent Replacement	5%
Placed in Service	January 2017	Future Cost	\$7,902.38
Useful Life	5	Assigned Reserves	<i>none</i>
Adjustment	4	Monthly Assessment	\$339.36
Replacement Year	2026	Interest Contribution	<u>\$3.56</u>
Remaining Life	1	Reserve Allocation	\$342.92



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Assumed condition: Fair. It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

According to the BOD, a recent site survey conducted by the Board revealed that the concrete is an acceptable enough condition not to require work at this time. We have postponed this event.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete - Common Areas - Provision continued...

compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component. It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. Some work was completed in 2017. (see attached photo) Board moves to the next occurrence of this event to the year 2023.

It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

Notes for 2015 Reserve Study Update:

This line item is a contingency for the concrete surfaces in the community including concrete floors, flatwork, driveway aprons, curbs, vehicle stops, and other areas as needed. This contingency only funds 5% replacement of all estimated concrete surfaces in the community.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete - Common Areas - Provision continued...

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete - Sport Court

		6,970 Square Feet	@ \$22.00
Asset ID	1013	Asset Actual Cost	\$7,667.00
	Capital	Percent Replacement	5%
Category	Concrete	Future Cost	\$14,911.99
Placed in Service	August 2017	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2047	Monthly Assessment	\$26.16
Remaining Life	22	Interest Contribution	<u>\$0.27</u>
		Reserve Allocation	\$26.43



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Assumed condition: Fair. It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete - Sport Court continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component. It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Some work on the sport court concrete is planned for 2017 in the amount of approximately \$1500.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. According to the Board of Directors, concrete slab repairs anticipated in the year 2017 at an estimated cost of \$1500.

It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

Notes for 2015 Reserve Study Update:

This line item is for the replacement of the concrete sport court every 30 years, or as needed.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete - Sport Court continued...

Sport court appears to be in good condition.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

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Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete Flatwork - Maintenance/Replace

Asset ID	1004	3,960 Square Feet	@ \$22.00
	Capital	Asset Actual Cost	\$4,356.00
Category	Concrete	Percent Replacement	5%
Placed in Service	January 2008	Future Cost	\$4,489.73
Useful Life	5	Assigned Reserves	\$4,114.00
Adjustment	13	Monthly Assessment	\$14.36
Replacement Year	2026	Interest Contribution	<u>\$3.59</u>
Remaining Life	1	Reserve Allocation	\$17.96



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Assumed condition: Fair. It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. This is an off-site update.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

According to the BOD, a recent site survey conducted by the Board revealed that the concrete is an acceptable enough condition not to require work at this time. We have postponed this event.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete Flatwork - Maintenance/Replace continued...

compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component. It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

It is anticipated that any repairs required will be addressed immediately due to obvious ongoing safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point where they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency.

Notes for 2015 Reserve Study Update:

This line item is for any possible concrete work which may be needed in the common areas every 5 years, or as necessary. Approximately 375 additional square feet of concrete was added since the prior reserve study in 2004 because of removal of a staircase constructed of railroad ties. We have increased the square footage accordingly to compensate. Concrete typically has a life expectancy exceeding thirty years, however from time-to-time, some repair may be necessary. Concrete surfaces are currently in fair condition, however this situation

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete Flatwork - Maintenance/Replace continued...

should be constantly monitored as cracks and lifts develop in the surface and can present a trip-and-fall hazard.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Concrete - Total Current Cost	\$19,690
Assigned Reserves	\$4,114
Fully Funded Reserves	\$12,974

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Surveillance Equipment

Asset ID	1014	1 Lump Sum	@ \$1,500.00
Capital		Asset Actual Cost	\$1,500.00
Category	Surveillance Equipment	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$1,546.05
Useful Life	12	Assigned Reserves	\$1,416.67
Adjustment	6	Monthly Assessment	\$4.95
Replacement Year	2026	Interest Contribution	<u>\$1.24</u>
Remaining Life	1	Reserve Allocation	\$6.18



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item.

Assumed condition: Fair, assumed operational. Analyst notes that the condition of the system may or may not be in an acceptable enough condition not to require a replacement in FY2026

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Reported operational. Anticipated replacement date is based solely on component's chronological age, not performance.

Notes for 2023 Off-Site Reserve Study Update:

According to the BOD, a recent site survey conducted by the Board revealed that the surveillance equipment is in an acceptable enough condition not to require work at this time. We have postponed this event.

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Surveillance Equipment continued...

prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

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

Notes for 2021 On-Site Reserve Study Update:

Price revised per units found at Costco Wholesale.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

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

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the video surveillance equipment and related components serving the community. Current equipment is operating and in fair condition. Specific details about the model, cameras, and central location has been deliberately redacted from this report as a

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Surveillance Equipment continued...

security measure as this reserve study document is readily available to the general public.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Surveillance Equipment - Total Current Cost	\$1,500
Assigned Reserves	\$1,417
Fully Funded Reserves	\$1,417

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Restroom Refurbishment - Provision

Asset ID	1021	2 Provision	@ \$5,200.00
Capital		Asset Actual Cost	\$10,400.00
Category	Restrooms	Percent Replacement	100%
Placed in Service	October 2017	Future Cost	\$12,851.66
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2032	Monthly Assessment	\$76.50
Remaining Life	7	Interest Contribution	<u>\$0.80</u>
		Reserve Allocation	\$77.30



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted. This line item is aimed at replacing the various fixtures (toilets, sinks, urinals) along with restroom partitions, towel dispensers, sanitary napkin, etc.

Condition based upon visual observation: Fair

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Restroom Refurbishment - Provision continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Restrooms were partially refurbished and / or repaired in 2017 at a cost of \$1744. Additionally, some repairs to the restroom floors is planned in the amount of \$250.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for replacement of the various fixtures, in the restrooms. Analyst concedes that equipment will have a variable life expectancy; depending on a variety of external factors such as hours of use, security and possible vandalism. (or lack thereof)

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Restroom Refurbishment - Provision continued...

three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Restrooms - Total Current Cost	\$10,400
Assigned Reserves	\$0
Fully Funded Reserves	\$5,547

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings

Asset ID	1025	1 Allowance	@ \$1,550.00
	Capital	Asset Actual Cost	\$1,550.00
Category	Siding	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$1,550.00
Useful Life	8	Assigned Reserves	\$1,550.00
Replacement Year	2025	Monthly Assessment	\$10.23
Remaining Life	0	Interest Contribution	<u>\$0.11</u>
		Reserve Allocation	\$10.34



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to seek a building envelope inspection to determine the potential scope of this project.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Unknown. A building envelope inspection would likely be required to identify all areas in need of work.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings continued...

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. Board anticipates some repairs to occur in 2017 during the painting cycle. Scope of work includes replacement of 2 man doors on SW building as well as roll up door trim and weather-stripping. Work anticipated to be performed by Property Solutions NW at a cost of \$1240. This cost may be increased if this service is performed by other vendors. Cost affirmed by the Board of Directors.

Notes for 2015 Reserve Study Update:

This line item is for the dry-rot of the exterior siding at the recreation/bathhouse and the storage annex building every 8 years or as needed during the paint cycle. Square footage of wooden surface is based on a visual estimate and includes; trim, siding, fascia boards, soffits, and doors. Painted surfaces appears to be in fair to poor condition in some areas so priority should be given to this line item and the painting line item in order to mitigate this condition. Analyst recommends repaint during the 2015 fiscal year. (see rightmost photo)

This line item replaces "Wood Trim & Siding" (line item 4.3e) from prior reserve study.

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

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings continued...

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

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

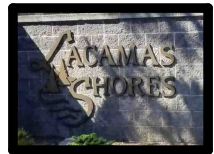
Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Siding - Total Current Cost	\$1,550
Assigned Reserves	\$1,550
Fully Funded Reserves	\$1,550

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Monument - Entry: Lettering

		2 Signs	@ \$3,900.00
Asset ID	1037	Asset Actual Cost	\$7,800.00
	Capital	Percent Replacement	100%
Category	Monument	Future Cost	\$11,910.95
Placed in Service	July 2009	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2039	Monthly Assessment	\$34.21
Remaining Life	14	Interest Contribution	<u>\$0.36</u>
		Reserve Allocation	\$34.57



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Good - Fair

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased per typical metal signs of this quality from Fast Signs and Signs Now. We have extended the overall lifespan to reflect letters of this build quality.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Monument - Entry: Lettering continued...

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

This line item is for the replacement of the entry monument lettering due to theft, vandalism, or general wear. It is impossible to predict vandalism intervals or the scope of replacement required in such an event. This line item is an allowance in the event that replacement is needed for some or all of the letters.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Monument - Total Current Cost	\$7,800
Assigned Reserves	\$0
Fully Funded Reserves	\$4,160

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Level Spreaders (Bubblers)

		1 Project	@ \$2,700.00
Asset ID	1045	Asset Actual Cost	\$2,700.00
	Non-Capital	Percent Replacement	100%
Category	Bio Filter	Future Cost	\$4,000.21
Placed in Service	January 2018	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2038	Monthly Assessment	\$12.44
Remaining Life	13	Interest Contribution	<u>\$0.13</u>
		Reserve Allocation	\$12.57



Notes for 2025 Off-Site Reserve Study Update:

We have revised this base price due to inflation since the 2024 reserve study and one year has been subtracted from the useful remaining life of this line item. The Homeowners Association is strongly encouraged to affirm this cost with a competitive bid/estimate.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition based upon visual observation: Fair - Functional at this time.

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Level Spreaders (Bubblers) continued...

update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Per Board, remove "Storm Drainage System" and replace with "Level Spreaders (Bubblers)" and change useful life from 10 years to 20 years. Change this line item dollar amount from \$35,000 to \$2,000. Reset component life per reported expenditure in 2018. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 11/03/2017 Notes for 2018 Reserve Study Update:

Renamed from "Wetland Renovation" to "Storm Drainage System". Moved to 2018. Cost changed to \$35,000. Category changed to "Environmental Remediation". The preceding is per the Board's instruction.

Notes for 2018 Reserve Study Update:

This is a new item per the Board of Directors. Board is working with the City of Camas to gain approval to remove volunteer trees which have grown up on the community bio filter. The Board has obtained two estimates for removing these trees at a cost of \$30,000. Project expected to be complete in 2017.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality - Biofilter Maintenance

Asset ID	1035	1 Provision	@ \$40,000.00
	Non-Capital	Asset Actual Cost	\$40,000.00
Category	Bio Filter	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$43,798.26
Useful Life	2	Assigned Reserves	<i>none</i>
Adjustment	2	Monthly Assessment	\$620.71
Replacement Year	2028	Interest Contribution	<u>\$6.51</u>
Remaining Life	3	Reserve Allocation	\$627.22



Notes for 2025 Off-Site Reserve Study Update:

Per the BOD the remainder of the Biofilter project is now anticipated in two phases, occurring in 2025 and 2026, with regular maintenance occurring every two years starting in 2028.

This line item is for that regular maintenance to the Biofilter pond. Cost provided by board.

Analyst has re-funded this line item and adjusted its lifespan and maintenance interval accordingly.

Revised (08/07/2023) Notes for 2024 On-Site Reserve Study Update:

Per the BOD, this will be managed annually through annual maintenance and therefore according to the Board not accumulate deferred maintenance which rises to the level of require expenditures through the reserve account, at least beyond FY 2025.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition: According to the BOD, extensive work totaling at least \$200,000 is required to bring the water swale up to current standards. It is our understanding that the functional equivalent of \$6500 is required for additional run-of-the-mill work to keep the swale on a ten year cycle which we have scheduled in 2034 which is ten years after the 2023 and 2024 swale work is complete.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality - Biofilter Maintenance continued...

Notes for 2023 Off-Site Reserve Study Update:

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

Notes for 2022 off-site reserve study update:

Component base cost have been increased in order to compensate for the noticeable increase in prices since the onset of the COVID-19 pandemic. Analyst notes that this price increase has not been fully realized through the Bureau of Statistics reporting data, we have attempted to compensate with our own cost increase here based upon sharp cost increases reported by local vendors/suppliers. One year has been subtracted from the useful life of this line item.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2019 Off-Site Reserve Study Update:

Per the Board, change name of “Stormwater Facility” and replace with “Water Quality”. Change useful life of Pond and Swale from 5 years to 10 years. Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report.

Notes for 2015 Reserve Study Update:

Per notes on file from Stephen Nelson:

The swale around the common-area soccer field treats runoff captured by the street drains

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality - Biofilter Maintenance continued...

around the neighborhood. These waters originally contained sediments and hydrocarbons and metals leached from the streets and from treated wood. As the neighborhood matured the impact to these water shifted from sediment to fertilizers, while the hydrocarbons and metals remained much the same.

The swale uses plants to “bio-filter” the runoff. This involves both the filtration of any sediment by the vegetative mass that comes to fill the swale as well as destruction and sequestration of the hydrocarbons and metals by the indigenous microbes and vegetation.

During discussions with Anita Ashton (City of Camas) regarding the subject facility it was agreed that the first two thirds of the stormwater swale would be cleaned-up this year. Anita agreed that the focus was to remove vegetative root-mass while also deepening the swale. Anita also agreed to the need to raise the edge of the swale where the swale turns to run along the walking trail. Specifically Anita agreed to raising the bank by 18 inches at its low spot, and to removing sufficient vegetative matter to deepen the channel at least 6 inches at the corner, tapering to 0 inches at the inlet to the swale and 3 inches at the end of the planned excavation (near the sign on the trail), thereby cleaning up roughly 2/3 of the swale. Within this framework it was understood that the goal was to remove most of the vegetative root mass in the swale.

It was agreed that the discharge pond would be left untouched this year to assure treatment of waters that would have otherwise been cleaned up by the swale. Evidence of this shift in treatment activity was very evident as soon as the vegetation was cut back in preparation for excavation: The plants floating on the surface of the pond increased dramatically within a week of clearing the swale of vegetation. This also showed that the pond was remediating fertilizers (nitrates and phosphates) that had previously been removed in the swale.

The Board chose to have Kinkaid Construction do the excavation work on a time and material basis. This decision was based on meetings with three contractors. Two of the contractors were recommended by the city (a third was too busy to get this work done this year), the third contractor was recommended by the folks who maintain the grounds here in the neighborhood. Thank you Doug and Julie.

Of the three contractors who reviewed the project, one declined the work as beyond their scope, one bid \$14K. The initial estimate for Kinkaid was less than \$10K. Actual cost was just

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality - Biofilter Maintenance continued...

over \$6K. As detailed below, the actual material removed encompassed perhaps 5 times the initially proposed volume.

A hay-bale silt-dam was installed before work was commenced. The dam was located at the end of the swale, where the swale drains into the discharge pond. Inspection during and after excavation showed that the silt-dam was very effective in removing suspended silt and solids.

Effort were made to detour folks walking the trail to the far side of the common area. These efforts were pretty much ignored.

Kinkaid mobilized on 9/8/14. Exploratory trenches at the corner and near the sign on the trail (the end of the initially planned excavation) showed that there was roughly 18 inches of vegetative mass at the corner, and 8 inches in the trench near the sign. Kinkaid's equipment operator (Mark) indicated he could "feel the bottom" of the original excavation as he was digging the test trenches. His track-hoe was equipped with a roughly ¼ cubic yard muck bucket – this is a bucket with a wide, rounded lip. In previous digs I have seen experienced operators use such equipment to do an excellent job of delineating and excavating waste pits. I was confident that Mark was in fact finding the bottom of the original excavation.

The final excavation depths for the first 2/3 of the trench was roughly 6 inches near the inlet, 18 inches at the bend, and 8 inches at the sign. Visual inspection post excavation showed minimal ponding, any ponding that was evident was due to the unevenness of the bottom of the excavated swale and can be readily addressed (with a hand-rake) when the bottom of the swale is covered with an erosion-resistant mesh.

It became evident by the middle of the second day of excavation that Kinkaid would be finished that day. Given the original funding authorization, and the excellent progress, the Board decided to extend the project to include cleaning up the final third of the swale. Roughly 8 inches of vegetative mass and muck was removed the length of this final third of the swale.

The next step in this ongoing cleanup will be to lay down a geo-mat to minimize erosion from water flow until the vegetation is reestablished. It is anticipated that the discharge pond will be cleaned out next fall.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality - Biofilter Maintenance continued...

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2A]

Asset ID	1036	1 Project	@ \$300,000.00
	Non-Capital	Asset Actual Cost	\$300,000.00
Category	Bio Filter	Percent Replacement	100%
Placed in Service	September 1994	Future Cost	\$300,000.00
Useful Life	30	Assigned Reserves	\$300,000.00
Replacement Year	2025	<i>No Future Assessments</i>	
Remaining Life	0		



Notes for 2025 Off-Site Reserve Study Update:

Per the BOD the remainder of the Biofilter project is now anticipated in two phases, occurring in 2025 and 2026, with regular maintenance occurring every two years starting in 2028.

This line item is for Biofilter Project (Phase 2A). Cost provided by board. Analyst has funded this line item and adjusted its timing to occur once in 2025.

Revised (11/25/2023) Notes for 2024 On-Site Reserve Study Update:

Per the BOD, the scope of work is anticipated in 2024 and we have deleted the 2nd phase of this work (asset 1055). Cost of \$173,000 provided by the BOD.

Board reports that starting in 2025 an additional cost of \$18,000 per year/every year for work in the Wetland/Biofilter area. Analyst notes that due to the annual nature of this expense, this \$18,000 per year should be funded in the operations budget, not the reserve study.

Revised (08/07/2023) Notes for 2024 On-Site Reserve Study Update:

Two (2) versions of this reserve study were produced, one with the EPA mandated water quality pond rejuvenation, and a second version with the line item un-funded. For the purposes of this reserve study, we assume that approximately one-half of this scope of work was completed in 2023 (asset #1036) with the remaining aspect of this work to be completed in 2024 (asset #1055).

The second aforementioned version of this reserve study assumes that the EPA mandated water

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2A] continued...

quality pond rejuvenation is a one-time expense and therefore not an eligible under the strictest interpretation of the National Reserve Study Standards (NRSS). National Reserve Study Standards dictate that any potential expense in the Reserve Study meet the following four-part test to be funded through reserves:

- 1) Common area maintenance responsibility
- 2) Useful Life limit/cycle
- 3) Predictable Remaining Useful Life
- 4) Above a minimum threshold cost of significance.

This simply means major, Association-responsibility, predictable, cyclical projects should appear in the Reserve Study.

According to the BOD, it is yet to be determined the cyclical nature of scope of work. It is the aim of the Board of Directors that the discharge pond will be managed in a manner annually though annual maintenance and therefore according to the Board not accumulate deferred maintenance which rises to the level of require expenditures though the reserve account, at least beyond FY 2025. However, we stress that this is yet to be determined and the reserve study should be updated from year-to-year when additional information is known.

This line item IS FUNDED in this version of the reserve study.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition: According to the BOD, extensive work totaling at least \$200,000 is required to bring the water swale up to current standards.

Notes for 2023 Off-Site Reserve Study Update:

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

Analyst notes that the condition of this asset may or may not be in an acceptable enough condition not to require a replacement, rebuild, and/or repair at this time. The Board and/or

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2A] continued...

Management is also encouraged to reach out and seek an properly qualified vendor proficient in this specific service and/or craft for a more detailed analysis. This is an offsite update.

Notes for 2022 off-site reserve study update:

Cost per a bid procured by the Board of Directors. This project will be phased over the course of 2022 and 2023. Two line items have been established for this event.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Revised Notes for 2019 Off-Site Reserve Study Update:

Name changed from "Storm Water Discharge Pond - Cleaning" to "Water Quality Discharge Pond - Cleaning" per the Board of Directors. Timing was adjusted from "every 5 years" to "every 10 years" per the Board of Directors.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Revised timing per the Board of Directors.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. Work completed in 2015 at a total cost of \$6328.45 per the Board of Directors. Project moved to 2020 per the Board.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2A] continued...

Notes for 2015 Reserve Study Update:

This line item is for the major cleaning of the storm water discharge pond. Cost, timing, scope of work provided by Board. The Board of Directors purports that the scope of work conforms with all DEQ requirements.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2B]

Asset ID	1055	1 Project	@ \$60,000.00
	Non-Capital	Asset Actual Cost	\$60,000.00
Category	Bio Filter	Percent Replacement	100%
Placed in Service	January 1994	Future Cost	\$61,842.00
Useful Life	30	Assigned Reserves	<i>none</i>
Adjustment	2	Monthly Assessment	\$2,655.78
Replacement Year	2026	Interest Contribution	\$27.85
Remaining Life	1	Reserve Allocation	\$2,683.63



Notes for 2025 Off-Site Reserve Study Update:

Per the BOD the Biofilter project is now anticipated in two phases, occurring in 2025 and 2026, with regular maintenance occurring every two years starting in 2028.

This line item is for Biofilter Project (Phase 2B). Cost provided by board. Analyst has funded this line item and adjusted its timing to occur once in 2026.

Revised (08/07/2023) Notes for 2024 On-Site Reserve Study Update:

Two (2) versions of this reserve study were produced, one with the EPA mandated water quality pond rejuvenation, and a second version with the line item un-funded. For the purposes of this reserve study, we assume that approximately one-half of this scope of work was completed in 2023 (asset #1036) with the remaining aspect of this work to be completed in 2024 (asset #1055).

The second aforementioned version of this reserve study assumes that the EPA mandated water quality pond rejuvenation is a one-time expense and therefore not an eligible under the strictest interpretation of the National Reserve Study Standards (NRSS). National Reserve Study Standards dictate that any potential expense in the Reserve Study meet the following four-part test to be funded through reserves:

- 1) Common area maintenance responsibility
- 2) Useful Life limit/cycle

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2B] continued...

- 3) Predictable Remaining Useful Life
- 4) Above a minimum threshold cost of significance.

This simply means major, Association-responsibility, predictable, cyclical projects should appear in the Reserve Study.

According to the BOD, it is yet to be determined the cyclical nature of scope of work. It is the aim of the Board of Directors that the discharge pond will be managed in a manner annually though annual maintenance and therefore according to the Board not accumulate deferred maintenance which rises to the level of require expenditures though the reserve account, at least beyond FY 2025. However, we stress that this is yet to be determined and the reserve study should be updated from year-to-year when additional information is known.

This line item IS FUNDED in this version of the reserve study.

Notes for 2024 On-Site Reserve Study Update:

We have adjusted this base price for inflation and the useful remaining life has been adjusted.

Condition: According to the BOD, extensive work totaling at least \$200,000 is required to bring the water swale up to current standards.

Notes for 2023 Off-Site Reserve Study Update:

Scheduled for 2024 per updated information provided by the BOD.

Notes for 2022 off-site reserve study update:

Cost per a bid procured by the Board of Directors. This project will be phased over the course of 2022 and 2023. Two line items have been established for this event.

Notes for 2021 On-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2B] continued...

Notes for 2020 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report. One year has been subtracted from the remaining useful life of this component.

Revised Notes for 2019 Off-Site Reserve Study Update:

Name changed from "Storm Water Discharge Pond - Cleaning" to "Water Quality Discharge Pond - Cleaning" per the Board of Directors. Timing was adjusted from "every 5 years" to "every 10 years" per the Board of Directors.

Notes for 2019 Off-Site Reserve Study Update:

Baseline costs were increased in order to adjust for the inflation since the last reserve study update report.

Revised 10/29/2017 Notes for 2018 Reserve Study Update:

Revised timing per the Board of Directors.

Notes for 2018 Reserve Study Update:

Component cost has been increased in order to compensate for the inflation since the most recent (2015) reserve study update report. Work completed in 2015 at a total cost of \$6328.45 per the Board of Directors. Project moved to 2020 per the Board.

Notes for 2015 Reserve Study Update:

This line item is for the major cleaning of the storm water discharge pond. Cost, timing, scope of work provided by Board. The Board of Directors purports that the scope of work conforms with all DEQ requirements.

The Association should obtain a bid from a local certified, licensed, and bonded contractor in order to determine if this estimate and timing is sufficient to meet the needs of the Association. Cost presented herein assume that the full quantity specified will be addressed simultaneously in order to avoid possible overlap in mobilization charges and fees. The useful life of this component is predicated on the assumption the component was properly installed or applied. Costs projected assume that maintenance is performed on a periodic basis, which will significantly aid in components reaching the estimated life expectancy. These costs do not take into consideration any possible future increase in permit costs and fees that may be required.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Water Quality Discharge Pond - Biofilter [Phase 2B] continued...

ReserveStudyUpdate.com, LLC strongly recommends that the Board obtain at least two or three estimates and/or competitive bids to affirm this estimate. As with any component listed in any of our reserve studies, should the Board and/or management find that these cost projection(s) need to be revised, ReserveStudyUpdate.com, LLC is more than happy to make these changes to the electronic file (PDF) and provide the updated report completely free of charge prior to or during the fiscal year that the study is prepared for. This measure will aid in maintaining proper reserve funding equilibrium and aid in proper contribution to reserves.

Note: This line item is a provision for an anticipated expense. Should the Association determine that the cost of this item is less than or greater than the amount provided for herein, this reserve study should be updated to reflect the actual component cost. This cost is an estimate and will be updated when the full scope of work is known.

Lacamas Shores Homeowners Association
Detail Report by Category (Dollar Defined Threshold Funding Model)

Bio Filter - Total Current Cost	\$402,700
Assigned Reserves	\$300,000
Fully Funded Reserves	\$369,070

Lacamas Shores Homeowners Association
Category Detail Index

Asset ID	Description	Replacement	Page
1029	Arborist - Tree Work	2027	2-158
1003	Asphalt Overlay	2074	2-66
1002	Asphalt Repairs	2029	2-69
1001	Asphalt Seal Coat	2029	2-72
1052	Backflow Device: Common Area - Replacement	2028	2-169
1012	Barbecue - Replenish / Rebuild	2027	2-109
1030	Basketball Goal - Backboard/Hoop/Mounting Hardware	2027	2-112
1026	Boat - Dock - Major Rebuild/Replace	2035	2-115
1060	Boat - Dock - Rollers	2028	2-118
1044	Boat Ramp	2037	2-119
1017	Concrete - Common Areas - Provision	2026	2-194
1013	Concrete - Sport Court	2047	2-197
1004	Concrete Flatwork - Maintenance/Replace	2026	2-200
1032	Doors & Windows	2028	2-139
1050	Drainage Repairs	2030	2-163
1025	Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings	2025	2-212
1043	Exercise Equipment: Rebuild / Major Repairs	2028	2-121
1048	Fence: Wood - 6' Solid Style - Replace	2039	2-93
1049	Fence: Wood - 6' Solid Style - Stain	2025	2-63
1057	French Drain Cleaning / Maintenance	2029	2-171
1059	Gates: Vehicle - Accessories	2039	2-95
1038	Gates: Vehicle - Automation	2032	2-96
1047	Gates: Vehicle - Card Reader	2032	2-99
1039	Gates: Vehicle - Iron Work	2031	2-101
1058	Gravel: Regrading	2025	2-172
1011	Gutters & Downspouts - Boathouse	2028	2-145
1010	Gutters & Downspouts - Maintenance Building	2028	2-148
1006	Irrigation Controllers & Valves [Unfunded]	2025	2-173
1054	Landscape - Renovation - Ledbetter Landscape	2052	2-175
1028	Landscape - Renovation - Michaelbrook Area	2033	2-177

Lacamas Shores Homeowners Association
Category Detail Index

Asset ID	Description	Replacement	Page
1053	Landscape - Renovation - Other Areas	2033	2-180
1051	Lava Rock: Replenish	2025	2-183
1045	Level Spreaders (Bubblers)	2038	2-219
1022	Lighting - Outdoor / Indoor - Allowance	2027	2-105
1016	Mailbox - Replacement	2027	2-151
1020	Maintenance Equipment - Miscellaneous [Removed]		
		2025	2-131
1037	Monument - Entry: Lettering	2039	2-216
1046	Mower: Riding - Replace [Removed]	2029	2-134
1024	Painting - Recreation/Boathouse & Storage Buildings		
		2025	2-89
1031	Playground Equipment: Rebuild / Major Repairs		
		2029	2-124
1056	Pressure Wash: Common Area - Various	2025	2-185
1021	Restroom Refurbishment - Provision	2032	2-208
1042	Roof - Boathouse - Maintenance	2027	2-76
1008	Roof - Boathouse - Replace	2037	2-79
1041	Roof - Maintenance (Garage) Building - Maintenance		
		2028	2-82
1009	Roof - Maintenance (Garage) Building - Replace		
		2037	2-85
1027	Site Furniture - Benches/Tables & Miscellaneous		
		2030	2-127
1015	Steps & Pathway [Unfunded]	2028	2-143
1040	Street Signs [Removed]	2025	2-155
1014	Surveillance Equipment	2026	2-204
1019	Tractor - Kubota "L" Series [Removed]	2027	2-135
1018	Tuck-Pointing - Gate/Entry	2026	2-187
1023	Tuck-Pointing - Recreation/Boathouse & Storage Buildings		
		2026	2-190
1007	Underground Utilities: Inspection - Minor Remedial Repairs		
		2043	2-165
1035	Water Quality - Biofilter Maintenance	2028	2-221
1036	Water Quality Discharge Pond - Biofilter [Phase 2A]		
		2025	2-226
1055	Water Quality Discharge Pond - Biofilter [Phase 2B]		
		2026	2-230
	Total Funded Assets	51	
	Total Unfunded Assets	<u>6</u>	
	Total Assets	57	

**Lacamas Shores Homeowners Association
Spread Sheet**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Description										
Arborist - Tree Work			11,601			12,702			13,909	
Asphalt Overlay										
Asphalt Repairs					7,223					8,402
Asphalt Seal Coat					11,945					13,895
Backflow Device: Common Area - Replacement				3,394						
Barbecue - Replenish / Rebuild			1,594							
Basketball Goal - Backboard/Hoop/Mounting Hardware			1,275							
Boat - Dock - Major Rebuild/Replace										
Boat - Dock - Rollers				2,190					2,547	
Boat Ramp										
Concrete - Common Areas - Provision		7,902					9,192			
Concrete - Sport Court										
Concrete Flatwork - Maintenance/Replace		4,490					5,223			
Doors & Windows				7,971						
Drainage Repairs						5,444				
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings		1,550							1,974	
Exercise Equipment: Rebuild / Major Repairs				5,475					6,368	
Fence: Wood - 6' Solid Style - Replace										
Fence: Wood - 6' Solid Style - Stain	1,404					1,633				
French Drain Cleaning / Maintenance					3,521					
Gates: Vehicle - Accessories										
Gates: Vehicle - Automation								8,354		
Gates: Vehicle - Card Reader								7,711		
Gates: Vehicle - Iron Work							12,469			
Gravel: Regrading	5,200					6,049				
Gutters & Downspouts - Boathouse				1,633						
Gutters & Downspouts - Maintenance Building				1,422						
Irrigation Controllers & Valves [Unfunded]	<i>Unfunded</i>									
Landscape - Renovation - Ledbetter Landscape										
Landscape - Renovation - Michaelbrook Area									16,558	
Landscape - Renovation - Other Areas									33,116	
Lava Rock: Replenish	686				775				874	

**Lacamas Shores Homeowners Association
Spread Sheet**

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Level Spreaders (Bubblers)										
Lighting - Outdoor / Indoor - Allowance			1,115					1,298		
Mailbox - Replacement			6,187					7,197		
Maintenance Equipment - Miscellaneous [Removed] <i>Unfunded</i>										
Monument - Entry: Lettering										
Mower: Riding - Replace [Removed] <i>Unfunded</i>										
Painting - Recreation/Boathouse & Storage Buildings	1,150								1,465	
Playground Equipment: Rebuild / Major Repairs					5,622					6,540
Pressure Wash: Common Area - Various	5,000			5,475			5,995			6,564
Restroom Refurbishment - Provision								12,852		
Roof - Boathouse - Maintenance			531					618		
Roof - Boathouse - Replace										
Roof - Maintenance (Garage) Building - Maintenance				10,019					11,654	
Roof - Maintenance (Garage) Building - Replace										
Site Furniture - Benches/Tables & Miscellaneous						6,049				
Steps & Pathway [Unfunded] <i>Unfunded</i>										
Street Signs [Removed] <i>Unfunded</i>										
Surveillance Equipment		1,546								
Tractor - Kubota "L" Series [Removed] <i>Unfunded</i>										
Tuck-Pointing - Gate/Entry		2,164								
Tuck-Pointing - Recreation/Boathouse & Storage Buildings		4,844								
Underground Utilities: Inspection - Minor Remedial Repairs										
Water Quality - Biofilter Maintenance				43,798		46,529		49,429		52,511
Water Quality Discharge Pond - Biofilter [Phase 2A] 300,000										
Water Quality Discharge Pond - Biofilter [Phase 2B]		61,842								
Year Total:	314,990	82,789	22,303	81,377	29,086	78,406	32,878	87,458	88,465	87,911

**Lacamas Shores Homeowners Association
Spread Sheet**

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Arborist - Tree Work		15,229			16,675			18,259		
Asphalt Overlay										
Asphalt Repairs					9,773					11,368
Asphalt Seal Coat					16,163					18,801
Backflow Device: Common Area - Replacement										
Barbecue - Replenish / Rebuild			2,156							
Basketball Goal - Backboard/Hoop/Mounting Hardware										
Boat - Dock - Major Rebuild/Replace	94,715									
Boat - Dock - Rollers				2,963					3,447	
Boat Ramp			11,499							
Concrete - Common Areas - Provision		10,693					12,438			
Concrete - Sport Court										
Concrete Flatwork - Maintenance/Replace		6,075					7,066			
Doors & Windows										
Drainage Repairs		6,527						7,825		
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings										
Exercise Equipment: Rebuild / Major Repairs				7,408			2,514		8,617	
Fence: Wood - 6' Solid Style - Replace					16,034					
Fence: Wood - 6' Solid Style - Stain	1,900					2,210				
French Drain Cleaning / Maintenance		4,351							5,377	
Gates: Vehicle - Accessories					4,764					
Gates: Vehicle - Automation										
Gates: Vehicle - Card Reader										
Gates: Vehicle - Iron Work										
Gravel: Regrading	7,036					8,184				
Gutters & Downspouts - Boathouse										
Gutters & Downspouts - Maintenance Building										
Irrigation Controllers & Valves [Unfunded]	Unfunded									
Landscape - Renovation - Ledbetter Landscape										
Landscape - Renovation - Michaelbrook Area										
Landscape - Renovation - Other Areas										
Lava Rock: Replenish			987				1,114			

**Lacamas Shores Homeowners Association
Spread Sheet**

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Description										
Level Spreaders (Bubblers)				4,000						
Lighting - Outdoor / Indoor - Allowance			1,509					1,756		
Mailbox - Replacement			8,372					9,738		
Maintenance Equipment - Miscellaneous [Removed]										
Monument - Entry: Lettering					11,911					
Mower: Riding - Replace [Removed]										
Painting - Recreation/Boathouse & Storage Buildings										
							1,866			
Playground Equipment: Rebuild / Major Repairs					7,607					8,849
Pressure Wash: Common Area - Various			7,187			7,870			8,617	
Restroom Refurbishment - Provision										
Roof - Boathouse - Maintenance								836		
Roof - Boathouse - Replace			9,677							
Roof - Maintenance (Garage) Building - Maintenance										
				13,556					15,769	
Roof - Maintenance (Garage) Building - Replace			14,515							
Site Furniture - Benches/Tables & Miscellaneous			7,475							9,237
Steps & Pathway [Unfunded]										
Street Signs [Removed]										
Surveillance Equipment				2,222						
Tractor - Kubota "L" Series [Removed]										
Tuck-Pointing - Gate/Entry		2,929								
Tuck-Pointing - Recreation/Boathouse & Storage Buildings										
		6,555								
Underground Utilities: Inspection - Minor Remedial Repairs										
									8,617	
Water Quality - Biofilter Maintenance		55,785		59,262		62,957		66,882		71,051
Water Quality Discharge Pond - Biofilter [Phase 2A]										
Water Quality Discharge Pond - Biofilter [Phase 2B]										
Year Total:	103,651	108,143	63,377	89,412	82,928	81,221	24,998	105,296	50,443	119,306

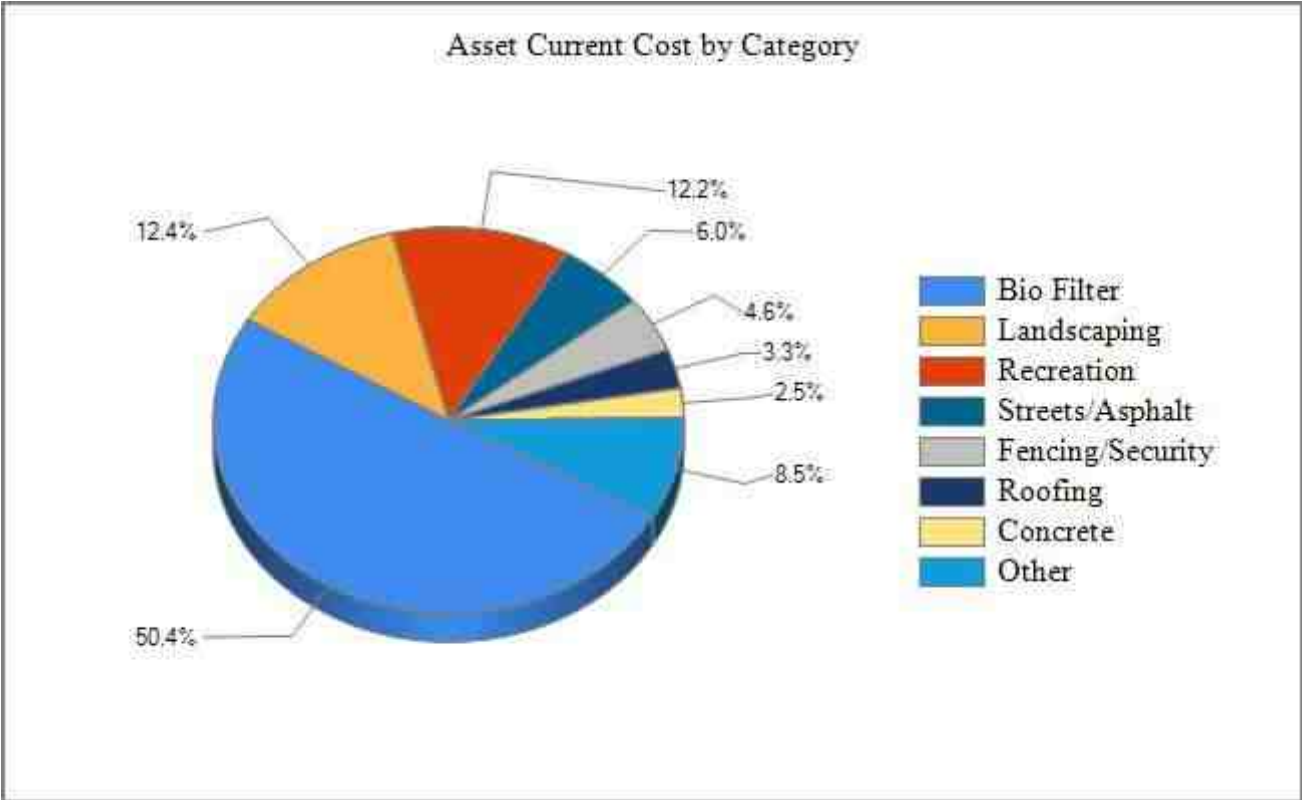
**Lacamas Shores Homeowners Association
Spread Sheet**

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Description										
Arborist - Tree Work	19,993			21,891			23,970			26,246
Asphalt Overlay										
Asphalt Repairs					13,224					15,382
Asphalt Seal Coat					21,870					25,439
Backflow Device: Common Area - Replacement										
Barbecue - Replenish / Rebuild			2,917							
Basketball Goal - Backboard/Hoop/Mounting Hardware			2,334							
Boat - Dock - Major Rebuild/Replace										
Boat - Dock - Rollers				4,009					4,664	
Boat Ramp										
Concrete - Common Areas - Provision		14,468					16,829			
Concrete - Sport Court			14,912							
Concrete Flatwork - Maintenance/Replace		8,220					9,562			
Doors & Windows										
Drainage Repairs				9,382						11,248
Dry-Rot Repairs - Recreation/Boathouse & Maintenance Buildings					3,203					
Exercise Equipment: Rebuild / Major Repairs				10,023					11,659	
Fence: Wood - 6' Solid Style - Replace										
Fence: Wood - 6' Solid Style - Stain	2,570					2,990				
French Drain Cleaning / Maintenance						6,644				
Gates: Vehicle - Accessories										7,499
Gates: Vehicle - Automation			13,148							
Gates: Vehicle - Card Reader			12,137							
Gates: Vehicle - Iron Work										
Gravel: Regrading	9,520					11,074				
Gutters & Downspouts - Boathouse				2,989						
Gutters & Downspouts - Maintenance Building				2,603						
Irrigation Controllers & Valves [Unfunded]	<i>Unfunded</i>									
Landscape - Renovation - Ledbetter Landscape								96,944		
Landscape - Renovation - Michaelbrook Area				26,061						
Landscape - Renovation - Other Areas				52,121						
Lava Rock: Replenish	1,257				1,418				1,601	

**Lacamas Shores Homeowners Association
Spread Sheet**

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Description										
Level Spreaders (Bubblers)										
Lighting - Outdoor / Indoor - Allowance			2,042					2,376		
Mailbox - Replacement			11,327					13,176		
Maintenance Equipment - Miscellaneous [Removed]										
Monument - Entry: Lettering										
Mower: Riding - Replace [Removed]										
Painting - Recreation/Boathouse & Storage Buildings										
					2,376					
Playground Equipment: Rebuild / Major Repairs					10,293					11,973
Pressure Wash: Common Area - Various		9,435			10,331			11,312		
Restroom Refurbishment - Provision			20,228							
Roof - Boathouse - Maintenance			972					1,131		
Roof - Boathouse - Replace										
Roof - Maintenance (Garage) Building - Maintenance										
				18,343					21,337	
Roof - Maintenance (Garage) Building - Replace										
Site Furniture - Benches/Tables & Miscellaneous							11,414			
Steps & Pathway [Unfunded]										
Street Signs [Removed]										
Surveillance Equipment						3,194				
Tractor - Kubota "L" Series [Removed]										
Tuck-Pointing - Gate/Entry		3,963								
Tuck-Pointing - Recreation/Boathouse & Storage Buildings										
		8,869								
Underground Utilities: Inspection - Minor Remedial Repairs										
Water Quality - Biofilter Maintenance		75,481		80,187		85,186		90,496		96,138
Water Quality Discharge Pond - Biofilter [Phase 2A]										
Water Quality Discharge Pond - Biofilter [Phase 2B]										
Year Total:	33,340	120,436	80,017	227,610	62,714	109,089	61,775	215,436	39,260	193,925

Lacamas Shores Homeowners Association
Asset Current Cost by Category



This is the distribution of reserves by category

APPENDIX - PRESENT DAY CONTRIBUTION SCENARIO WITHOUT ANNUAL INFLATION ADJUSTMENT: EXECUTIVE SUMMARY

SCENARIO OVERVIEW

The following page presents an exploratory scenario where the reported present-day annual contribution is simply applied without inflation over the course of thirty (30) years and no other variables are explored. This approach utilizes the same expenditure timetable as presented in the earlier sections of the body of this reserve study.

This scenario is not considered to be a bonafide funding model and is simply presented here for comparison purposes with the actual funding models (e.g. Threshold Funding Model, Component Funding Model) in order to aid in developing an alternate and effective funding strategy.

The scenario presented here may or may not result in a negative ending balance which trigger a special assessment and/or deferring of preventive or required replacements and repairs. It is assumed that all interest accrued from reserve savings account is assumed remain in the reserve savings account(s) and not used as an off-set for operating expenses. Income tax factors were not considered in this funding scenario due to variables effecting net taxable income and the election of tax form to be filed.

This report is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records. Continued use of this reserve study beyond December 31, 2025 is misuse of the product and potentially a violation of applicable law(s).

The author(s) of this report has absolutely no control over whether a special assessment will occur at any time during the thirty year horizon of this reserve study. However, it should be noted that any scenario where the association theoretically operates with a negative bank balance, the situation would have to be cured by implementing a special assessment, or other strategy. The writer further submits that it is impossible to envision thirty years into the future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery, while it may happen in extraordinary instances by chance, one may not reasonably expect it to happen. As a result, ReserveStudyUpdate.com, LLC makes absolutely no guarantee, express or implied, that a special assessment will not occur during the time period covered by this reserve study. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections, building code requirements, and life expectancy's become more uncertain.

Report Version 2.01.

Lacamas Shores Homeowners Association
Appendix - Contribution Scenario without Inflation: Projection

Report Date October 31, 2024
Beginning Fiscal Year January 01, 2025
Account Number 712

Version Number 2.01

Beginning Balance: \$324,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	799,183		91	314,990	9,100	299,901	3%
2026	514,508			82,789	-73,689	259,759	
2027	466,563			22,303	-95,992	289,888	
2028	480,886			81,377	-177,369	275,052	
2029	495,650			29,086	-206,455	316,564	
2030	510,866			78,406	-284,860	310,453	
2031	526,550			32,878	-317,738	353,088	
2032	542,715			87,458	-405,196	342,833	
2033	559,376			88,465	-493,661	333,213	
2034	576,549			87,911	-581,572	326,118	
2035	594,249			103,651	-685,224	304,832	
2036	612,492			108,143	-793,366	280,581	
2037	631,296			63,377	-856,743	304,116	
2038	650,677			89,412	-946,156	304,003	
2039	670,652			82,928	-1,029,083	313,109	
2040	691,241			81,221	-1,110,304	326,870	
2041	712,463			24,998	-1,135,302	401,701	
2042	734,335			105,296	-1,240,597	398,933	
2043	756,879			50,443	-1,291,041	455,484	
2044	780,115			119,306	-1,410,347	445,750	
2045	804,065			33,340	-1,443,687	527,370	
2046	828,750			120,436	-1,564,122	524,867	
2047	854,192			80,017	-1,644,140	567,183	
2048	880,416			227,610	-1,871,749	462,011	
2049	907,445			62,714	-1,934,464	527,007	
2050	935,303			109,089	-2,043,552	549,745	
2051	964,017			61,775	-2,105,327	625,600	
2052	993,613			215,436	-2,320,763	549,171	
2053	1,024,116			39,260	-2,360,023	655,620	
2054	1,055,557			193,925	-2,553,948	610,041	

Part III - Maintenance Plan Item Inventory - Lacamas Shores Homeowners Association

#1 - Asphalt - Overlay

Frequency: 35-50 Years

Upon replacing the asphalt surface, the surface preparation, materials, and thickness of the overlay should be designed for the climate and traffic anticipated. The surface preparation should be dictated by the distresses that are prevalent in the existing pavement, the degree of roughness, or considerations for curb reveal or surface drainage. A tack coat should always be applied in preparation of a thin overlay on an un-milled surface, although it may not be essential on a milled surface. It may be either modified or unmodified, and the rate of application will be dictated by existing surface requirements. Materials for the overlay should be selected carefully the mixture should be dictated by the planned thickness. Planned seal coat per the manufactures specification may result in an overlay which is viable for thirty years or longer.



#2 - Asphalt Seal Coat & Repairs

Frequency: 3-6 Years

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or seal coat. Seal coating typically maximizes the life expectancy of the underlying overlay. This process is characteristically performed every 4 to 7 years depending on a variety of factors that can affect the useful life of the sealer. Vehicle traffic is one such variable that carries considerable vehicle traffic should consider a maintenance program that calls for seal coating of asphalt driving surfaces as frequently as every 4 years. This maintenance procedure involves thoroughly cleaning all pavements, filling of any surface cracks, and patching of any locally damaged pavement surfaces. The emulsion sealer is then applied. Parking area demarcation lines will need to be renewed each time a seal coat is applied. The component expense includes the cost of this work as well as the seal coating cost. This work should be performed by a licensed and bonded paving contractor.



#3 - Backflow Device - Irrigation

Frequency: TBD Years

The backflow prevent or is the single most expensive part of your irrigation system. It is also the first item to be damaged if a system is not properly winterized. A certified professional backflow inspector should examine and provide necessary documentation of the test results as required by many municipal jurisdictions. Typically a properly inspected and maintained backflow device has a life expectancy exceeding 30 years.



#4 - Backflow Device - Testing

Frequency: 12 Months

The law requires that the community association notify the local water provider before removing a backflow assembly. A water provider inspector will need to inspect the plumbing to verify the cross connection has been eliminated. A plumbing permit may be required to perform this type of work. All backflow assembly testing should be performed annually and by a certified contractor.



#5 - Barbeque

Frequency: 10 Years

Test and inspect the grill systems and disassemble the main grill parts and thoroughly clean each one, remove deposits from walls and scrub off grease, soot and surface rust. Reassemble the grill and test repeatedly to make sure it's working in an optimal manner. The exterior should be washed and polished to maintain an optimal appearance. Fire will oxidize/rust metals including stainless steel. Eventually components require replacement.



#6 - Bark Dust

Frequency: 12-24 Months

For weed control and aesthetic purposes, it is recommended to refresh the bark dust beds in the common areas every 2 years or so. Immediately adjacent homeowners should be notified in advance because some people may have an adverse reaction to any bark particles which may fly in the air.



#7 - Basketball Standard

Frequency: 14-20 Years

Basketball systems are designed specifically to withstand all types of climate. Parts are designed to handle both hot and cold temperatures, so there really isn't much maintenance needed to prepare your system for weather changes. However, it is usually a smart idea to take down the nylon net when the system is not being used during winter months so it does not deteriorate over time.



#8 - Bench - Outdoor

Frequency: 7-10 Years

Inspect the outdoor benches in the common area for wear and safety concerns. Benches should be cleaned routinely and fasteners inspected as these components may become loose creating a safety hazard. Depending on manufacturer, and placement in the community, expect replacement every 8 – 12 years. Benches may last longer with proper care.



#9 - Boat Docks

Frequency: 15-20 Years

Utilize environmentally safe cleaners to clean the boat dock. With a wood boat dock, a 3 to 1 mixture of olive oil and white vinegar makes an optimal cleanser for mineral salts and stains. On oil-stained areas, carefully scrub in a paste of water and baking soda and rinse it off when dry. Apply a cleaning agent such as baking soda to clean steel and aluminum attachments to the boat dock such as ladders. Avoid using pressure washers as they may lift off wood splinters and tiny metal flakes from bolts and fasteners, depositing them into the water.

Trex boards offer a terrific, low maintenance option for decks. Although the boards require less maintenance than regular wood, they do require some attention to keep them looking their best. The cleaning methods are simple and do not require the use of specialized equipment. Pressure washers are not recommended by the Trex Company. Using a pressure washer with high pressure or too closely will result in voiding the warranty. There are bleach-free deck washes available such as Corte-Clean Composite Deck Cleaner that will remove mold from Trex.

Frequent cleaning is necessary to keep mold from returning, however unlike wood, the mold simply grows on the Trex surface and doesn't cause significant damage. Cleaning the boards frequently with water and soap removes pollen, leaves, needles, and dirt which is a deterrent for mold regrowth.

Inspect the boat dock at the beginning and conclusion of every season for sound overall structure. Replace any rotted, dried out or splintered/cracked wood slats on the top of the dock as soon as possible. Inspect all of the nuts, bolts, nails and other metal fasteners used in the dock for corrosion and rust and replace them if they are causing the dock frame or top to loosen. Examine the connection of the dock to the shoreline, reinforcing it with environmentally sound materials as needed.



#10 - Brick & Masonry - Maintenance

Frequency: 8-10 Years

Bricks typically have a life expectancy exceeding thirty years. However bricks tend to "move" over time and require periodic work and cleaning. Bricks may be pushed up by tree roots or just shifted thanks to water runoff and erosion. Bricks should ideally be cleaned carefully with a power washer or a cleaning agent such as 30 Second Cleaner to avoid buildup of moss and algae.



#11 - Brick Masonry – Clean & Tuck Repoint

Frequency: 8-10 Years

Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Repointing restores the visual and physical integrity of the masonry. Disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, and/or damaged plasterwork may prompt the decision to repoint. Facing the deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure should always be dealt with prior to the commencement work.

It is essential to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of un-weathered sections of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar. This measure is critical as to avoid damage to the building because it is excessively strong or vapor impermeable.

The relationship of repointing to other labors proposed on the building must be recognized. For example, if paint removal or cleaning is anticipated, and if the mortar joints are basically sound and need only selective repointing, it is generally better to postpone repointing until after completion of these projects. However, if the mortar has eroded significantly, allowing moisture to penetrate deeply into the wall, repointing should be accomplished before cleaning. Anticipated work, such as roof repairs or structural, should be scheduled so that they do not interfere with repointing. It is important to optimize projects planning in order take maximum advantage of erected scaffolding.

All brickwork and other repairs and maintenance to the brick surface should be performed by a licensed and certified professional.



#12 - Catch Basin / Storm Drain Cleaning

Frequency: 12 Months

It is important to maintain catch basins to prevent storm sewer blockages and minimize the amount of pollutants entering storm sewers which may eventually discharge into local streams and waterways. Clogged catch basins can result in the ponding of water along streets and parking lots causing a nuisance to motorists, pedestrians and businesses. Improper maintenance of catch basins can lead to mosquito infestations. Clean catch basins on a periodic basis and at least annually. Work should be performed by a properly qualified vendor.

#13 - Concrete Maintenance

Frequency: TBD Years

Concrete is used as a building material in several areas throughout the association including but not limited to; driveway aprons, sidewalks, entry walks, and trash enclosures. Concrete is very durable and is usually very low maintenance as long as it is protected from misuse including but not limited to repeated hosing, radiator overflow, fertilizers or pesticides, and ice-melting agents.

Only use products designed to be used with concrete to melt snow and ice. Avoid using salt or other chemicals not approved for this purpose to melt ice on concrete surfaces. Salt or other chemicals may damage the concrete and shorten its useful life. If the association elects to use such products, the association needs to plan accordingly for possible earlier repairs or replacement.

Schedule and perform concrete surface inspections every season to determine if cracking, fissures, or settlement have occurred. Check for lifting and tripping hazards. Cordon off safety hazards until appropriate repairs have been made. Correct sources of cracking problems such as tree roots and drainage situations. A certified contractor should grind down and replace sections as needed.



#14 - Dry-Rot Repairs/Prevention

Frequency: 6-10 Years

Wood should be properly finished with a paint, stain, or clear sealer. When left unprotected, it's susceptible to decay and rot caused by moisture. Wood expands and contracts with normal changes in humidity and temperature. These fluctuations may cause paint finishes to chip and crack, and over time puts unnecessary stress on caulked seams around doors, windows, and at corners. If the caulk separates and fails to keep out moisture, wood rot will likely develop. Even species of wood that have a natural resistance to rot, such as cypress, redwood, and cedar, may decay if not properly protected from the elements.



#15 - Exterior Doors

Frequency: 30 Years

Hinges should be well greased and checked on a regular basis for proper lubrication. ReserveStudyUpdate.com, LLC highly recommends that hinges used in commercial, high-frequency applications or those in extreme environmental conditions be lubricated annually to ensure quiet operation and long life. Standard hinges are best lubricated by removing the pin, applying a generous coating of lithium grease, and reinserting the pin by driving it completely down to the shoulder of the pin head. Door knobs and locks should be checked and verified that they are working properly. Weather-stripping features should be analyzed to insure proper operation. Doors will wear out at different intervals due to a variety of factors.



#16 - Gate Keypad Callbox w/ Screen

Frequency: 10-15 Years

This entry system is designed to utilize a building's existing telephone wiring and to address a variety of building entry applications. These units typically have very few moving components and therefore require little maintenance; however it is necessary from time to time to inspect door components including the locks and hinge system to insure proper closer and operation. For security reasons master entry codes provided to residents should be changed from time to time and the entry instructions should be provided to occupants in ample time.



#17 - Gates-Entry-Operators

Frequency: 12-18 Years

On the "actuator" type of opener is sometimes necessary spray silicon spray directly to the inner tube that travels in and out of the arm. It is not recommended to use any type of spray oils or penetrating oils as these just collect dirt and grime. This helps keep the inner seal pliable and it does a much better job of keeping the moisture out of the arm therefore keeping the arm from "freezing up" when the temperatures drop below freezing.

The hinge areas require maintenance as well. Most hinges for ornamental swing gates have grease fittings on them which should be greased at least several times a year. It would not hurt to periodically remove the arm from the gate and swing the gate by hand to check that it is working properly. It is also advisable to make sure all hinges are still tight and solid. Check for any cracks around the joints and welds and have them repaired as soon as possible.

For the other "pad mount" type of operator there is very little need for maintenance; however they do have a couple of "pivot points" that should be checked for lubrication. On these, a heavy oil or grease should be applied to the joints to keep them moving as freely as possible.

For chain drive slide gates, it is imperative to oil the chain from time to time. Chains need to be flexible and if not oiled from time to time will freeze up and cause significant problems for the gate operators down the road.



#18 - Ground Loop

Frequency: TBD Years

Ground loops are magnetic field generators that are able to detect metal when it passes into the field. The detector gives a signal to the gates, either causing the gates to open or preventing the gates from closing. Loops can be installed using two different types of loop; pre-form or saw cut. Pre-form loops come with the wire already cut to length, twisted, and inside of a protective sheath or a flexible conduit for the sensing portion of the loop. Pre-form loops are used for roads that are unpaved or for roads prior to paving or concrete pours. A trench is dug one to six inches below the finish grade of the road in the case of asphalt paving with the loop inserted and then covered and run back to the gate operator. On concrete surfaced, the loop is tied to the rebar structure before the pour.



#19 - Gutter Cleaning

Frequency: 8-12 Months

Depending on adjacent tree cover, gutters may require gutter cleaning at varying intervals; some require cleaning as much as three times during the fall, others may not require cleaning for several years. For landscape areas such as gazebos, gutters can be cleaned easily by a landscaper or volunteer. Gutters on structures greater than 12 feet should be cleaned by a licensed and certified contractor. If the gutters are covered, clean off debris on top and then carefully lift the screens or guard to remove debris in the gutters. Some screens are built into the gutters and cannot be removed.



Once the gutters are clean, use a garden hose to run water down them. Check that the water flows in the right direction and free of sags or blockages, check for leaks and check that all downspouts are draining properly.

#20 - Gutters and Downspouts-Replace

Frequency: 20-25 Years

Most gutters should be cleaned twice a year; however frequency will vary depending on the environment and amount of debris accumulating in gutters. This project should be completed in early spring to clear out any left over ice and debris that has accumulated during the winter. It is advised to also go through cleaning your gutters in late fall. This is perhaps the most important time of year to clean the gutters because it is necessary to clear out all the falling leaves and things that gather in the gutter system during fall before the melting snows of winter begin to tax the gutters and downspouts.



Gutter professionals will also make sure your gutters are attached firmly to the building so there is no separation. Gutters are typically attached to the home with special hangers and the gutter cleaning service will replace them if necessary. They will also level the gutter system so that they are at the proper angles to maximize efficiency. It is recommended to completely replace the gutter system during the roofing cycle.

#21 - Irrigation Controllers & Valves

Frequency: TBD Years

When an electrical impulse is transmitted to the solenoid, an electromagnetic field causes a small metal plunger in the solenoid to move upward. When the plunger moves upward, a small hole in the valve is uncovered which allows the water in the chamber above the closing mechanism to flow through the port and out of the valve, relieving water pressure needed to hold the valve closed. The pressure of the incoming flow of water is greater than the pressure in the chamber above the piston, and the force of the water pushing up underneath the piston opens the valve. When the solenoid is de-energized, the plunger moves down, closing the small port. Water flowing through a small hole in the closing mechanism refills the chamber above the piston and builds up pressure. The increased pressure forces the piston downward, thus closing the valve. All valves have a range of pressure and water flow that must be maintained in order to work properly.



#22 - Landscape Renovation

Frequency: TBD Years

Expect major rework and major improvements in the common area landscaping on a periodic basis. This may include major upgrades the grading to facilitate a water efficiency plan to minimize runoff of irrigation water. All work should be performed by a qualified vendor.



#23 - Lighting - Exterior

Frequency: 18-25 Years

Outdoor lighting maintenance involves much more than simply replacing burnt out light bulbs. Lighting maintenance involves optimizing existing equipment configurations so that homeowners can receive the best return on their financial investment possible and maintain the highest value that outdoor lighting brings to their property.

Start by replacing bulbs that have burned out. An easy, fairly low-cost solution is to replace any medium-base incandescent lamps with screw-base CFLs. However, in cold climates CFLs may be less effective as these bulbs require a higher operating temperature.

Consider replacing the fixture with long-lasting HID or LED lamps as their long lifetimes mean they require less frequent replacement, and the ensuing labor savings and lower energy consumption justify the slightly higher initial investment.



#24 - Lights-Interior-Florescent Tube Style

Frequency: 20-25 Years

Fluorescent ballasts come in two designs--magnetic and electronic. In the late 1970's, electronic ballasts became the standard for fluorescent bulb designs. Prior to this, the long tube designs found in older bulbs used magnetic ballasts. For magnetic ballasts to work, a chemical material called polychlorinated biphenyls, or PCBs, acts as a sealant inside the ballast's capacitor mechanism. This chemical poses little to no threat during normal bulb operation, but when a bulb breaks or explodes, PCBs can leak through, causing adverse physical effects to the environment. A PCB leak appears as a black, clear or yellow liquid.



Bulbs should be disposed of in a proper manner. Often times local agencies offer bulb recycling for a small fee. It is critical to keep bulbs covered with protective covers and/or appropriate explosion proof tubes.

#25 - Mailbox - Maintenance

Frequency: 3-5 Years

Assess overall condition and function of locks, proper lubrication of moving components, cleanliness and appearance of face plates, security of housing, in compliance with current postal regulations, accuracy and visibility of signage/accessibility of lettering, where required, and condition and proper function of slots and depositories for outgoing mail and packages. Evaluate paint on the gang-style cluster mailbox along with the supporting pedestal. Many times the paint is removed on one quadrant of cluster style mailbox pedestals because of dogs urinating on these specific sections.



If replacement is necessary, check with postmaster for proper placement as many times older mailboxes are grandfathered in terms of sidewalk placement but may have stipulations which require movement upon mailbox replacement. All replacements should be coordinated with residents and the postmaster.

#26 - Mailbox - Replace

Frequency: 25-50 Years

Properly maintained mailboxes typically have a life expectancy exceeding thirty years, however if replacement is necessary check with postmaster for proper placement as many times older mailboxes are grandfathered in terms of sidewalk placement but may have stipulations which require movement upon mailbox replacement. All replacements should be coordinated with residents and the postmaster. A clear plan should be in place for key replacement and/or locksmith services in the event that keys are not interchangeable with the new mailbox units. Homeowners should be notified in writing far in advance in order to avoid any confusion.



#27 - Paint - Exterior

Frequency: 6-10 Years

Before painting begins, the landscaper should be notified and surrounding vegetation should be trimmed and pruned back in order to minimize overspray. Plants that cannot be pruned should be reasonably covered. Hinges and other components that should not be painted should be taped or temporarily removed. Homeowners should be contacted several days in advance so owners can move the vehicles out of the path of any possible overspray.

Maintenance of the exterior painted surfaces includes regularly scheduled cleaning and inspection of the surface areas for cracks, peeling paint or other sealants, deterioration of the base material, and failure of caulking or other sealant materials which serve a waterproofing function. The surfaces should be cleaned, repaired as required, and primed and painted with premium quality exterior house paint in accordance with the builder's specifications.



#28 - Paint-Entry Gates

Frequency: 6-10 Years

Wrought iron railings and fences have been a classically elegant feature of homes for decades. Over time, exposed to the elements, wrought iron can become pitted and rusty and require refinishing. Even if wrought iron pieces look good, components can be painted a different color to add a personal touch and contemporary style to what is usually a traditional element of your building or structure. Since different factory painting treatments have varying life expectancies, it is recommended to consult with an expert painter to determine the proper painting approach.



#29 - Parking Area Striping & Graphics

Frequency: 3-6 Years

During the seal coat cycle or as needed, the curbs and parking spaces should be painted with a DOT approved paint. Words should be re-stenciled on curbs and other areas of the property as determined appropriate.



#30 - Playground Equipment

Frequency: TBD Years

Maintenance routines should be determined for each specific playground. The Association should establish maintenance plans based on manufacturer's recommendations, local and state statutes.

Equipment should be free of deterioration and all wood equipment should be free of splinters and other hazards. Metal equipment should be free of rust and plastic equipment should be free of cracks. S-hooks should be closed and there should be no openings from 3.5"-9" where children's head or body trappings could occur. There should be no open areas at the top of slides where strings could get caught and cause strangulation. Proper drainage in the playground area should be present.



#31 - Pruning - Major Tree Work

Frequency: 5-8 Years

The first pruning of young trees and shrubs always consists of removing broken, crossing, and weak-structured branches. The recommendation to remove one-third of the top to compensate for root loss of balled and bur lapped material at transplanting has been revised. Prune these plants for structural integrity and cosmetic reasons only. Plenty of water during establishment will take care of the root loss problem. Trees with a central leader, such as cedar, sweet gum, or pin oak, may need little or no pruning except to eliminate branches competing with the central leader; these should be shortened. Some pruning may be necessary to maintain desired shape and shorten extra-vigorous shoots on trees that spread. Depending on the species and the desired impact, the height of the lowest branch can be a few inches above the ground.



#32 - Restroom Plumbing Fixtures

Frequency: 15 Years

Despite the bathroom's water tight capabilities, water is still able to find a crack or and work its way in and wreaking havoc. Maintaining water tight surfaces is key which includes tile repair, and laminate upkeep. If water damage does occur, fix it as soon as possible to cut down on the chance that mold and rot will begin infesting. Older or overworked piping systems can leak or burst, especially during extreme weather.

The shower, tub, sink and toilet are all designed to deal with certain stressors. Oftentimes, these stressors are exceeded in some way and the fixture becomes a hindrance to comfort. Proper routine maintenance of these fixtures will ensure that your bathroom remains an ally in maintaining comfort. This maintenance can include faucet repair, shower head servicing or replacement, and leaky toilet maintenance.



#33 - Roof - Tear-Off

Frequency: TBD Years

Sometimes it may is possible to merely place the new shingles over the older layer instead of tearing off a roof. A professional contractor can advise whether this is possible. The contractor will likely be familiar with local building codes, weather patterns, and other variables that help determine the answer to this question.



#34 - Roof-Asphalt Composition

Frequency: 20-30 Years

An asphalt shingle is a type of roof shingle. They are one of the most widely used roofing covers because they are relatively inexpensive and fairly simple to install.

Granules are applied to the weather face/exterior portion of the shingle to provide resistance to ultraviolet light. Granules have a particle size distribution which permits them to be applied directly to the asphalt coating in a manner so as to minimize exposed coating. In addition to this technical function, granules provide weight to the shingle and allow the product to be blended in a wide variety of colors.

Roofs should ideally be inspected every 3-5 years or during the biannual building envelope inspection (water intrusion inspection) where applicable.



#35 - Roof-Repairs

Frequency: 3-5 Years

Many times roofs develop leaks several years before the entire roof needs replacing. Usually leaks are caused by localized damage, such as cracked or missing shingles or shakes, or on a flat roof, a blistered or cracked area. The hardest part to repairing this type of damage is locating it. Delay in repairing leaks in a timely manner often results in serious damage such as dry rot. Dry rot describes wood and timber that has been eaten away by fungi. The fungi feed on the wood particles eventually breaking it down and making it either brittle or soft. There are two forms of fungi that are responsible for dry rot. Both forms of fungi require a certain level of water or moisture to grow and survive. Dry rot is the product of elevated levels of moisture trapped on or around the surface of wood.

Roofs should ideally be inspected every 3-5 years or during the biannual building envelope inspection (water intrusion inspection) where applicable. All work performed should be by a certified professional.



#36 - Security Cameras

Frequency: 10-14 Years

Maintaining security cameras can be as simple as purchasing a can of compressed air and once a month blowing the dust away from the lens. Wiping the lens with a cloth should be avoided, although you could buy a camera lens cloth and use it very carefully to clean the lens. Frequently surveillance cameras will not need to be focused unless someone was tampering with the camera, in which case you may need to call in a professional, but it is usually a relatively inexpensive visit and the professional can look over your entire close circuit television system at the same time.



#37 - Sensor-Infrared-Gate

Frequency: 10-15 Years

Infrared light is used in industrial, scientific, and medical applications. Night-vision devices using active near-infrared illumination allow people or animals to be observed without the observer being detected. Infrared sensors aid in the detection of vehicles which protects the gate and vehicles from collisions resulting from the gate closing prematurely.



#38 - Signage-Common Area/Monument

Frequency: 10-14 Years

Most of the outdoor street will require replacement within 10 – 15 years depending on a variety of factors including but not limited to; theft, graffiti, sun fade, and other considerations. Signs are essential at times of emergency as these assets help guide first responders to the proper address, especially at night.



#39 - Tractor

Frequency: TBD Years

Properly maintaining a tractor will add years to its useful life. There is a multitude of different types and brands of tractors, there is no comprehensive maintenance manual that's universally applicable to all types of tractors, however the following these steps should help.

Review the owner's manual. The manufacturer has specific instructions for elementary care of the equipment, and contains the expertise to give you the best advice on how to do it. It is important to find the proper tools for the job. Typically, these tools are larger in size verses the tools needed for automobile maintenance.

Protecting the tractor from the elements, especially tractors that don't have a cabin to protect the seat and instrument panel. Keep rain and snow out of the combustion and exhaust system.

Check the fluids regularly. Tractor usage is measured in hours, not miles. Also, verify the proper tire pressure in the manual.

If the tractor is outfitted with a hydraulic system, the tractor may it has high pressure hoses and/or tubing, and failure of this fluid conduit can cause hydraulic pump failure, loss of steering, or other problems. Monitor belts and hoses and other components in accordance with the owner's manual.



#40 - Utilities - Underground

Frequency: TBD Years

This line item is for any ongoing maintenance and/or repairs needed for the various catch basins in the community, private utility lines, catch basins, and other related components.



#41 - Walls/Windows

Frequency: 30-40 Years

For optimal performance, wood frames should be finished or painted as soon as possible after installation. Finishing is necessary because by nature, wood is porous. Painting and finishing seals porous surfaces, maintains, protects and enhances the beauty of the product by keeping it less susceptible to debris and easier to clean.



#42 - Water Quality Tract Area

Frequency: TBD Years

Bioswales are landscape components are designed to remove silt and pollution from water runoff. Bioswales normally consist of a swale drainage course with gently sloped sides and filled with vegetation, compost and/or riprap. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which facilitates the trapping of pollutants and silt.



If installed properly, rip rap typically does not require much maintenance, however, inspect rip rap before and after major rain events and at least bimonthly during dry periods for areas of washout or other types of failure. Repair major problems immediately as problems may lead to slope failure.

#43 - Wood - Fence

Frequency: 16-22 Years

Expect replacement of wood fence every 16 - 22 years depending on a variety of factors including but not limited to; sun fade, access to elements, materials used, abuse from graffiti and other vandalism. The association can maximize anticipated life expectancy by painting or staining and sealing the fence every 3 years. This will help to enhance the fence appearance and will help to maintain value of the surrounding community.



#44 - Wood Fence - Stain

Frequency: 4-6 Years

A wood fence adds significant curb appeal to a home, but it takes considerable work on the part of the association to keep the fence looking great. Wood products have several benefits, including their natural beauty and the uniqueness of each piece of wood. Staining provides the opportunity to make the lumber even more distinctive, as there are many stain colors to pick from. Staining a wood fence is more fashionable than painting since the staining highlights the wood's natural grain, color and texture.

Check the weather prior to starting the project to make sure that there is no rain in the forecast for at least 48 hours. Determine if there will be brushing, rolling or using a spray gun. Using a spray gun is much quicker, but it will be possible to achieve a cleaner and more even look from doing it by hand. There are some professional painters who use spray guns to stain fences. Cover the area around the fence with tarps or drop cloths, or even plywood. Carefully inspect the fence for any weak or rotten boards. Power-wash the fence with a pressure washer or a hose with a power nozzle. Keep a scrub brush and a solution of water and soap handy. Weathered wood should be bleached prior to staining to kill any mold or mildew growth. Mix equal amounts of bleach and water and then scrub the fence. After the fence is dry, apply a waterproof sealant. Wear protective gear. Especially if using a spray gun, you will need to wear a mask, protective goggles and even gloves. Scrape and sand as necessary. Test the stain color in a small area in the corner and proceed if color appears as desired. Make sure to read the manufacturer's directions on the can for any specific instructions. Apply the stain in the direction of the grain using short and even strokes; It may be necessary to apply up to three coats and then apply another sealant to protect the color.

