

**FULL RESERVE STUDY  
FUNDING ANALYSIS PLAN  
Level I  
FOX RIDGE HOMEOWNER'S  
ASSOCIATION**

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## 1.0 INTRODUCTION

Fox Ridge Homeowner's Association, through Don Wilhelm-Manager, authorized Criterium – Pfaff Engineers to conduct a Property Evaluation and Reserve Fund Study for the Fox Ridge Homeowner's Association. Studies of this nature are important to ensure that a community has sufficient funds for long-term, periodic capital expenditure requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the Association in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds, or levying special financial assessments to the owners.

Typically, a community association has **two broad cash requirements: the general operating reserves and the capital repair and replacement reserves.** In this report, we will focus on those items falling under the capital repair and replacement reserve criteria. We have projected a capital repair and replacement reserve for thirty (30) years. The first ten years are the most reliable. Unless doing so would impose an unreasonable hardship, Washington State Law states that the association should update the reserve study annually. At least every three years, an updated reserve study must be prepared and based upon a visual site inspection conducted by a reserve study professional.

This report is structured to analyze components of the community for which the Association is responsible and to assess a useful expected life and useful remaining life to those components. The anticipated scheduled repair or replacement of the component and the anticipated expense for the activity are then analyzed in conjunction with the current capital reserves funding program for the community. Funding program recommendations are made with the objective of limiting substantial cash excesses while minimizing financial burdens that can result from significant cash inadequacies.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general. The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report should be read in its entirety in order to fully understand all of the information that has been obtained.

## 2.0 EXECUTIVE SUMMARY

The Fox Ridge Homeowners Association serves 181 homes. It is a residential development located in Medical Lake, WA. We understand that the development was constructed in 2002.

Fox Ridge includes as common elements wood and vinyl fencing and concrete sidewalks. We were shown these items by Mr. Don Wilhelm, the manager of the association.

In this section of the report, we will address those issues that, in our opinion, will require immediate repair or replacement. For a more detailed discussion of all of our findings and any other material deficiencies that will require repair or replacement over the term of this study, refer to the appropriate sections of this report.

The sidewalks are in good condition. There is one joint that could be a tripping hazard at the southeast corner of the Graham Rd and Tara Lee intersection. This should be patched or ground to reduce this hazard.

The fences are in generally good condition with a few damaged areas in the vinyl fencing. One wood post was found to be leaning and rotted off at the base. This should be replaced. Since the posts are not treated wood and set in concrete footings, additional rot, leaning, and replacement of posts should be anticipated between now and the scheduled replacement of the wood fence.

There are currently no regular contributions being made to the capital repair and replacement reserves. Based on our evaluation, **the current level of funding of the reserve for the common areas is not adequate, and a funding increase is recommended.** A more detailed analysis of the reserve funds has been provided in Appendix A.

There are, of course, other capital expenditures to be expected over the next thirty years. Those items that will require attention are discussed in detail in this report and can be found in their appropriate sections.

## 3.0 PURPOSE & SCOPE

### 3.1 Purpose

The purpose of this study is to perform a reserve fund analysis. It is intended to be used as a tool for the Fox Ridge Homeowner's Association in determining the allocation requirements into the reserve fund in order to meet future anticipated capital expenditures for the community.

This report forecasts obligations for the community thirty years into the future. It should be noted that events might occur that could have an effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. Therefore, a study such as this should be updated often, in order to reflect the most accurate needs and obligations of the community. Unless doing so would impose an unreasonable hardship, the association should update the reserve study annually. At least every three years, an updated reserve study must be prepared and based upon a visual site inspection conducted by a reserve

### 3.2 Scope

study professional.

This study has been performed according to the scope as generally defined by the association manager and Criterium – Pfaff Engineers. The findings and recommendations are based on interviews with the community's management personnel; a review of available documents; and an investigation of the site.

The scope of work meets the requirements presented by the State of Washington. According to the State of Washington, RCW 64.34.380 and 382, "...an association shall prepare and update a reserve study..." According to the State, the terminology for this Scope of Work is "Level I: Full reserve study funding analysis and plan".

This study was prepared by a Reserve Study Professional, as defined by State of Washington, RCW 64.38.310.

The guidelines used to determine which physical components within the community are to be included in the component inventory are based on the following general criteria:

1. The component must be a common element, or otherwise noted to be the responsibility of the Association to replace.
2. The component must have an estimated remaining useful life of thirty years or less. As the site ages, additional components may need to be added.
3. The funding for replacement should be from one source only, not funded from another area of the budget or through a maintenance contract.
4. The cost of replacement should be high enough to make it financially unsound to fund it from the operating budget.
5. Components, such as painting, which are considered deferred maintenance, are most appropriately funded from the Operating Budget instead of Reserves.

Our reserve study analysis included evaluating the following association property:

- **Fence and Sidewalk:** The site common elements include the wood and vinyl fencing and concrete sidewalk beginning at the right side of Graham Road at Highway 902, and continuing along the right side of Graham Rd to the end of the development opposite Joshua Dr. Short sections of the fence and sidewalk extend along the entry to the side roads of Fox Ridge Ave, Justin Ave, and Tara Lee Ave. Short sections of common vinyl fence and sidewalk are also located along the left side of Graham Rd. at each side of Carrie Dr and extending up to and beyond Joshua Dr. A wood fence extends along the north side of the development. A gate in the vinyl fencing at lower Graham Road near Hwy 902 is included as well.
- For a complete inventory, please see Appendix B. The common element inventory was obtained from discussion with Don Wilhelm as well as our inspection of the site.

This study estimates the funding levels required for maintaining the long term viability of the facility. Our approach involves:

1. Examining association managed equipment, buildings and site facilities.
2. Predicting their remaining service life and, approximating how frequently they will require repair or replacement.
3. Estimating repair or replacement costs (in 2012 dollars) for each capital item.
4. Using data developed in Steps 1, 2 and 3 to project Capital Reserve balances for Years 1 through 30.

The statements in this report are opinions about the present condition of the subject community. They are based on visual evidence available during a diligent investigation of all reasonably accessible areas falling under the responsibility of the Association. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 8.0.

### 3.3 Sources of Information

Onsite inspection of the property occurred on the following date:

- 18 October 2012.

The following people were interviewed during our study:

- Don Wilhelm-Manager.

We based our cost estimates on some or all of the following:

- R.S. Means
- Our data files on similar projects
- Local contractors
- Distance measurements were obtained using Google Earth.

### 3.4 Standards of Reference

For your reference, the following definitions may be helpful:

*Excellent:* Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

*Good:* Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

*Fair:* Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

*Poor:* Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

*Adequate:* A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

All directions (left, right, rear, etc.), when used, are taken from the viewpoint of an observer standing in front of a building and facing it.

*Repair/Replacement Reserves* - Non-annual maintenance items that will require significant expenditure over the life of the buildings. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time.

#### **4.0 DESCRIPTION**

This homeowners association serves 181 homes. It is a residential development located in Medical Lake, Washington. We understand that the development was constructed in 2002.

Fox Ridge includes as common elements wood and vinyl fencing and concrete sidewalks. The vinyl fencing and concrete sidewalk begin at the right side of Graham Road at Highway 902, and continue along the right side of Graham Rd. Opposite the park, the fence transitions from vinyl to wood. Both the wood fence and concrete sidewalk continue to the end of the development opposite Joshua Dr. Short sections of the fence and sidewalk extend along the entry to the side roads of Fox Ridge Ave, Justin Ave, and Tara Lee Ave. The wood fence along the north side of the development is also included. Short sections of common vinyl fence and sidewalk are also located along the left side of Graham Rd. at each side of Carrie Dr and extending up to and beyond Joshua Dr. A wood fence extends along the north side of the development. A gate in the vinyl fencing at lower Graham Road near Hwy 902 is included as well.

#### **5.0 OBSERVATIONS**

The following key observations were made about the current condition of the common elements of the property.

Using the Google Earth measuring tool, we estimate approximately 3,650 feet of common sidewalks in the development as described above. From our site inspection, the 5 foot wide concrete sidewalks appear to be in good condition. A few areas with some typical cracking were noted. One section has settled at the southeast corner of Graham Rd, and Tara Lee Ave which could present a tripping hazard. This should be replaced, patched,

or ground to help reduce this hazard. This work is not included in this analysis and is assumed to be maintained from the operating budget.

Concrete flatwork has a published expected useful life (EUL) of 30 years, however, we believe in this area and this situation; the sidewalks can last indefinitely with regular maintenance. This places their replacement outside of the 30 year analysis. We have allowed for spot repairs and replacement of damaged or deteriorated sections (5% of the total) in year 15 of the analysis.

Common area fencing includes approximately 1,437 feet of vinyl fencing along the streets indicated above. The vinyl fencing is generally 6 feet tall and in good condition overall. One damaged panel and a few additional damaged planks were observed along Graham Rd near Hwy 902. Replacement of these damaged panels is not included in this analysis and is assumed to be funded from the operating budget.

Vinyl fencing has an expected life of 30 years. We have planned for its replacement in year 20 of this analysis.

Approximately 2,450 feet of wood fence extend along the streets as indicated above. The 6 foot tall fence is in fair to good condition. The posts are not treated wood posts and most do not appear to be set in concrete footings. At least four of the posts have been replaced. We observed at least one additional post that has rotted off at the base and is leaning. This should be replaced. Continued rotting, leaning, and resulting replacement of some wood posts should be anticipated from the maintenance budget through the remaining life of this fencing. Some damage to the wood and stain has occurred as a result of trimmers. Wood fences have a published expected life of 12 years, however, with good maintenance including replacing damaged posts and staining every 5 to 7 years, we would expect a 20 year life. Staining is anticipated to be funded from the annual operating budget. We have planned replacement of this fence in year 10 with a vinyl fence.

Our study does not include the landscaping, water feature, irrigation systems, and electrical equipment which we assume to be maintained from the operating budget.

## 6.0 RESERVE FUND ANALYSIS

Using software developed by Criterium Engineers and KPMG Peat Marwick, we have analyzed capital reserves draw-down for the projected capital expenditures to determine the amount needed. **The following is a projected reserve fund analysis for non-annual items as discussed in the report.** This projection takes into consideration a reasonable return on invested moneys and inflation as directed by your board. Please review this thoroughly and let us know of any changes that may be desired.

The intent of this reserve fund projection is to help the Association develop a reserve fund to provide for anticipated repair or replacements of various system components during the next thirty years.

The capital items listed are those that are typically the responsibility of the



Association and are derived from documents provided by your board. However, association by-laws vary, and therefore, which components are the responsibility of the owner and which are the responsibility of the Association can vary. The Fox Ridge Homeowner's Association should confirm that the items listed should be financed by the reserve fund.

This projection provides the following:

- An input sheet that defines all the criteria used for the financial alternatives, including the assumed inflation rate and rate of return on deposited reserve funds.
- A table that lists anticipated replacement and/or repair items complete with estimated remaining life expectancies, projected costs of replacement and/or repair, a frequency in years of when these items require replacement and/or repair, and a projection based on this frequency.
- A table that represents end of year balances and capital expenditures based on your current funding program and reserve balances, and alternatives to your current program.
- Since none of the Associations have any current funding, increases are recommended in each case.
- The Association should bear in mind that unanticipated expenditures can always arise and maintenance of a significant reserve fund balance can be viewed as a way to avoid special assessments. We suggest and have assumed maintaining a minimum reserve balance of \$5,000.00.

We have considered three alternatives to compare to your current funding program and recommend that the board adopt an alternative that best reflects the objectives of the community. Please keep in mind that there are a myriad of possible alternatives. As advised by your manager, we have assumed a 0.15% return on investment and a 3.0% inflation rate. We have shown three different types of possibilities. In summary they are as follows:

**Current Funding Rate:** According to the information we received, the Association reserve fund as a \$0.00 balance at the time of the analysis with no contributions being made at this time.

- **Alternative 1:** Set the contribution to \$73.00 per unit per year on January 1, 2013, and reduce it by \$7.00 per unit per year in year 10 and again in year 20 to \$59.00 per unit per year. This alternative will maintain the minimum balance.
- **Alternative 2:** Set the contribution amount \$74.00 per unit per year on January 1, 2013. Decrease the contribution 12% in year 10 and again in year 20 to \$57.31 per unit per year. This alternative will maintain the minimum balance.

## 7.0 CONCLUSION

## 8.0 LIMITATIONS

- **Alternative 3:** Set the contribution amount on January 1, 2013 to \$27.00 per unit per year. Levy a special assessment of \$500.00 per unit in year 10 and another special assessment of \$400.00 per unit per year in year 20. This alternative will maintain the minimum balance.

Addendum A lists estimated capital reserves over the analysis period.

Since there is no current funding, the development is underfunded.

In summary, the common elements are in generally good condition and with some minor repairs and good maintenance should provide adequate service throughout their useful lives.

**The association needs to begin contributing to the reserve accounts to maintain these common elements.** Three suggested alternatives and contribution levels are provided for each development.

Per the State of Washington, RCW 64.34.380, the following disclosure has been included herein:

*"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."*

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of Fox Ridge Homeowner's Association. Criterium – Pfaff Engineers does not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium – Pfaff Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

This study is limited to the visual observations made during our inspection. We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of the investigation. We did not undertake to completely assess the stability of the roadways or the underlying soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We did not investigate the following areas:

- Buried utilities or infrastructure
- Concealed structural members or systems
- Inside (homeowner's side) of fences

We do not render an opinion on uninvestigated portions of the community.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review.

In our Reserve Fund Analysis, we have provided estimated costs. These costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop estimates. However, for items that we have developed costs (e.g.: structural repairs), no standard guide for developing such costs exists. Actual costs can vary significantly, based on the availability of qualified contractors to do the work, as well as many other variables. We cannot be responsible for the specific cost estimates provided.

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank you for the opportunity to be of assistance to you.

Respectfully submitted,

Kenneth Pfaff, P.E.  
Criterium – Pfaff Engineers

**Reserve Fund Worksheet**



Fiscal Years:

Normal: Jan 2013

Partial: Jan 2013 (12 months)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

**Existing Funding Levels**

Beginning Reserve Fund Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$139,762)	(\$139,762)	(\$139,762)	(\$139,762)	(\$139,762)
Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,762	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$139,762)	(\$139,762)	(\$139,762)	(\$139,762)	(\$139,762)	(\$147,690)

**Alternative 1, Level Funding with Steps**

Average Cap. Expenditure \$8,635

Beginning Reserve Fund Balance:	\$0	\$13,233	\$26,485	\$39,758	\$53,050	\$66,363	\$79,695	\$93,048	\$106,420	\$119,812	\$133,225	\$5,417	\$17,389	\$29,379	\$41,387	\$53,413
Revenue:	\$13,213	\$13,213	\$13,213	\$13,213	\$13,394	\$13,213	\$13,213	\$13,213	\$13,213	\$13,213	\$11,946	\$11,946	\$11,946	\$11,946	\$11,946	\$11,946
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$20	\$40	\$60	\$79	\$99	\$119	\$139	\$159	\$179	\$200	\$8	\$26	\$44	\$62	\$80	\$86
Capital Expenditures:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,762	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	\$13,233	\$26,485	\$39,758	\$53,050	\$66,363	\$79,695	\$93,048	\$106,420	\$119,812	\$133,225	\$5,417	\$17,389	\$29,379	\$41,387	\$53,413	\$57,517

**Alternative 2, Escalating Funding at -12% in years 10 and 20**

Beginning Reserve Fund Balance:	\$0	\$13,414	\$26,848	\$40,303	\$53,777	\$67,272	\$80,787	\$94,322	\$107,878	\$121,454	\$135,050	\$7,085	\$18,901	\$30,733	\$42,584	\$54,452
Revenue:	\$13,394	\$13,394	\$13,394	\$13,394	\$13,394	\$13,394	\$13,394	\$13,394	\$13,394	\$13,394	\$11,787	\$11,787	\$11,787	\$11,787	\$11,787	\$11,787
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$20	\$40	\$60	\$81	\$101	\$121	\$141	\$162	\$182	\$202	\$11	\$28	\$46	\$64	\$82	\$87
Capital Expenditures:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,762	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	\$13,414	\$26,848	\$40,303	\$53,777	\$67,272	\$80,787	\$94,322	\$107,878	\$121,454	\$135,050	\$7,085	\$18,901	\$30,733	\$42,584	\$54,452	\$58,998

**Alternative 3, Escalating Funding with Special Assessments**

Beginning Reserve Fund Balance:	\$0	\$4,894	\$9,796	\$14,705	\$19,621	\$24,545	\$29,476	\$34,415	\$39,361	\$44,314	\$139,911	\$5,043	\$9,945	\$14,855	\$19,771	\$24,695
Revenue:	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$7	\$15	\$22	\$29	\$37	\$44	\$52	\$59	\$66	\$74	\$8	\$15	\$22	\$30	\$37	\$32
Capital Expenditures:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139,762	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	\$4,894	\$9,796	\$14,705	\$19,621	\$24,545	\$29,476	\$34,415	\$39,361	\$44,314	\$139,911	\$5,043	\$9,945	\$14,855	\$19,771	\$24,695	\$21,686

**Reserve Fund Worksheet**



Fiscal Years: 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042  
 Normal: Jan 2013  
 Partial: Jan 2013 (12 months) 17 18 19 20 21 22 23 24 25 26 27 28 29 30

**Existing Funding Levels**

Beginning Reserve Fund Balance:	(\$147,690)	(\$147,690)	(\$147,690)	(\$147,690)	(\$147,690)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)
Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures:	\$0	\$0	\$0	\$0	\$111,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	(\$147,690)	(\$147,690)	(\$147,690)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)	(\$259,059)

**Alternative 1, Level Funding w**

Beginning Reserve Fund Balance:	\$57,517	\$69,567	\$81,635	\$93,722	\$105,826	\$5,145	\$15,847	\$26,566	\$37,301	\$48,052	\$58,819	\$69,602	\$80,402
Revenue:	\$11,946	\$11,946	\$11,946	\$11,946	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$104	\$122	\$140	\$159	\$8	\$24	\$40	\$56	\$72	\$88	\$104	\$120	\$137
Investment Earnings:	\$0	\$0	\$0	\$0	\$111,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures:	\$0	\$0	\$0	\$0	\$5,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	\$69,567	\$81,635	\$93,722	\$105,826	\$5,145	\$15,847	\$26,566	\$37,301	\$48,052	\$58,819	\$69,602	\$80,402	\$91,217

**Alternative 2, Escalating Fundi**

Beginning Reserve Fund Balance:	\$58,398	\$70,290	\$82,200	\$94,127	\$106,073	\$5,084	\$15,480	\$25,891	\$36,318	\$46,760	\$57,218	\$67,692	\$78,181
Revenue:	\$11,787	\$11,787	\$11,787	\$11,787	\$10,372	\$10,372	\$10,372	\$10,372	\$10,372	\$10,372	\$10,372	\$10,372	\$10,372
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$105	\$123	\$141	\$159	\$8	\$23	\$39	\$54	\$70	\$86	\$101	\$117	\$133
Investment Earnings:	\$0	\$0	\$0	\$0	\$111,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures:	\$0	\$0	\$0	\$0	\$5,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	\$70,290	\$82,200	\$94,127	\$106,073	\$5,084	\$15,480	\$25,891	\$36,318	\$46,760	\$57,218	\$67,692	\$78,181	\$88,686

**Alternative 3, Escalating Fundi**

Beginning Reserve Fund Balance:	\$21,686	\$26,613	\$31,547	\$36,489	\$41,431	\$113,838	\$7,368	\$12,273	\$17,186	\$22,106	\$27,033	\$31,968	\$36,911
Revenue:	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887	\$4,887
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$40	\$47	\$55	\$62	\$11	\$18	\$26	\$33	\$40	\$48	\$55	\$63	\$70
Investment Earnings:	\$0	\$0	\$0	\$0	\$111,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures:	\$0	\$0	\$0	\$0	\$7,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Reserve Balance:	\$26,613	\$31,547	\$36,489	\$41,431	\$46,373	\$113,838	\$12,273	\$17,186	\$22,106	\$27,033	\$31,968	\$36,911	\$41,860

# Reserve Study Worksheet



## General Information:

1 Organization: **Fox Ridge Homeowners Association**  
 2 Address: **Medical Lake, WA**

3	Number of Units		<b>181</b>
4	Age of Building (in years)		<b>10</b>
5a	Study Period (in years)		<b>30</b>
5b	Normal Fiscal Year starts:	<b>January 1, 2013</b>	
5c	Partial Fiscal Year starts:	<b>January 1, 2013</b>	
5d	Partial Year Length:		<b>12 months</b>
6	Site Inspection Date	<b>#####</b>	
7	Reserve Funds at start		<b>\$0</b>
8	Rate of Return on invested Reserve Funds (%)		<b>0.2%</b>
9	Inflation Rate (%)		<b>3.0%</b>

## 10 Current Funding Levels

Existing Funding Levels				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Reserve Fund Contribution.....	\$0	\$0	\$0.00	\$0.00
	Years Out	Total Annual	Per Unit	
Planned Special Assessment.....	0	\$0	\$0	
Balance Computed.....				<b>(\$259,059)</b>

## 11 Alternative Reserve Fund Contribution

Alternative 1 Level Funding with Steps				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$1,101	\$13,213	\$6.08	\$73.00
Monthly Amount, (Last Year).....	\$890	\$10,679	\$4.92	\$59.00
Balance Required Final Year.....	\$8,635			
Special Assessments:	Years Out	Total/Year	Per Unit	
First Assessment.....	0	\$0	\$0	
Second Assessment.....	0	\$0	\$0	
Balance Computed.....				<b>\$102,049</b>

Alternative 2 Escalating Funding at -12% in years 10 and 20				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$1,116	\$13,394	\$6.17	\$74.00
Monthly Amount, (Last Year).....	\$864	\$10,372	\$4.78	\$57.31
Balance Required Final Year.....	\$8,635			
Base Escalation %.....	-12.00%			
Special Assessments:	Years Out	Total/Year	Per Unit	
First Assessment.....	0	\$0	\$0	
Second Assessment.....	0	\$0	\$0	
Balance Computed.....				<b>\$99,207</b>

Alternative 3 Escalating Funding with Special Assessments				
	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year
Monthly Amount, (First Year).....	\$407	\$4,887	\$2.25	\$27.00
Monthly Amount, (Last Year).....	\$407	\$4,887	\$2.25	\$27.00
Balance Required Final Year.....	\$8,635			
Base Escalation %.....	0.00%			
Special Assessments:	Years Out	Total/Year	Per Unit	
First Assessment.....	10	Jan 2022 \$90,500	\$500	
Second Assessment.....	20	Jan 2032 \$72,400	\$400	
Balance Computed.....				<b>\$51,782</b>

**Itemized Worksheet**

Capital Item To Be Replaced	Quantity	Unit cost	Reserve Requirement (*)	Beginning Balance	Frequency (yrs)**	Remaining Life (yrs)	Monthly Funding Required	Annual Funding Required	Full Funding Balance	Information Source
<b>Site</b>										
Replace damaged sidewalks (5% of total)	912 SF	\$5.58	\$5,088.96	\$0.00	15	15	\$28.27	\$339.26	\$0.00	Local contractor
Demolish wood fence	2,451 LF	\$2.73	\$6,691.23	\$0.00	20	10	\$55.76	\$669.12	\$3,345.62	RS Means
Replace wood fence with vinyl	2,451 LF	\$39.70	\$97,304.70	\$0.00	20	10	\$810.87	\$9,730.47	\$48,652.35	RS Means
Demolish vinyl fence (original)	1,437 LF	\$2.84	\$4,081.08	\$0.00	30	20	\$17.00	\$204.05	\$1,360.36	RS Means
Replace vinyl fence	1,437 LF	\$39.70	\$57,048.90	\$0.00	30	20	\$237.70	\$2,852.45	\$19,016.30	RS Means
Replace gate	1 EA	\$532.00	\$532.00	\$0.00	30	20	\$2.22	\$26.60	\$177.33	RS Means
<b>Building Exterior</b>										
<b>Building Interior</b>										
<b>Mechanical</b>										
<b>Amenities</b>										
<b>Other</b>										
		<b>Totals</b>	<b>\$170,746.87</b>	<b>\$0.00</b>			<b>\$1,151.83</b>	<b>\$13,821.96</b>	<b>\$72,551.96</b>	
		<b>Total Over Term</b>	<b>\$170,746.87</b>							

\* Costs are typically 10%±

\*\* Reserve study is based on a 30 year projection of non-annual maintenance

# Itemized Funding



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Categories	Reserve Requirement	Beginning Balance	Balance Requiring Funding	Monthly Reserve Funding Required	Annual Reserve Funding Required	Full Funding Balance	Percent Funded
Site	\$170,747	\$0	\$170,747	\$1,152	\$13,822	\$72,552	
Building Exterior	\$0	\$0	\$0	\$0	\$0	\$0	
Building Interior	\$0	\$0	\$0	\$0	\$0	\$0	
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	
Amenities	\$0	\$0	\$0	\$0	\$0	\$0	
Other	\$0	\$0	\$0	\$0	\$0	\$0	
Totals	\$170,747	\$0	\$170,747	\$1,152	\$13,822	\$72,552	0.0%



**Annual Expense By Year**

Year Number:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace damaged sidewalks (5% of total)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,089
Demolish wood fence	0	0	0	0	0	0	0	0	0	0	6,691	0	0	0	0	0
Replace wood fence with vinyl	0	0	0	0	0	0	0	0	0	0	97,305	0	0	0	0	0
Demolish vinyl fence (original)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace vinyl fence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace gate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Interior																
Mechanical																
Amenities																
Other																
<b>Total Costs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103,996</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,089</b>
<b>Total Costs Adjusted For 3% Inflation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>139,762</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,928</b>

**Annual Expense By Year**

	Year:	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	Year Number:	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace damaged sidewalks (5% of total)		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolish wood fence		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace wood fence with vinyl		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolish vinyl fence (original)		0	0	0	0	4,081	0	0	0	0	0	0	0	0	0
Replace vinyl fence		0	0	0	0	57,049	0	0	0	0	0	0	0	0	0
Replace gate		0	0	0	0	532	0	0	0	0	0	0	0	0	0
Building Exterior		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Interior		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mechanical		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Amenities		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Costs</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>61,662</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Costs Adjusted For 3% Inflation</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>111,368</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Existing Funding Levels

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Capital Expenditures	Ending Balance
2013	1	\$0	\$0	\$0	\$0	\$0	\$0
2014	2	\$0	\$0	\$0	\$0	\$0	\$0
2015	3	\$0	\$0	\$0	\$0	\$0	\$0
2016	4	\$0	\$0	\$0	\$0	\$0	\$0
2017	5	\$0	\$0	\$0	\$0	\$0	\$0
2018	6	\$0	\$0	\$0	\$0	\$0	\$0
2019	7	\$0	\$0	\$0	\$0	\$0	\$0
2020	8	\$0	\$0	\$0	\$0	\$0	\$0
2021	9	\$0	\$0	\$0	\$0	\$0	\$0
2022	10	\$0	\$0	\$0	\$0	\$0	\$0
2023	11	\$0	\$0	\$0	\$0	\$139,762	(\$139,762)
2024	12	(\$139,762)	\$0	\$0	\$0	\$0	(\$139,762)
2025	13	(\$139,762)	\$0	\$0	\$0	\$0	(\$139,762)
2026	14	(\$139,762)	\$0	\$0	\$0	\$0	(\$139,762)
2027	15	(\$139,762)	\$0	\$0	\$0	\$0	(\$139,762)
2028	16	(\$139,762)	\$0	\$0	\$0	\$7,928	(\$147,690)
2029	17	(\$147,690)	\$0	\$0	\$0	\$0	(\$147,690)
2030	18	(\$147,690)	\$0	\$0	\$0	\$0	(\$147,690)
2031	19	(\$147,690)	\$0	\$0	\$0	\$0	(\$147,690)
2032	20	(\$147,690)	\$0	\$0	\$0	\$0	(\$147,690)
2033	21	(\$147,690)	\$0	\$0	\$0	\$111,368	(\$259,059)
2034	22	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2035	23	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2036	24	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2037	25	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2038	26	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2039	27	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2040	28	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2041	29	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)
2042	30	(\$259,059)	\$0	\$0	\$0	\$0	(\$259,059)

Alternative 1: Level Funding with Steps



Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
2013	1	\$0	\$13,213	\$0	\$0	\$20	\$0	\$13,233
2014	2	\$13,233	\$13,213	\$0	\$0	\$40	\$0	\$26,485
2015	3	\$26,485	\$13,213	\$0	\$0	\$60	\$0	\$39,758
2016	4	\$39,758	\$13,213	\$0	\$0	\$79	\$0	\$53,050
2017	5	\$53,050	\$13,213	\$0	\$0	\$99	\$0	\$66,363
2018	6	\$66,363	\$13,213	\$0	\$0	\$119	\$0	\$79,695
2019	7	\$79,695	\$13,213	\$0	\$0	\$139	\$0	\$93,048
2020	8	\$93,048	\$13,213	\$0	\$0	\$159	\$0	\$106,420
2021	9	\$106,420	\$13,213	\$0	\$0	\$179	\$0	\$119,812
2022	10	\$119,812	\$13,213	\$0	\$0	\$200	\$0	\$133,225
2023	11	\$133,225	\$11,946	\$0	\$0	\$8	\$139,762	\$5,417
2024	12	\$5,417	\$11,946	\$0	\$0	\$26	\$0	\$17,389
2025	13	\$17,389	\$11,946	\$0	\$0	\$44	\$0	\$29,379
2026	14	\$29,379	\$11,946	\$0	\$0	\$62	\$0	\$41,387
2027	15	\$41,387	\$11,946	\$0	\$0	\$80	\$0	\$53,413
2028	16	\$53,413	\$11,946	\$0	\$0	\$86	\$7,928	\$57,517
2029	17	\$57,517	\$11,946	\$0	\$0	\$104	\$0	\$69,567
2030	18	\$69,567	\$11,946	\$0	\$0	\$122	\$0	\$81,635
2031	19	\$81,635	\$11,946	\$0	\$0	\$140	\$0	\$93,722
2032	20	\$93,722	\$11,946	\$0	\$0	\$159	\$0	\$105,826
2033	21	\$105,826	\$10,679	\$0	\$0	\$8	\$111,368	\$5,145
2034	22	\$5,145	\$10,679	\$0	\$0	\$24	\$0	\$15,847
2035	23	\$15,847	\$10,679	\$0	\$0	\$40	\$0	\$26,566
2036	24	\$26,566	\$10,679	\$0	\$0	\$56	\$0	\$37,301
2037	25	\$37,301	\$10,679	\$0	\$0	\$72	\$0	\$48,052
2038	26	\$48,052	\$10,679	\$0	\$0	\$88	\$0	\$58,819
2039	27	\$58,819	\$10,679	\$0	\$0	\$104	\$0	\$69,602
2040	28	\$69,602	\$10,679	\$0	\$0	\$120	\$0	\$80,402
2041	29	\$80,402	\$10,679	\$0	\$0	\$137	\$0	\$91,217
2042	30	\$91,217	\$10,679	\$0	\$0	\$153	\$0	\$102,049

Alternative 2: Escalating Funding at -12% in years 10 and 20



Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
2013	1	\$0	\$13,394	\$0	\$0	\$20	\$0	\$13,414
2014	2	\$13,414	\$13,394	\$0	\$0	\$40	\$0	\$26,848
2015	3	\$26,848	\$13,394	\$0	\$0	\$60	\$0	\$40,303
2016	4	\$40,303	\$13,394	\$0	\$0	\$81	\$0	\$53,777
2017	5	\$53,777	\$13,394	\$0	\$0	\$101	\$0	\$67,272
2018	6	\$67,272	\$13,394	\$0	\$0	\$121	\$0	\$80,787
2019	7	\$80,787	\$13,394	\$0	\$0	\$141	\$0	\$94,322
2020	8	\$94,322	\$13,394	\$0	\$0	\$162	\$0	\$107,878
2021	9	\$107,878	\$13,394	\$0	\$0	\$182	\$0	\$121,454
2022	10	\$121,454	\$13,394	\$0	\$0	\$202	\$0	\$135,050
2023	11	\$135,050	\$11,787	\$0	\$0	\$11	\$139,762	\$7,085
2024	12	\$7,085	\$11,787	\$0	\$0	\$28	\$0	\$18,901
2025	13	\$18,901	\$11,787	\$0	\$0	\$46	\$0	\$30,733
2026	14	\$30,733	\$11,787	\$0	\$0	\$64	\$0	\$42,584
2027	15	\$42,584	\$11,787	\$0	\$0	\$82	\$0	\$54,452
2028	16	\$54,452	\$11,787	\$0	\$0	\$87	\$7,928	\$58,398
2029	17	\$58,398	\$11,787	\$0	\$0	\$105	\$0	\$70,290
2030	18	\$70,290	\$11,787	\$0	\$0	\$123	\$0	\$82,200
2031	19	\$82,200	\$11,787	\$0	\$0	\$141	\$0	\$94,127
2032	20	\$94,127	\$11,787	\$0	\$0	\$159	\$0	\$106,073
2033	21	\$106,073	\$10,372	\$0	\$0	\$8	\$111,368	\$5,084
2034	22	\$5,084	\$10,372	\$0	\$0	\$23	\$0	\$15,480
2035	23	\$15,480	\$10,372	\$0	\$0	\$39	\$0	\$25,891
2036	24	\$25,891	\$10,372	\$0	\$0	\$54	\$0	\$36,318
2037	25	\$36,318	\$10,372	\$0	\$0	\$70	\$0	\$46,760
2038	26	\$46,760	\$10,372	\$0	\$0	\$86	\$0	\$57,218
2039	27	\$57,218	\$10,372	\$0	\$0	\$101	\$0	\$67,692
2040	28	\$67,692	\$10,372	\$0	\$0	\$117	\$0	\$78,181
2041	29	\$78,181	\$10,372	\$0	\$0	\$133	\$0	\$88,686
2042	30	\$88,686	\$10,372	\$0	\$0	\$149	\$0	\$99,207

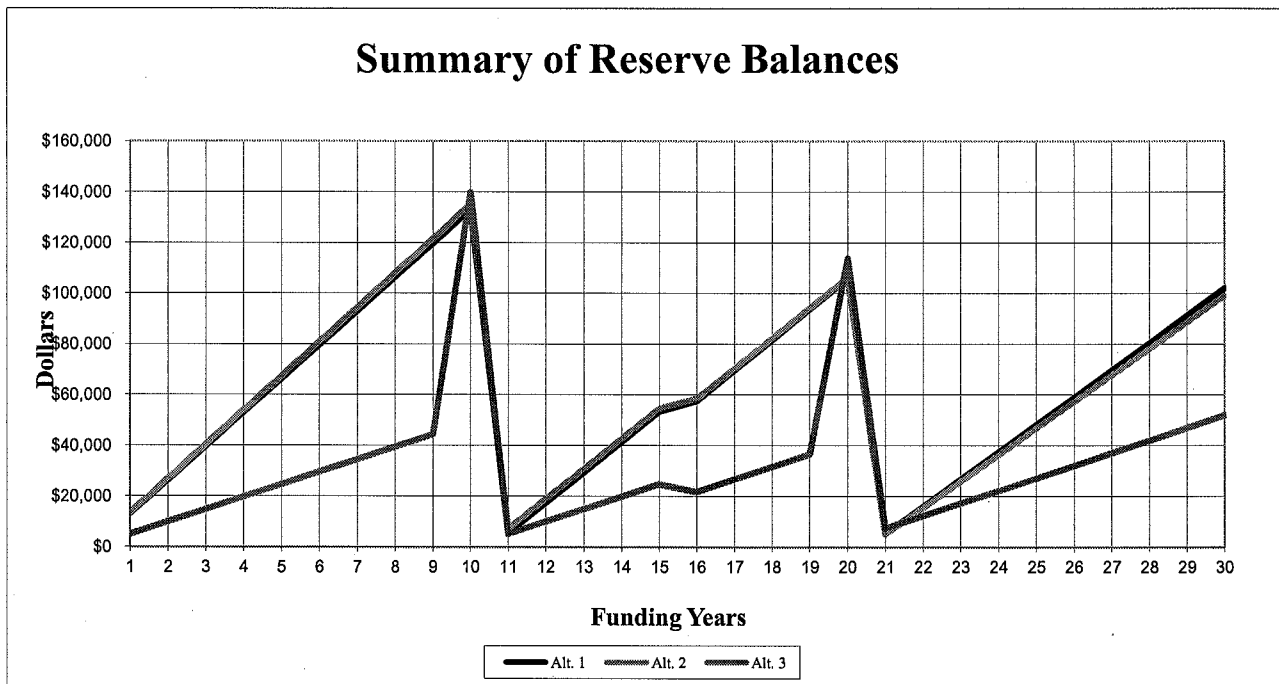
Alternative 3: Escalating Funding with Special Assessments



Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments 1	Special Assessments 2	Investment Earnings	Capital Expenditures	Ending Balance
2013	1	\$0	\$4,887	\$0	\$0	\$7	\$0	\$4,894
2014	2	\$4,894	\$4,887	\$0	\$0	\$15	\$0	\$9,796
2015	3	\$9,796	\$4,887	\$0	\$0	\$22	\$0	\$14,705
2016	4	\$14,705	\$4,887	\$0	\$0	\$29	\$0	\$19,621
2017	5	\$19,621	\$4,887	\$0	\$0	\$37	\$0	\$24,545
2018	6	\$24,545	\$4,887	\$0	\$0	\$44	\$0	\$29,476
2019	7	\$29,476	\$4,887	\$0	\$0	\$52	\$0	\$34,415
2020	8	\$34,415	\$4,887	\$0	\$0	\$59	\$0	\$39,361
2021	9	\$39,361	\$4,887	\$0	\$0	\$66	\$0	\$44,314
2022	10	\$44,314	\$4,887	\$90,500	\$0	\$210	\$0	\$139,911
2023	11	\$139,911	\$4,887	\$0	\$0	\$8	\$139,762	\$5,043
2024	12	\$5,043	\$4,887	\$0	\$0	\$15	\$0	\$9,945
2025	13	\$9,945	\$4,887	\$0	\$0	\$22	\$0	\$14,855
2026	14	\$14,855	\$4,887	\$0	\$0	\$30	\$0	\$19,771
2027	15	\$19,771	\$4,887	\$0	\$0	\$37	\$0	\$24,695
2028	16	\$24,695	\$4,887	\$0	\$0	\$32	\$7,928	\$21,686
2029	17	\$21,686	\$4,887	\$0	\$0	\$40	\$0	\$26,613
2030	18	\$26,613	\$4,887	\$0	\$0	\$47	\$0	\$31,547
2031	19	\$31,547	\$4,887	\$0	\$0	\$55	\$0	\$36,489
2032	20	\$36,489	\$4,887	\$0	\$72,400	\$62	\$0	\$113,838
2033	21	\$113,838	\$4,887	\$0	\$0	\$11	\$111,368	\$7,368
2034	22	\$7,368	\$4,887	\$0	\$0	\$18	\$0	\$12,273
2035	23	\$12,273	\$4,887	\$0	\$0	\$26	\$0	\$17,186
2036	24	\$17,186	\$4,887	\$0	\$0	\$33	\$0	\$22,106
2037	25	\$22,106	\$4,887	\$0	\$0	\$40	\$0	\$27,033
2038	26	\$27,033	\$4,887	\$0	\$0	\$48	\$0	\$31,968
2039	27	\$31,968	\$4,887	\$0	\$0	\$55	\$0	\$36,911
2040	28	\$36,911	\$4,887	\$0	\$0	\$63	\$0	\$41,860
2041	29	\$41,860	\$4,887	\$0	\$0	\$70	\$0	\$46,817
2042	30	\$46,817	\$4,887	\$0	\$0	\$78	\$0	\$51,782

# Summary of Reserve Balances

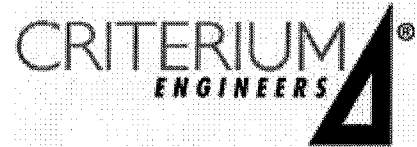
<u>Year</u>	<u>Year Number</u>	<u>Yearly Expenditures</u>	<u>Alt. 1</u>	<u>Alt. 2</u>	<u>Alt. 3</u>
2013	1	\$0	\$13,233	\$13,414	\$4,894
2014	2	\$0	\$26,485	\$26,848	\$9,796
2015	3	\$0	\$39,758	\$40,303	\$14,705
2016	4	\$0	\$53,050	\$53,777	\$19,621
2017	5	\$0	\$66,363	\$67,272	\$24,545
2018	6	\$0	\$79,695	\$80,787	\$29,476
2019	7	\$0	\$93,048	\$94,322	\$34,415
2020	8	\$0	\$106,420	\$107,878	\$39,361
2021	9	\$0	\$119,812	\$121,454	\$44,314
2022	10	\$0	\$133,225	\$135,050	\$139,911
2023	11	\$139,762	\$5,417	\$7,085	\$5,043
2024	12	\$0	\$17,389	\$18,901	\$9,945
2025	13	\$0	\$29,379	\$30,733	\$14,855
2026	14	\$0	\$41,387	\$42,584	\$19,771
2027	15	\$0	\$53,413	\$54,452	\$24,695
2028	16	\$7,928	\$57,517	\$58,398	\$21,686
2029	17	\$0	\$69,567	\$70,290	\$26,613
2030	18	\$0	\$81,635	\$82,200	\$31,547
2031	19	\$0	\$93,722	\$94,127	\$36,489
2032	20	\$0	\$105,826	\$106,073	\$113,838
2033	21	\$111,368	\$5,145	\$5,084	\$7,368
2034	22	\$0	\$15,847	\$15,480	\$12,273
2035	23	\$0	\$26,566	\$25,891	\$17,186
2036	24	\$0	\$37,301	\$36,318	\$22,106
2037	25	\$0	\$48,052	\$46,760	\$27,033
2038	26	\$0	\$58,819	\$57,218	\$31,968
2039	27	\$0	\$69,602	\$67,692	\$36,911
2040	28	\$0	\$80,402	\$78,181	\$41,860
2041	29	\$0	\$91,217	\$88,686	\$46,817
2042	30	\$0	\$102,049	\$99,207	\$51,782



**Location:**  
Fox Ridge HOA  
Medical Lake, WA

**Photo Taken by:**  
Ken Pfaff, P.E.

**Date:**  
October 18, 2012



**Description:**  
Sidewalk and vinyl  
fence along  
Graham Rd

**Photo Number**  
**1**



**Description:**  
Transition of vinyl  
and wood fence  
along Graham Rd.

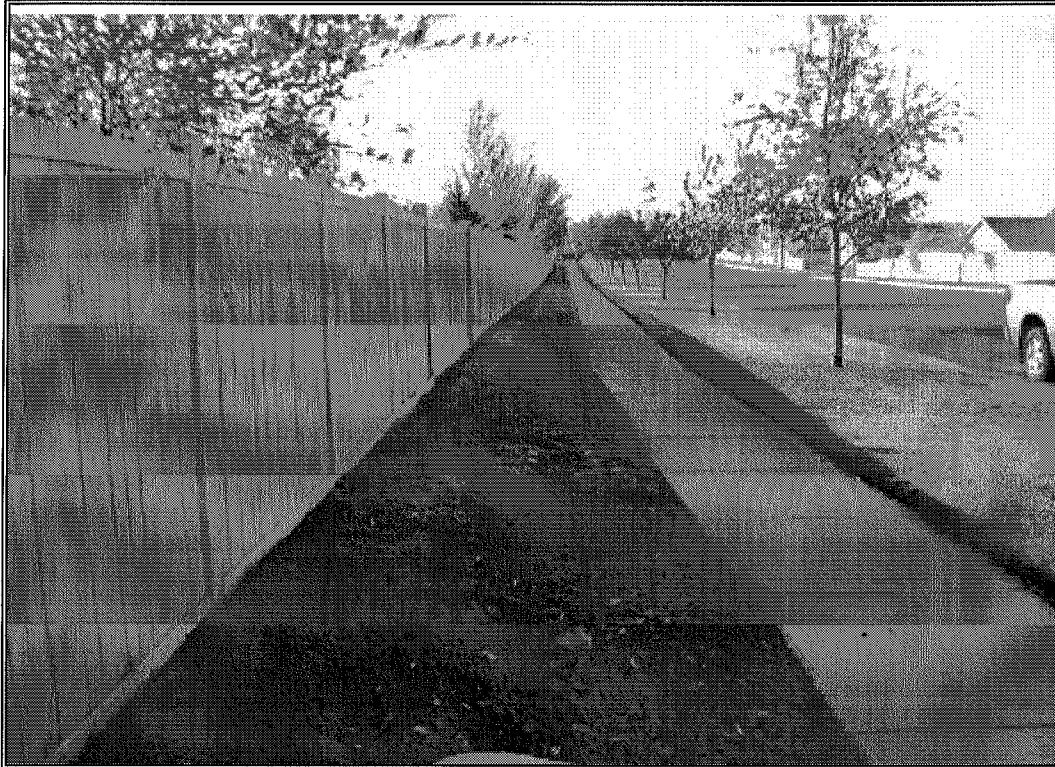
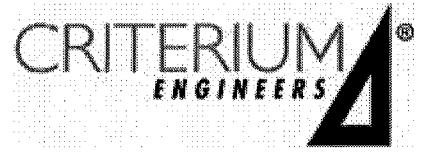
**Photo Number**  
**2**



**Location:**  
Fox Ridge HOA  
Medical Lake, WA

**Photo Taken by:**  
Ken Pfaff, P.E.

**Date:**  
October 18, 2012



**Description:**

Wood fence and  
sidewalk along  
upper Graham Rd.

**Photo Number**

**3**



**Description:**

Vinyl fence along  
Graham Rd near  
Carrie Dr.

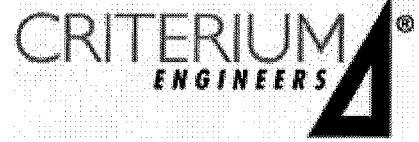
**Photo Number**

**4**

**Location:**  
Fox Ridge HOA  
Medical Lake, WA

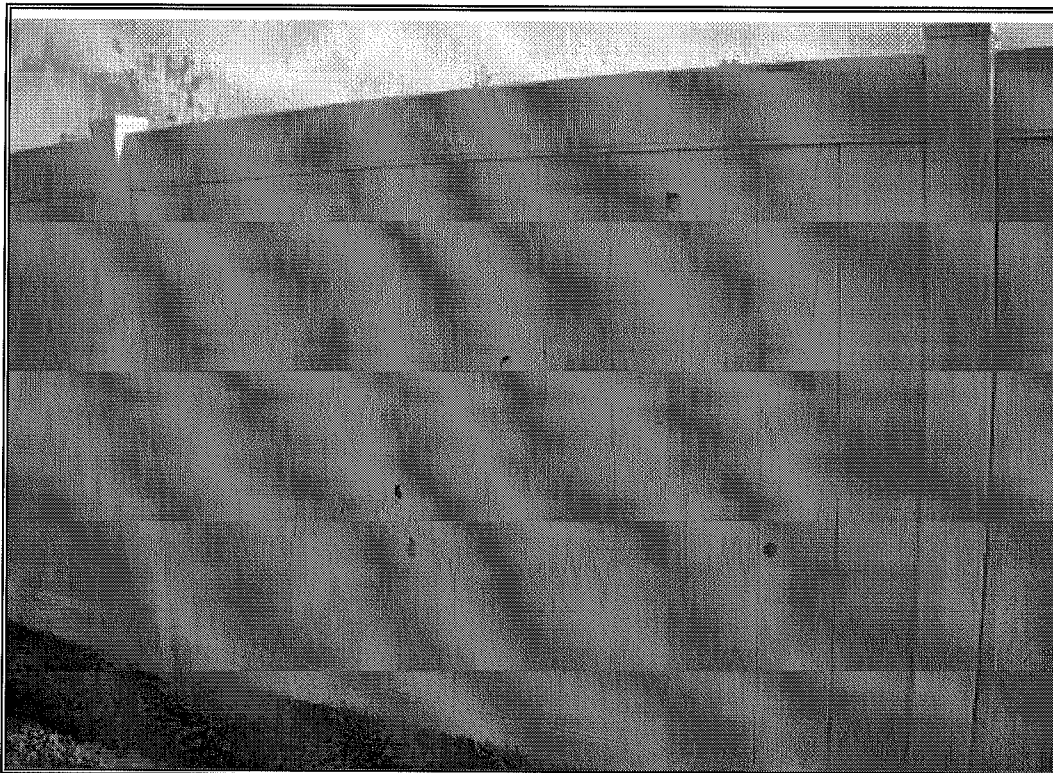
**Photo Taken by:**  
Ken Pfaff, P.E.

**Date:**  
October 18, 2012



**Description:**  
Vinyl fence and  
sidewalk along  
Graham near  
Joshua Dr

**Photo Number**  
**5**



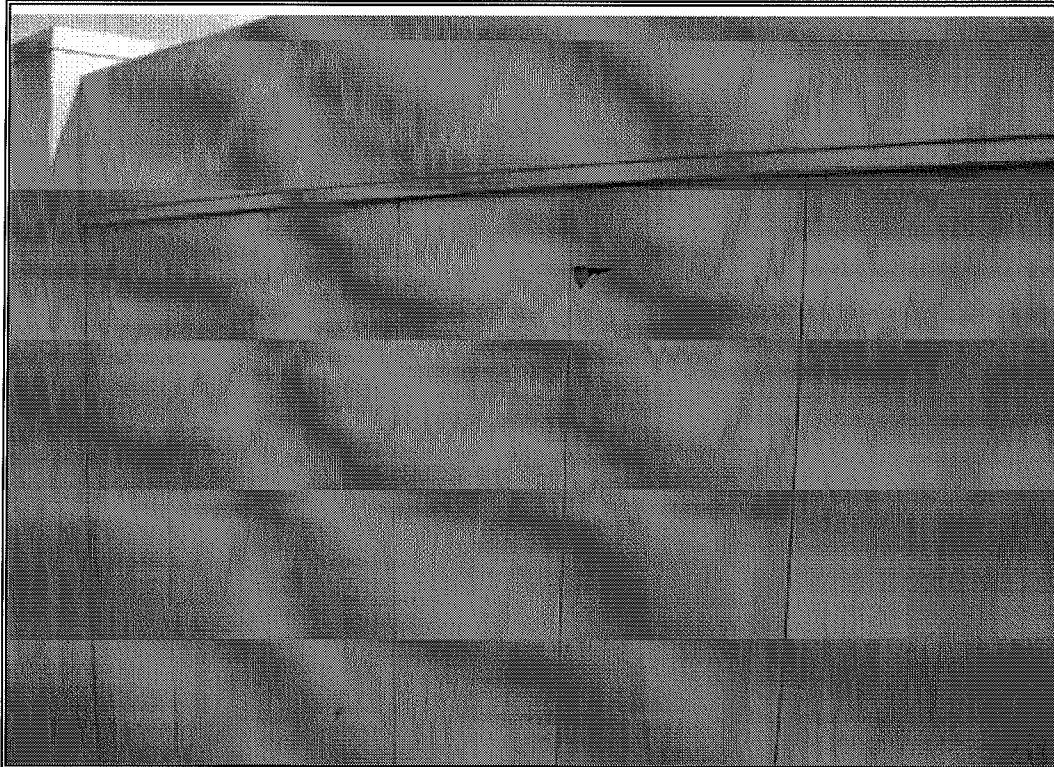
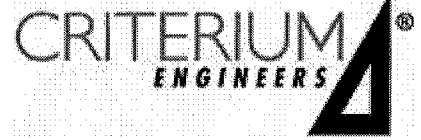
**Description:**  
Damaged section  
along lower  
Graham Rd

**Photo Number**  
**6**

**Location:**  
Fox Ridge HOA  
Medical Lake, WA

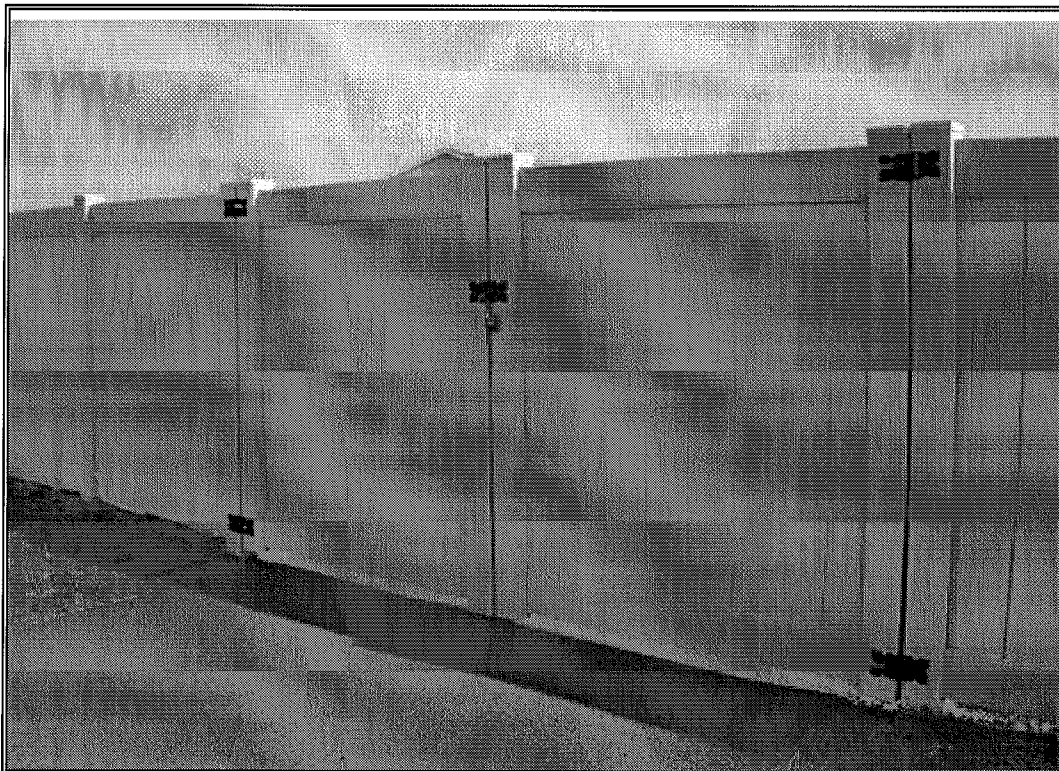
**Photo Taken by:**  
Ken Pfaff, P.E.

**Date:**  
October 18, 2012



**Description:**  
Damaged section  
along lower  
Graham Rd

**Photo Number**  
**7**



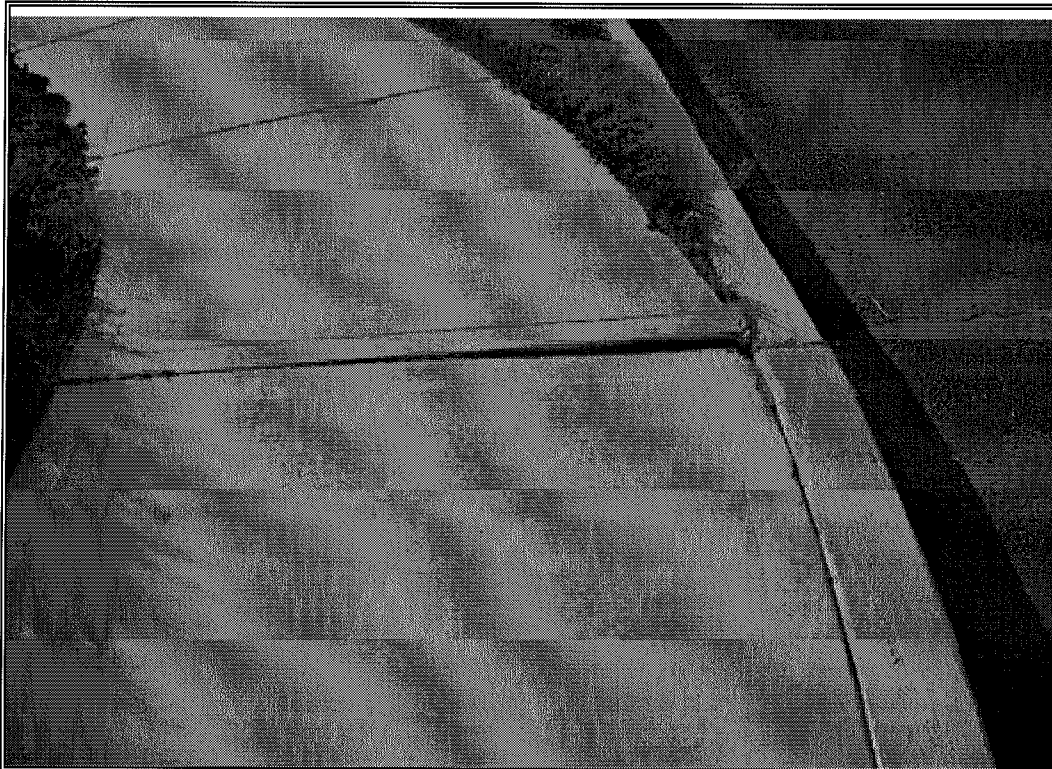
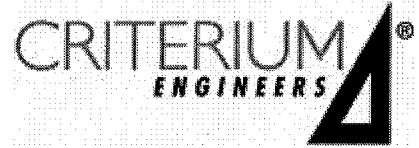
**Description:**  
Gate at lower  
Graham Rd

**Photo Number**  
**8**

**Location:**  
Fox Ridge HOA  
Medical Lake, WA

**Photo Taken by:**  
Ken Pfaff, P.E.

**Date:**  
October 18, 2012



**Description:**  
Sidewalk  
settlement/tripping  
hazard at Graham  
Rd and Tara Lee

**Photo Number**  
**9**



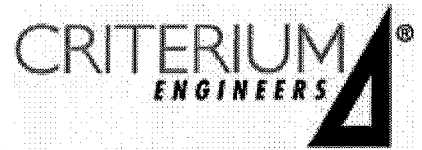
**Description:**  
Vinyl fence label

**Photo Number**  
**10**

**Location:**  
Fox Ridge HOA  
Medical Lake, WA

**Photo Taken by:**  
Ken Pfaff, P.E.

**Date:**  
October 18, 2012



**Description:**  
Rot at post in  
wood fence

**Photo Number**

**11**

## FOX RIDGE RESERVE STUDY INVENTORY

### SIDEWALKS:

902 to Fox Ridge & south side of Fox Ridge	197.36 feet
Fox Ridge north side	130.48
Fox Ridge to Justin	1224.47
Justin south side	124.67
Justin north side	138.14
Justin to Tara Lee	553.07
Tara Lee south side	126.79
Tara Lee north side	138.13
Tara Lee to end	576.12
South of Carrie-left side	104.99
Carrie to Joshua-left side	221.15
Joshua to end-left side	113.68
<b>Total sidewalk</b>	<b>3,649.05 feet</b>

### VINYL FENCE

902 to Fox Ridge & south side of Fox Ridge	232.59
Fox Ridge north side	111.23
Fox Ridge to wood fence	728.85
South of Carrie-left side	95.07
Carrie to Joshua-left side	190.21
Joshua to end-left side	78.78
<b>Total vinyl fence</b>	<b>1436.73 feet</b>

### WOOD FENCE

Vinyl fence to Justin	462.85
Justin south side	103.00
Justin north side	117.26
Justin to Tara Lee	519.73
Tara Lee south side	103.81
Tara Lee north side	104.41
Tara Lee to end	554.46
North side of property	485.24
<b>Total wood fence</b>	<b>2,450.76 feet</b>