

# 2021 Reserve Study & Maintenance Plan

---

## Pebble Creek Condominiums

Vancouver, Washington

**Prepared By:**

Regenesis Reserves

**Report Issued Date:**

August 15, 2020

**Site Inspection Date:**

Site Inspection Completed

August 15, 2020

Adna Trnjanin  
Phone (360) 695-1538

**RE: Pebble Creek Condominiums**

*Enclosed is the completed Reserve Study which meets the requirements of RCW 64.34.382. I prepared this Reserve Study and I am a reserve study professional.*

**RESERVE FUNDING OPTIONS**

In an effort to provide the best and most useful information to the board, our reserve study software offers customizable funding plans. That means if the board has a different funding plan in mind than the one we recommend, we can produce that plan.

There are many approaches to funding reserves but it is recommended that Full (100%) Funding be pursued because it is most likely to avoid special assessments and it shares costs fairly among all members along the 30-year time line. Due to fluctuating inflation rates, investment rates, component costs, starting balances and useful life adjustments, the Percent Funded level will fluctuate (sometimes dramatically) from year to year. The Funding Plan takes these factors into consideration, make adjustment to the Annual Contribution and charts a new course toward Full (50%) Funding.

**Type of Reserve Study Performed**

A Level III Reserve Study Update with No Site Inspection was performed for this report.

**Reserve Account Starting Balance**

Effective the start of the 2021 fiscal year, based on information provided by client, the Projected Starting Reserve Balance is **\$64,733** versus the Fully Funded/Ideal Starting Balance is **\$1,426,481** .

**Percent Funded**

This homeowner association is currently **5% Funded** (Actual Starting Balance divided by Ideal Starting Balance.) 0-35%=Weak; 36-70%=Fair; 71-100%=Strong

**Recommended Funding Plan Summary**

A contribution of **\$400,000** is recommended for the **2021 Fiscal Year** (See funding plan for future year recommendations). Following this Recommended Funding Plan will adjust the level of reserves to **50% funded in 29 years**, then maintain 50% funded moving forward.

*Information needed by the board to comply with RCW 64.34.308 (Budget disclosure requirements) is located within the Funding Plan Summary. If the board plans to implement an Annual Contribution*

*amount different than what is recommended in the Funding Plan Summary, the board must provide Regenesi s with that amount in order to generate a revised funding plan.*

### **State of Washington Required Funding Plan Reports**

Based on Washington requirements, there are two additional Funding Plans:

1. **Full Funding Plan** to achieve 100% funded reserves by the end of the 30 year study period. See Fully Funded at 30 Years worksheet.
2. **Baseline Funding Plan** to maintain the reserve balance above zero throughout the 30 year study period without special assessments. See Baseline Funding worksheet.

### **Special Assessments**

Based on current information, and assuming the board follows the Recommended Funding Plan Contributions, a Special Assessment is not anticipated; however, this will require a significant increase in yearly contributions to the Reserves. Fully funding the Reserves can be achieved in several ways: Special Assessment, increase in annual contributions, financial loan, or a combination of any of the three. It is important to note that bank loans for associations are considered “commercial loans” and carry a relatively high interest rate, they also position the board to become debt collectors and therefore should only be considered if necessary.

The projections show significant, and needed, modifications (most notably siding & roof replacement) in the coming years. We highly recommend that an assessment of the existing siding be conducted to determine the urgency and associated costs as this is a driving factor in what needs to be reserved. We anticipate the results of such investigation will coincide with our projections and as such MAJOR expenditures are anticipated in the next 10 years. Please review the assumptions, our Recommended Contributions and anticipated upcoming Expenditures. Lastly, I recommend that the board take advantage of our offer to discuss the results of this report (included in the current contract with Regenesi s Reserves).

### **Reserve Study Disclosure Required by Washington Statute:**

*“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.”*

### **Interest Yield on Reserves**

A **0.01% Yield** is projected based on the current rate of return on your invested reserves. One of the benefits of the reserve study is it provides information needed to improve reserves investment returns. Investing reserves in CDs of differing maturities like 1 year, 3 year and 5 year based on when liquid funds will be needed will improve the average yield. A 1.5% average yield is achievable in the

## REGENESIS RESERVES

Reserve Study Consultants  
Oregon | Washington

current market. If this rate was used in the projections, **\$148,445** in Interest Income would result over the 30 year projection period versus **\$990** produced by the current yield. Bottom Line: Increased Interest Income will lower owner contributions.

### Inflation Rate

**2.11%** inflation rate was used based on the most recent 15-year average published by [www.inflationdata.com](http://www.inflationdata.com)

**Tax Rate. 30%** was used based on using Federal Tax Form 1120H versus 1120 which carries a 15% tax rate. Form 1120 is more complicated than 1120H, requirements are more stringent and tax preparers charge more to complete it. However, if interest earnings are high enough, the additional preparation cost can be worth it. See your CPA for more information on tax filing options.

### Washington Sales Tax


All component costs have sales tax built in.

**Annual Review & Update Service.** An annual review and update of the Reserve Study is required by statute and necessary for continued accuracy. A review and update provides a new 30-year projection with current inflation factor, investment rates and any known component cost changes. **Delivered with this report is a Three Year Price Guarantee Proposal that will save considerable money.**

**The Regenes Report** (FREE) Monthly newsletter considered to be the best HOA resource available. To subscribe, email [info@regenes.net](mailto:info@regenes.net).

It's been my pleasure to provide this valuable financial and maintenance planning information. I can be available by teleconference, for up to one hour, to review this reserve study, answer questions and make revisions that are indicated. Tuesday, Wednesday or Thursday are generally my best available days. Please contact me to arrange a meeting.

Regards,



Michael B. Stewart PRA  
PROFESSIONAL RESERVE ANALYST



## Reserve Study

### Table of Contents

#### **METHODOLOGY**

Explains the purpose of the reserve study, how the information was gathered and the sources used.

#### **LIMITATIONS & ASSUMPTIONS**

Explains what a Reserve Study does and does not do.

#### **WORKSHEET REPORT**

Alphabetical listing of the reserve components by type, cost, year put in service, useful life and replacement year

#### **FUNDING PLAN SUMMARY REPORT**

- **Percent Funded:** Starting Balance divided by the Ideal Balance
- **Ideal Balance:** Each component is measured, assessed for useful and remaining useful life plus cost of repair or replacement. Based on this analysis, each component should have a certain amount of money set aside as of the year in question. The Ideal Balance is the sum of all these component amounts as adjusted by the inflation factor.
- **Starting Balance:** Reserve funds total at beginning of each fiscal year
- **Annual Contribution:** Funds needed to meet the reserve schedule
- **Interest Income:** Yield on invested reserve funds
- **Tax Liability:** Federal taxes owed on investment interest earned

#### **ANNUAL EXPENDITURES REPORT**

Chronological repair and replacement schedule

#### **STARTING BALANCE FUNDS DISTRIBUTION**

Allocates available funds to the components. If funds are insufficient to fully fund each component, funds are allocated to components that are scheduled to happen sooner.

## Reserve Study Methodology

### DEFINITION

Reserve Study Identifies the components which will require maintenance, repair or replacement in more than one and less than thirty years and the cost of repair or replacement of each at recommended intervals. Site inspections are based on visual observation and no invasive testing was done. Representative sampling is used where visual inspection is not possible.

### RESERVE STUDY CRITERIA

1. Identify current reserve funds balance
2. Identify components to be included
3. Establish reasonable useful life of each component
4. Establish remaining useful life of each component
5. Estimate current replacement or repair cost of each component
6. Assemble data in Reserve Study
7. Generate Reserve Funding Plan.

### FUNDING PLAN CRITERIA

The Funding Plan is based on the Cashflow Method and includes Percent Funded, Inflation Adjusted Ideal Balance, Starting Balance, Annual Contribution, Interest Income, Tax Liability and Inflation Adjusted Expenditures. Inflation is based on the most recent 15-year average as determined by [www.inflationdata.com](http://www.inflationdata.com)

### SOURCES OF INFORMATION (as applicable):

Original plans and specifications  
Original builders and developers  
Contractors and vendors  
Industry Professionals (engineers, architects, construction managers, etc.)  
Board Members  
General Members  
Property Manager  
Resident Manager  
Cost Estimating Services

To remain accurate, the Reserve Study must be updated annually

## **Reserve Study**

### **Limitations & Assumptions**

1. The Reserve Study is intended for the sole use of the Client and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
2. The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
3. Consultant's financial liability for errors and omissions is limited to the charge made to Client to perform the Reserve Study.
4. The scope of the Reserve Study is expressly limited to the components included.
5. The useful life estimates of the Reserve Study assume normal weather conditions and do not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design and regular and adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
6. The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Client. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other factors which are not under Consultant's control.
7. The conclusions of the Reserve Study do not involve invasive testing of the components and were arrived at by either visual inspection and/or information provided by Client.
8. The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Client agrees to indemnify, defend and hold Consultant harmless from all related claims.

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Barkdust	1	Total	\$ 6,000.00	\$ 6,127	2017	4	2021	1	No
<b>Comments:</b> 2018: Originally scheduled for 2018. Base year "Year Built" reflected is start of repair budget cycle.									
Concrete Safety Repair	1	Total	\$ 5,000.00	\$ 5,436	2019	5	2024	4	No
<b>Comments:</b> Use this fund as needed over a 5 year period to Inspect all flatwork and sidewalks for tripping hazards of 3/8" or more. Grind down or remove and replace selected sections as needed over a 5 year period; list year, work done and cost here. 2019: Sidewalk repair completed by Key Property Services at a cost of \$63. 2018: Manger reported that repairs to be completed due to observations from insurance risk assessment. Cost of work unknown at this time.									
Crawlspace-Repair-2019	1	Total	\$ -	\$ -	2019	50	2069	49	Yes
<b>Comments:</b> Work completed is assumed to have addressed all repair needs, no reports of future work to be completed. Cost is considered a one time item. 2019: Completed at a cost of \$4,045.									
Deck-Entry-Wood-Rails	1,404	Sq.Ft.	\$ 12.00	\$ 36,482	2017	40	2057	37	Yes
Deck-Entry-Wood-Sub Structure	3,536	Sq.Ft.	\$ 12.00	\$ 60,514	2017	20	2037	17	No
Deck-Entry-Wood-Top Boards	3,536	Sq.Ft.	\$ 15.00	\$ 75,642	2017	20	2037	17	No
<b>Comments:</b> 26 total entry decks. 2016-2017: Entry decks replaced at an average cost of \$4,500/each									
Deck-Rear-Wood-Rails	780	Ln.Ft.	\$ 12.00	\$ 20,268	2017	40	2057	37	No
Deck-Rear-Wood-Sub Structure	2,400	Sq.Ft.	\$ 12.00	\$ 41,073	2017	20	2037	17	No
Deck-Rear-Wood-Top Boards	2,400	Sq.Ft.	\$ 15.00	\$ 51,341	2017	20	2037	17	No
<b>Comments:</b> 30 total rear decks. 2016-2017: Rear decks replaced at an average cost of \$2,500/each									
Fence-Chainlink-48"	174	Ln.Ft.	\$ 38.00	\$ 8,147	1990	40	2030	10	No
<b>Comments:</b> Located at central garden									
Fence-Vinyl-2 Rail	625	Ln.Ft.	\$ 30.00	\$ 24,089	2007	25	2032	12	No
Fence-Wood	164	Ln.Ft.	\$ 40.00	\$ 6,698	2001	20	2021	1	No
Garage Doors	6	Total	\$ 850.00	\$ 5,903	1997	30	2027	7	No
Garden Shed	1	Total	\$ 2,500.00	\$ 3,081	1990	40	2030	10	No
<b>Comments:</b> Located at central garden									



Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Handrail-Wood	83	Ln.Ft.	\$ 25.00	\$ 3,022	2018	20	2038	18	No
<p><b>Comments:</b> Located throughout the property at concrete stairs. Recommend replacement with metal hand rails. Cost here reflects wood, if metal is desired, revise budget cost accordingly.                      2018: Manger reported that repairs/replacements to be completed due to observations from insurance risk assessment. Cost of work unknown at this time.</p>									
Landscape Renovation	1	Total	\$ 4,000.00	\$ 4,171	2017	5	2022	2	No
<p><b>Comments:</b> For landscape projects outside regular maintenance needs such as plant removal/replacement or drainage correction. Renovation work should be recorded here including description of work, year completed and cost to assist with estimating future needs.</p>									
Landscape-Irrigation-System	1	Total	\$ -	\$ -	2017	50	2067	47	No
<p><b>Comments:</b> Repairs and replacements of individual components of the irrigation system are completed as needed by landscape duties and are paid for out of Operating Budget. An irrigation system replacement generally is not warranted, as the system as a whole does not fail. If it is determined that a new irrigation system is warranted, or a major repair/renovation is needed, add the cost and replacement date here.</p>									
Lights-Exterior	86	Fixtures	\$ -	\$ -	2017	50	2067	47	No
<p><b>Comments:</b> This component will serve as a budget fund for replacement of remaining light fixtures as needed. Recommend that the board make efforts to perform work in lump sums in order to reduce varying useful life and contractor mobilization costs. Also, recommend at the time of replacement board consult vendors to perform a fixture replacement energy audit.                      2017: Reported that fixtures being replaced as needed. Approximately 1/3 have been replaced.</p>									
Lights-Exterior-Carport	40	Fixtures	\$ 75.00	\$ 3,330	1995	30	2025	5	No
Lights-Exterior-Pole/Globe	18	Fixtures	\$ 150.00	\$ 2,815	1997	25	2022	2	No
Mailboxes	52	Units	\$ 140.00	\$ 12,529	2016	30	2046	26	No
Mold Remediation	1	Total	\$ -	\$ -	2019	50	2069	49	Yes
<p><b>Comments:</b> Work completed is assumed to have addressed all repair needs, no reports of future work to be completed. Cost is considered a one time item.                      2019: Completed by Odoms Home Remediation at a cost of \$1,626.</p>									
Paint-Exterior-Building-2021	52	Units	\$ 2,800.00	\$ 148,672	2011	10	2021	1	Yes
<p><b>Comments:</b> Originally scheduled for completion in 2019. Next paint cycle included with the siding replacement see Siding-Replacment. Includes all paintable surfaces on buildings, carports and garage                      To occur after siding repairs in 2018. Next paint cycle (2026) included with siding replacement budget.                      2018: Scheduled for completion.</p>									

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Paint-Exterior-Building-After New Siding <b>Comments:</b> Includes all paintable surfaces on buildings, carports and garage This budget paint cycle begins after siding replacement in 2026	52	Units	\$ 2,800.00	\$ 195,037	2026	8	2034	14	No
Paint-Exterior-Carport & Garage <b>Comments:</b> Originally scheduled for completion in 2019	52	Units	\$ 200.00	\$ 10,619	2011	10	2021	1	No
Parking Stops <b>Comments:</b> Budget to repair/replace as needed over next 6 year period. If a global replacement is warranted, revise the reserve budget accordingly. 2019: Parking stops were added per insurance request on the main carport. Cement parking stops were damaged and replaced with rubber stops. Replaced 3 rubber stops at visitor parking and 6 on the carport at a cost of \$1,495.	1	Total	\$ 1,500.00	\$ 1,665	2019	6	2025	5	No
Paving-Asphalt-Overlay-Phase 1 <b>Comments:</b> Approximately 3,900 sf of paving appears to have been overlaid within the last 10 years.	3,900	Sq.Ft.	\$ 2.50	\$ 13,905	2007	30	2037	17	No
Paving-Asphalt-Overlay-Phase 2	16,071	Sq.Ft.	\$ 2.50	\$ 46,501	1997	30	2027	7	No
Paving-Asphalt-Repair, & Sealcoat-Shared <b>Comments:</b> Originally scheduled for completion in 2019 Asphalt is a porous material that is deteriorated by water, dirt, oil and sunlight. To protect it from the elements, a sealcoating should be applied as paint is applied to siding. Sealcoating will seal against water, protect against UV rays which break it down, keep the asphalt from drying out and extend its useful life. It is highly recommended that two coats be applied to achieve the estimated useful life. Restriping (if applicable) included in the cost.	19,971	Sq.Ft.	\$ 0.30	\$ 6,118	2016	5	2021	1	No
Paving-Shared-Overlay	4,221	Sq.Ft.	\$ 2.50	\$ 13,003	2000	30	2030	10	No
Paving-Shared-Repair & Sealcoat <b>Comments:</b> Originally scheduled for completion in 2019	4,221	Sq.Ft.	\$ 0.30	\$ 1,293	2016	5	2021	1	No
Rails-Metal-Paint <b>Comments:</b> Originally scheduled for completion in 2019	182	Ln.Ft.	\$ 12.00	\$ 2,277	2012	10	2022	2	No
Rails-Metal-Replace	182	Ln.Ft.	\$ 70.00	\$ 19,343	2000	40	2040	20	No
Roof-Chimney Caps	52	Units	\$ 350.00	\$ 20,203	1990	35	2025	5	Yes

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Roof-Composition-Building	325	Squares	\$ 450.00	\$ 149,336	1991	30	2021	1	No
<p><b>Comments:</b> Budget cost of replacement is based on removal and replacement of single layer roof with a 30 year composition shingle.  2018: Roof repairs scheduled for completion. Scope of work and contractor unknown, cost estimated at \$25,000.  2017: Roof quantity obtained using satellite imagery (Eagle View Technology) of a typical building extrapolated to derive a total quantity.</p>									
Roof-Composition-Carport & Garage	114	Squares	\$ 400.00	\$ 46,562	1991	30	2021	1	No
Roof-Gutters & Downspouts	5,908	Ln.Ft.	\$ 7.00	\$ 42,229	1991	30	2021	1	No
<p><b>Comments:</b> Includes all buildings, carports and garage.  Gutters: 3,484 lf  Downspouts: 2,424 lf  2017: Gutter and downspout quantity obtained using satellite imagery (Eagle View Technology) of a typical building extrapolated to derive a total quantity.</p>									
Siding & Trim Repair	52	Units	\$ 250.00	\$ 14,735	2019	7	2026	6	No
<p><b>Comments:</b> 2019: Siding repair and dry rot repair completed by Key Property Services at a total cost of \$12,548 (\$241/unit). Scope of work includes paint.  2018: Siding repairs scheduled for completion this year. Extent of work and cost unknown.  2017: Manager reported siding and trim repair scheduled for completion in 2017 &amp; 2018 at an estimated amount of \$15,000/year, intent to postpone a siding replacement until the next paint cycle.</p>									
Siding-Inspection	1	Total	\$ 3,500.00	\$ 3,574	2019	2	2021	1	Yes
<p><b>Comments:</b> A siding assessment provides information regarding the performance of the building enclosure components, identifies areas of concern and provides the information needed to create appropriate planning for the building's maintenance and repair. If it is deemed that a replacement of the siding (or portions of it) will be necessary within the next 30 years, a replacement line item should be added to the reserve budget.</p>									

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Siding-Replace	52	Units	\$ 15,000.00	\$ 884,106	1971	55	2026	6	Yes
<p><b>Comments:</b> Base year "Year Built" reflected is start of repair budget cycle.                      IMPORTANT! This is a Budget only. Cost of siding replacement can vary greatly contingent on the extent of work to be completed. Board should solicit budget estimates and update the budget accordingly. Highly recommend that a siding inspection be completed to identify extent of damage and remaining useful life (see Siding-Inspection component).</p> <p>Siding has a long useful life, however, the siding underlayment will eventually lose its protective properties due to water that is able to get behind the exterior cladding. The decision to replace siding is typically driven by either an aesthetical desire or a cost-benefit analysis of installing a superior cladding. As such, the remaining useful life is subject to change based on conditions and the board's desires. Siding replacement typically is warranted after 40-60 years.</p> <p>2018: Siding repairs being completed as needed.                      2017: Observed dry rot and siding failures throughout property. Management advised siding is being repaired as needed.</p>									
Sign-Entry	2	Total	\$ 900.00	\$ 1,998	2005	20	2025	5	No
Stairs-Concrete-Parking	1	Total	\$ 20,000.00	\$ 20,853	2017	5	2022	2	Yes
<p><b>Comments:</b> Concrete stairs at parking lot are beyond repair and need to be reconstructed.</p>									
Trash Enclosures	3	Units	\$ 2,350.00	\$ 12,917	2019	30	2049	29	No
<p><b>Comments:</b> Replace boards only. Posts are metal and in good condition. Recommend replacement with Chainlink (w/vinyl slat) at time of replacement.</p> <p>2019: Enclosures replaced; new keyless entry installed. Cost \$7,068 completed by Pacific Fence &amp; Wire Co.                      2019: Replaced with a chainlink fence by The Fenceman at a cost of \$4,508 (\$36/lf).                      2018: Manager advised board considering replacement with new system to deter transients. Material type and construction method undetermined at this time. Replacement year revised to 2019 in anticipation of work to be completed.</p>									
Treework	1	Total	\$ 4,000.00	\$ 4,171	2019	3	2022	2	No
<p><b>Comments:</b> Have trees inspected by arborist and perform corrective pruning as needed to keep tree limbs at least 6' away from buildings. Tree limbs overhanging roofs and decks will damage and shorten the useful life of that component. Use this fund as needed over a 3 year period; list year, work done and cost here. Revise next cycle's budget according to arborist's recommendations.</p> <p>2019: Tree removal completed by All American Landscaping at a cost of \$217.                      2015: Treework completed \$7,000</p>									

Number of Items = 44



Concrete Safety Repair



Concrete Safety Repair



Deck-Entry-Wood-Rails



Deck-Entry-Wood-Sub Structure



Deck-Entry-Wood-Top Boards



Deck-Rear-Wood-Rails



Deck-Rear-Wood-Sub Structure



Fence-Chainlink-48"



Fence-Chainlink-48"



Fence-Wood



Fence-Wood



Garage Doors



Garden Shed



Garden Shed



Handrail-Wood



Lights-Exterior



Lights-Exterior



Lights-Exterior-Carport



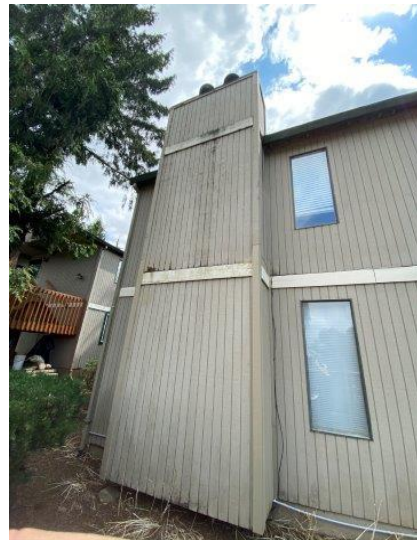
Lights-Exterior-Pole/Globe



Mailboxes



Mailboxes



Paint-Exterior-Building-2021



Paving-Asphalt-Overlay-Phase 1



Paving-Asphalt-Repair, & Sealcoat-Shared





Rails-Metal-Paint



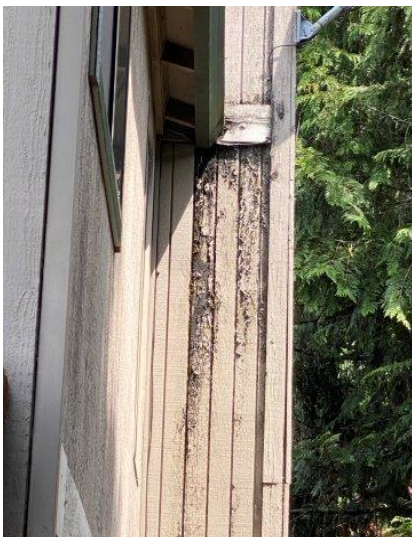
Rails-Metal-Replace



Roof-Composition-Carport & Garage



Siding-Replace



Siding-Replace



Sign-Entry



Stairs-Concrete-Parking



Trash Enclosures



Trash Enclosures



Treework



Treework

Weak (0-35%)      Fair (36-70%)      Strong (71-100%)

August 15, 2020

**Funding Plan Summary**

**Pebble Creek Condominiums**

Year	Percent Funded	Inflation Adjusted Ideal Balance	Starting Balance	Annual Contribution	Interest Income	Tax Liability	Inflation Adjusted Expenditures
2021	5%	1,426,481	64,733	400,000	26	(8)	(421,228)
2022	4%	1,070,517	43,524	200,000	14	(4)	(34,286)
2023	19%	1,097,635	209,247	200,000	31	(9)	0
2024	35%	1,159,039	409,269	200,000	51	(15)	(5,436)
2025	50%	1,215,128	603,869	200,000	70	(21)	(38,297)
2026	62%	1,238,204	765,622	200,000	87	(26)	(907,067)
2027	15%	401,328	58,615	58,000	9	(3)	(57,033)
2028	14%	416,108	59,588	59,225	9	(3)	(4,727)
2029	24%	483,296	114,093	60,477	14	(4)	(13,274)
2030	30%	542,228	161,305	61,754	19	(6)	(24,231)
2031	34%	590,947	198,842	63,059	23	(7)	(29,137)
2032	37%	635,415	232,780	64,391	26	(8)	(32,034)
2033	39%	677,825	265,156	65,751	30	(9)	(24,925)
2034	42%	727,898	306,003	67,141	34	(10)	(207,093)
2035	28%	600,499	166,074	68,559	20	(6)	0
2036	34%	680,193	234,647	70,007	27	(8)	(10,136)
2037	39%	749,974	294,537	71,487	33	(10)	(264,579)
2038	18%	572,121	101,467	72,997	14	(4)	(3,022)
2039	26%	655,904	171,452	74,539	21	(6)	(7,435)
2040	32%	735,438	238,571	76,114	28	(8)	(45,155)
2041	35%	778,458	269,549	77,722	31	(9)	(46,848)
2042	37%	820,872	300,444	79,364	34	(10)	(240,286)
2043	21%	675,307	139,546	81,040	18	(5)	(8,891)
2044	28%	761,330	211,708	82,753	25	(8)	(8,253)
2045	34%	848,173	286,225	84,501	33	(10)	(13,146)
2046	38%	930,421	357,603	86,286	40	(12)	(31,903)
2047	41%	994,699	412,014	88,109	46	(14)	(34,619)
2048	44%	1,057,060	465,537	89,970	51	(15)	0
2049	48%	1,154,040	555,543	91,871	60	(18)	(43,149)
2050	50%	1,208,906	604,307	93,812	65	(20)	(272,402)

**Total**      \$3,188,929      \$990      (\$297)      (\$2,828,591)

0.01%      **Investment Rate**  
30.00%      **Tax Rate**  
2.11%      **Inflation Rate**  
0.00%      **State Tax**

Weak (0-35%)      Fair (36-70%)      Strong (71-100%)

**Fully Funded at 30 Years  
Funding Plan Summary**

August 15, 2020

Pebble Creek Condominiums

Year	Percent Funded	Inflation Adjusted Ideal Balance	Starting Balance	Annual Contribution	Interest Income	Tax Liability	Inflation Adjusted Expenditures
2021	5%	1,426,481	64,733	400,000	26	(8)	(421,228)
2022	4%	1,070,517	43,524	200,000	14	(4)	(34,286)
2023	19%	1,097,635	209,247	200,000	31	(9)	0
2024	35%	1,159,039	409,269	200,000	51	(15)	(5,436)
2025	50%	1,215,128	603,869	200,000	70	(21)	(38,297)
2026	62%	1,238,204	765,622	200,000	87	(26)	(907,067)
2027	15%	401,328	58,615	78,700	10	(3)	(57,033)
2028	19%	416,108	80,289	80,359	12	(4)	(4,727)
2029	32%	483,296	155,929	82,054	20	(6)	(13,274)
2030	41%	542,228	224,723	83,783	27	(8)	(24,231)
2031	48%	590,947	284,294	85,550	33	(10)	(29,137)
2032	54%	635,415	340,730	87,354	38	(12)	(32,034)
2033	58%	677,825	396,076	89,195	44	(13)	(24,925)
2034	63%	727,898	460,377	91,076	51	(15)	(207,093)
2035	57%	600,499	344,396	92,996	39	(12)	0
2036	64%	680,193	437,419	94,957	48	(15)	(10,136)
2037	70%	749,974	522,273	96,959	57	(17)	(264,579)
2038	62%	572,121	354,693	99,003	40	(12)	(3,022)
2039	69%	655,904	450,702	101,090	50	(15)	(7,435)
2040	74%	735,438	544,393	103,222	60	(18)	(45,155)
2041	77%	778,458	602,501	105,398	66	(20)	(46,848)
2042	81%	820,872	661,097	107,620	71	(21)	(240,286)
2043	78%	675,307	528,481	109,889	58	(18)	(8,891)
2044	83%	761,330	629,521	112,206	69	(21)	(8,253)
2045	86%	848,173	733,522	114,572	79	(24)	(13,146)
2046	90%	930,421	835,002	116,987	89	(27)	(31,903)
2047	93%	994,699	920,149	119,454	98	(29)	(34,619)
2048	95%	1,057,060	1,005,053	121,972	107	(32)	0
2049	98%	1,154,040	1,127,100	124,544	119	(36)	(43,149)
2050	100%	1,208,906	1,208,578	127,170	127	(38)	(272,402)

**Total**      \$3,826,109      \$1,692      (\$507)      (\$2,828,591)

0.01%      **Investment Rate**  
 30.00%      **Tax Rate**  
 2.11%      **Inflation Rate**  
 0.00%      **State Tax**

Weak (0-35%)

Fair (36-70%)

Strong (71-100%)

Baseline

August 15, 2020

Funding Plan Summary

Pebble Creek Condominiums

Year	Percent Funded	Inflation Adjusted Ideal Balance	Starting Balance	Annual Contribution	Interest Income	Tax Liability	Inflation Adjusted Expenditures
2021	5%	1,426,481	64,733	400,000	26	(8)	(421,228)
2022	4%	1,070,517	43,524	200,000	14	(4)	(34,286)
2023	19%	1,097,635	209,247	200,000	31	(9)	0
2024	35%	1,159,039	409,269	200,000	51	(15)	(5,436)
2025	50%	1,215,128	603,869	200,000	70	(21)	(38,297)
2026	62%	1,238,204	765,622	200,000	87	(26)	(907,067)
2027	15%	401,328	58,615	50,952	8	(3)	(57,033)
2028	13%	416,108	52,540	52,027	8	(2)	(4,727)
2029	21%	483,296	99,845	53,125	13	(4)	(13,274)
2030	26%	542,228	139,705	54,246	17	(5)	(24,231)
2031	29%	590,947	169,732	55,390	20	(6)	(29,137)
2032	31%	635,415	195,999	56,559	22	(7)	(32,034)
2033	33%	677,825	220,540	57,753	25	(7)	(24,925)
2034	35%	727,898	253,385	58,971	28	(8)	(207,093)
2035	18%	600,499	105,283	60,215	14	(4)	0
2036	24%	680,193	165,508	61,486	20	(6)	(10,136)
2037	29%	749,974	216,871	62,783	25	(7)	(264,579)
2038	3%	572,121	15,092	64,108	5	(1)	(3,022)
2039	12%	655,904	76,182	65,461	11	(3)	(7,435)
2040	18%	735,438	134,216	66,842	17	(5)	(45,155)
2041	20%	778,458	155,914	68,252	19	(6)	(46,848)
2042	22%	820,872	177,332	69,692	21	(6)	(240,286)
2043	1%	675,307	6,753	71,163	4	(1)	(8,891)
2044	9%	761,330	69,028	72,665	11	(3)	(8,253)
2045	16%	848,173	133,447	74,198	17	(5)	(13,146)
2046	21%	930,421	194,511	75,763	23	(7)	(31,903)
2047	24%	994,699	238,388	77,362	28	(8)	(34,619)
2048	27%	1,057,060	281,150	78,994	32	(10)	0
2049	31%	1,154,040	360,167	80,661	40	(12)	(43,149)
2050	33%	1,208,906	397,707	82,363	44	(13)	(272,402)

<b>Total</b>	\$2,971,032	\$750	(\$225)	(\$2,828,591)
--------------	-------------	-------	---------	---------------

0.01%	<b>Investment Rate</b>
30.00%	<b>Tax Rate</b>
2.11%	<b>Inflation Rate</b>
0.00%	<b>State Tax</b>

Year	Amount	Item Description
	6,127	Barkdust
	6,698	Fence-Wood
	148,672	Paint-Exterior-Building-2021
	10,619	Paint-Exterior-Carport & Garage
	6,118	Paving-Asphalt-Repair, & Sealcoat-Shared
	1,293	Paving-Shared-Repair & Sealcoat
	149,336	Roof-Composition-Building
	46,562	Roof-Composition-Carport & Garage
	42,229	Roof-Gutters & Downspouts
	3,574	Siding-Inspection
<b>2021</b>	<b>421,228</b>	
	4,171	Landscape Renovation
	2,815	Lights-Exterior-Pole/Globe
	2,277	Rails-Metal-Paint
	20,853	Stairs-Concrete-Parking
	4,171	Treework
<b>2022</b>	<b>34,286</b>	
	5,436	Concrete Safety Repair
<b>2024</b>	<b>5,436</b>	
	6,660	Barkdust
	3,330	Lights-Exterior-Carport
	1,665	Parking Stops
	20,203	Roof-Chimney Caps
	1,998	Sign-Entry
	4,440	Treework
<b>2025</b>	<b>38,297</b>	
	6,791	Paving-Asphalt-Repair, & Sealcoat-Shared
	1,435	Paving-Shared-Repair & Sealcoat
	14,735	Siding & Trim Repair
	884,106	Siding-Replace
<b>2026</b>	<b>907,067</b>	
	5,903	Garage Doors
	4,630	Landscape Renovation
	46,501	Paving-Asphalt-Overlay-Phase 2

Year	Amount	Item Description
<b>2027</b>	<b>57,033</b>	
	4,727	Treework
<b>2028</b>	<b>4,727</b>	
	7,240	Barkdust
	6,034	Concrete Safety Repair
<b>2029</b>	<b>13,274</b>	
	8,147	Fence-Chainlink-48"
	3,081	Garden Shed
	13,003	Paving-Shared-Overlay
<b>2030</b>	<b>24,231</b>	
	13,085	Paint-Exterior-Carport & Garage
	1,887	Parking Stops
	7,538	Paving-Asphalt-Repair, & Sealcoat-Shared
	1,593	Paving-Shared-Repair & Sealcoat
	5,033	Treework
<b>2031</b>	<b>29,137</b>	
	24,089	Fence-Vinyl-2 Rail
	5,139	Landscape Renovation
	2,806	Rails-Metal-Paint
<b>2032</b>	<b>32,034</b>	
	7,871	Barkdust
	17,054	Siding & Trim Repair
<b>2033</b>	<b>24,925</b>	
	6,698	Concrete Safety Repair
	195,037	Paint-Exterior-Building-After New Siding
	5,358	Treework
<b>2034</b>	<b>207,093</b>	
	8,368	Paving-Asphalt-Repair, & Sealcoat-Shared
	1,769	Paving-Shared-Repair & Sealcoat
<b>2036</b>	<b>10,136</b>	
	8,557	Barkdust

Year	Amount	Item Description
	60,514	Deck-Entry-Wood-Sub Structure
	75,642	Deck-Entry-Wood-Top Boards
	41,073	Deck-Rear-Wood-Sub Structure
	51,341	Deck-Rear-Wood-Top Boards
	5,705	Landscape Renovation
	2,139	Parking Stops
	13,905	Paving-Asphalt-Overlay-Phase 1
	5,705	Treework
<b>2037</b>	<b>264,579</b>	
	3,022	Handrail-Wood
<b>2038</b>	<b>3,022</b>	
	7,435	Concrete Safety Repair
<b>2039</b>	<b>7,435</b>	
	19,343	Rails-Metal-Replace
	19,738	Siding & Trim Repair
	6,073	Treework
<b>2040</b>	<b>45,155</b>	
	9,302	Barkdust
	10,170	Fence-Wood
	16,124	Paint-Exterior-Carport & Garage
	9,289	Paving-Asphalt-Repair, & Sealcoat-Shared
	1,963	Paving-Shared-Repair & Sealcoat
<b>2041</b>	<b>46,848</b>	
	6,332	Landscape Renovation
	230,496	Paint-Exterior-Building-After New Siding
	3,457	Rails-Metal-Paint
<b>2042</b>	<b>240,286</b>	
	2,425	Parking Stops
	6,466	Treework
<b>2043</b>	<b>8,891</b>	
	8,253	Concrete Safety Repair
<b>2044</b>	<b>8,253</b>	
	10,112	Barkdust



Year	Amount	Item Description
	3,034	Sign-Entry
<b>2045</b>	<b>13,146</b>	
	12,529	Mailboxes
	10,311	Paving-Asphalt-Repair, & Sealcoat-Shared
	2,179	Paving-Shared-Repair & Sealcoat
	6,884	Treework
<b>2046</b>	<b>31,903</b>	
	7,029	Landscape Renovation
	4,745	Lights-Exterior-Pole/Globe
	22,845	Siding & Trim Repair
<b>2047</b>	<b>34,619</b>	
	10,993	Barkdust
	9,161	Concrete Safety Repair
	2,748	Parking Stops
	12,917	Trash Enclosures
	7,329	Treework
<b>2049</b>	<b>43,149</b>	
	272,402	Paint-Exterior-Building-After New Siding
<b>2050</b>	<b>272,402</b>	
<b>Total</b>	<b>2,828,591</b>	

Item Description	Useful Life	Life Left	Year Replace	Future Replacement Cost	Ideal Balance	Actual Balance
Barkdust	4	1	2021	\$ 6,127	\$ 6,127	\$ 6,127
Concrete Safety Repair	5	4	2024	\$ 5,436	\$ 2,174	\$ -
Crawlspace-Repair-2019	50	49	2069	\$ -	\$ -	\$ -
Deck-Entry-Wood-Rails	40	37	2057	\$ 36,482	\$ 3,648	\$ -
Deck-Entry-Wood-Sub Structure	20	17	2037	\$ 60,514	\$ 12,103	\$ -
Deck-Entry-Wood-Top Boards	20	17	2037	\$ 75,642	\$ 15,128	\$ -
Deck-Rear-Wood-Rails	40	37	2057	\$ 20,268	\$ 2,027	\$ -
Deck-Rear-Wood-Sub Structure	20	17	2037	\$ 41,073	\$ 8,215	\$ -
Deck-Rear-Wood-Top Boards	20	17	2037	\$ 51,341	\$ 10,268	\$ -
Fence-Chainlink-48"	40	10	2030	\$ 8,147	\$ 6,314	\$ -
Fence-Vinyl-2 Rail	25	12	2032	\$ 24,089	\$ 13,490	\$ -
Fence-Wood	20	1	2021	\$ 6,698	\$ 6,698	\$ 6,698
Garage Doors	30	7	2027	\$ 5,903	\$ 4,722	\$ -
Garden Shed	40	10	2030	\$ 3,081	\$ 2,387	\$ -
Handrail-Wood	20	18	2038	\$ 3,022	\$ 453	\$ -
Landscape Renovation	5	2	2022	\$ 4,171	\$ 3,336	\$ -
Landscape-Irrigation-System	50	47	2067	\$ -	\$ -	\$ -
Lights-Exterior	50	47	2067	\$ -	\$ -	\$ -
Lights-Exterior-Carport	30	5	2025	\$ 3,330	\$ 2,886	\$ -
Lights-Exterior-Pole/Globe	25	2	2022	\$ 2,815	\$ 2,703	\$ -
Mailboxes	30	26	2046	\$ 12,529	\$ 2,088	\$ -
Mold Remediation	50	49	2069	\$ -	\$ -	\$ -
Paint-Exterior-Building-2021	10	1	2021	\$ 148,672	\$ 148,672	\$ -
Paint-Exterior-Building-After New Siding	8	14	2034	\$ 195,037	\$ -	\$ -
Paint-Exterior-Carport & Garage	10	1	2021	\$ 10,619	\$ 10,619	\$ 10,619
Parking Stops	6	5	2025	\$ 1,665	\$ 555	\$ -
Paving-Asphalt-Overlay-Phase 1	30	17	2037	\$ 13,905	\$ 6,489	\$ -
Paving-Asphalt-Overlay-Phase 2	30	7	2027	\$ 46,501	\$ 37,201	\$ -
Paving-Asphalt-Repair, & Sealcoat-Shared	5	1	2021	\$ 6,118	\$ 6,118	\$ 6,118
Paving-Shared-Overlay	30	10	2030	\$ 13,003	\$ 9,102	\$ -
Paving-Shared-Repair & Sealcoat	5	1	2021	\$ 1,293	\$ 1,293	\$ 1,293
Rails-Metal-Paint	10	2	2022	\$ 2,277	\$ 2,049	\$ -
Rails-Metal-Replace	40	20	2040	\$ 19,343	\$ 10,155	\$ -
Roof-Chimney Caps	35	5	2025	\$ 20,203	\$ 17,894	\$ -
Roof-Composition-Building	30	1	2021	\$ 149,336	\$ 149,336	\$ -
Roof-Composition-Carport & Garage	30	1	2021	\$ 46,562	\$ 46,562	\$ -
Roof-Gutters & Downspouts	30	1	2021	\$ 42,229	\$ 42,229	\$ 30,304
Siding & Trim Repair	7	6	2026	\$ 14,735	\$ 4,210	\$ -
Siding-Inspection	2	1	2021	\$ 3,574	\$ 3,574	\$ 3,574
Siding-Replace	55	6	2026	\$ 884,106	\$ 803,733	\$ -
Sign-Entry	20	5	2025	\$ 1,998	\$ 1,598	\$ -
Stairs-Concrete-Parking	5	2	2022	\$ 20,853	\$ 16,682	\$ -
Trash Enclosures	30	29	2049	\$ 12,917	\$ 861	\$ -
Treework	3	2	2022	\$ 4,171	\$ 2,780	\$ -
				\$ 2,029,782	\$ 1,426,481	\$ 64,733

Investment Rate 0.01%

Contingency \$ - \$ -

Item Description	Useful Life	Life Left	Year Replace	Future Replacement Cost	Ideal Balance	Actual Balance
	Tax Rate	30.00%		Total	\$ 1,426,481	\$ 64,733

Inflation Rate 2.11%  
Contingency Rate 0.00%