

GABRIEL COMMONS UNIT OWNERS ASSOCIATION
MAINTENANCE PLAN UPDATE
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2021 to December 31, 2021





GABRIEL COMMONS UNIT OWNERS ASSOCIATION

Executive Summary

Year of Report:

January 1, 2021 to December 31, 2021

Number of Units:

34 Units

Parameters:

Beginning Balance: \$222,615

Year 2021 Suggested Contribution: \$76,000

Year 2021 Projected Interest Earned: \$116

Inflation: 2.50%

Annual Increase to Suggested Contribution: 2.50%

Lowest Cash Balance Over 30 Years (Threshold): \$55,986

Average Reserve Assessment per Unit: \$186.27

Prior Year's Actual Contribution: \$73,299

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**Gabriel Commons Unit Owners Association
Maintenance Plan Update
Reserve Study Update – Offsite
Disclosure Information
2021**

We have conducted an offsite reserve study update and maintenance plan update for Gabriel Commons Unit Owners Association for the year beginning January 1, 2021, in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

This reserve study and maintenance plan are in compliance with the legislative changes made in 2007 to ORS Chapters 94 and 100.

We have no other involvement with the Association other than providing the reserve study and maintenance plan.

Schwindt & Company believes that every association should have a complete building envelope inspection within 12 months of completion of all construction and after 5 years of existence. This inspection must be performed by a licensed building envelope inspector. Ongoing inspections of the property should be performed by a licensed inspector, with the exception of a roof inspection which may be performed by a licensed roofing contractor.

Assumptions used for inflation, interest, and other factors are detailed in page 21. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax form to be filed.

The Association had a property condition assessment done in 2016. It found elevated moisture readings numerous discontinuities and mis-laps of weather resistive barriers. They recommended replacement of the siding in 2018. For more information please see the report completed by CERTA Building Solutions. The Association should consider replacement of windows and doors (unit owner responsibility) at that time.

The Association plans to pay for the siding replacement, initial painting of siding and seismic upgrade of the buildings with special assessment in 2022.

David T. Schwindt, the representative in charge of this report, is a designated Reserve Study Specialist, Professional Reserve Analyst, and Certified Public Accountant licensed in the states of Oregon, Washington, California, and Arizona.

All information regarding the useful life and cost of reserve components was derived from the Association, local vendors, and/or from various construction pricing and scheduling manuals.

The terms *RS Means*, *National Construction Estimator*, and *Fannie Mae Expected Useful Life Tables and Forms* refer to construction industry estimating databases that are used throughout the industry to establish cost estimates and useful life estimates for common building components and products. We suggest that the Association obtain firm bids for these services.



According to the Association, the insurance deductible is included in the operating budget.

According to Article 4 of the Declaration, the General Common Elements includes all walls, roofs, foundation and shall in general consist of all portions of the structures and improvements which are not units.

According to Article 6 of the Declaration, the Limited Common Elements include the patios and decks, garage driveways, entry ways and outside halls, attics and crawlspaces.

According to the Association, the windows and doors are considered to be part of the unit and are the responsibility of the unit owner.

We are not aware of any material issues which, if not disclosed, would cause a material distortion of this report.

Increases in Roofing and Painting Costs.

Over the last several years, roofing, painting and other costs have increased at a dramatic pace. Schwindt & Company has noted this in our reserve studies. We were not sure if this was a temporary price increase or the new normal in pricing. We are now of the opinion that these increased prices will most likely continue. Roofing costs have nearly doubled and painting costs have increased 50%. It is still possible to keep the increases to a minimum if Associations can find a vendor that will perform the work at a reduced price, however, these vendors are becoming rare.

The main reason for increased prices aside from normal cost increases appear to be the availability of labor. Many workers left the industry during the downturn and have not reentered the job market thus driving up wage costs to attract qualified workers. Roofers and painters are also seeing increased demand for their services due to aging association property. These factors have created the perfect storm for increased prices.

These increases are being built in to cost estimates and required contributions. Associations have seen an increase in the suggested reserve contributions beginning with the 2018/2019 budget years and depending on the year the roofing and painting projects occur, the increases may be substantial. As of 2020 we are seeing the prices remain at the elevated rate.

Certain information, such as the beginning balance of reserve funds and other information as detailed on the component detail reports, was provided by Association representatives and is deemed to be reliable by us. This reserve study is a reflection of the information provided to us and cannot be used for the purpose of performing an audit, a quality/forensic analysis, or background checks of historical records.

Site visits should not be considered a project audit or quality inspection of the Association's property. This site visit does not evaluate the condition of the property to determine the useful life or needed repairs. Schwindt & Company suggests that the Association perform a building envelope inspection to determine the condition, performance, and the useful life of all the components.

Certain costs outlined in the reserve study are subjective and, as a result, are for planning purposes only. The Association should obtain firm bids at the time of work. Actual costs will depend upon the scope of work as defined at the time the repair, replacement, or restoration is performed. All estimates relating to future work are good faith estimates and projections are based on the estimated inflation rate, which may or may not prove accurate. All future costs and life expectancies should be reviewed and adjusted annually.

This reserve study, unless specifically stated in the report, assumes no fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances, other chemicals, toxic wastes, radon gas, electro-magnetic radiation or other potentially hazardous materials (on the surface or sub-surface), or termites on the property. The existence of any of these substances may adversely affect the accuracy of this reserve study. Schwindt & Company assumes no responsibility regarding such conditions, as we are not qualified to detect substances, determine the impact, or develop remediation plans/costs.

Since destructive testing was not performed, this reserve study does not attempt to address latent and/or patent defects. Neither does it address useful life expectancies that are abnormally short due either to improper design, installation, nor to subsequent improper maintenance. This reserve study assumes all components will be reasonably maintained for the remainder of their life expectancy.

Physical Analysis:

New projects generally include information provided by developers and/or refer to drawings.

Full onsite reserve studies generally include field measurements and do not include destructive testing. Drawings are usually not available for existing projects.

Onsite updates generally include observations of physical characteristics, but do not include field measurements.

The client is considered to have deemed previously developed component quantities as accurate and reliable. The current work is reliant on the validity of prior reserve studies.

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 homeowners to pay on demand (as a special assessment) their share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

GABRIEL COMMONS UNIT OWNERS ASSOCIATION

MAINTENANCE PLAN

BUDGET YEAR

January 1, 2021 to December 31, 2021

**Gabriel Commons Unit Owners Association
Executive Summary of Maintenance Plan**

Regular maintenance of common elements is necessary to insure the maximum useful life and optimum performance of components. Of particular concern are items that may present a safety hazard to residents or guests if they are not maintained in a timely manner and components that perform a water-proofing function.

This maintenance plan is a cyclical plan that calls for maintenance at regular intervals. The frequency of the maintenance activity and the cost of the activity at the first instance follow a short descriptive narrative. This maintenance plan should be reviewed on an annual basis when preparing the annual operating budget for the Association.

Checklists, developed by Reed Construction Data, Inc., can be photocopied or accessed from the RS Means website:

<http://www.rsmeans.com/supplement/67346.asp>

They can be used to assess and document the existing condition of an Association's common elements and to track the carrying out of planned maintenance activities.

**Gabriel Commons Unit Owners Association
Maintenance Plan
2021**

Pursuant to Oregon State Statutes Chapters 94 and 100, which require a maintenance plan as an integral part of the reserve study, the maintenance procedures are as follows:

The Board of Directors should refer to this maintenance plan each year when preparing the annual operating budget for the Association to ensure that annual maintenance costs are included in the budget for the years that they are scheduled.

Property Inspection

Schwindt & Company recommends that a provision for the annual inspection of common area components be included in the maintenance plan for all associations. This valuable management tool will help to ensure that all components achieve a maximum useful life expectancy and that they function as intended throughout their lifespan.

The inspection should be performed by a qualified professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Building Envelope Inspection

Schwindt & Company recommends that all associations perform a building envelope inspection within 12 months of substantial completion of all construction or immediately upon detection of any water intrusion or mold problems. This inspection process may involve invasive testing if the problems detected are serious enough to warrant such measures.

The inspection should be performed by an architect, engineer, or state-licensed inspector who is specifically trained in forensic waterproofing analysis. The report should include a written summary of findings with recommendations for needed repairs or maintenance procedures.

All reserve studies and maintenance plans prepared by Schwindt & Company assume that any such recommendations will be followed and that all work will be performed by qualified professionals.

A complete envelope inspection will usually be required only one time although a visual review of the building exterior may be advisable on a periodic basis under certain circumstances. The Association should consult with the inspector(s) who performed the original assessment to determine the best course of action for their individual situation.

We suggest that the Association obtain firm bids for this service.

Frequency: Every 5 years

Roof Inspection

Schwindt & Company recommends that a provision for the periodic inspection and maintenance of roofing and related components be included in the maintenance plan for all associations.

The frequency of this inspection will vary based on the age, condition, complexity, and remaining useful life of the roof system. As the roof components become older, the Association is well advised to consider increasing the frequency of this critical procedure.

The inspection should be performed by a qualified roofing professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance. Recommended maintenance should be performed promptly by a licensed roofing contractor.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Refer to roof warranty for frequency

Lighting: Exterior & Common Area Interior – Inspection/Maintenance

Note: Replacement of flickering or burned-out bulbs or lamps should be immediate.

Lighting is a crucial element in the provision of safety and security. All lighting systems should be inspected frequently and care must be taken to identify and correct deficiencies.

Various fixture and lamp types may be used according to area needs. Lighting systems should be designed to provide maximum, appropriate illumination at minimal energy expenditures. Lighting maintenance processes should include a general awareness of factors that cause malfunctions in lighting systems, such as dirt accumulation and lumen depreciation. It is important to fully wash, rather than dry-wipe, exterior surfaces to reclaim light and prevent further deterioration.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Repairs and inspections should be completed by a qualified professional.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Bi-Weekly

Exterior Stairs, Decks, Balconies, & Patios

A method should be adopted for owners to report problems.

Individual decks and balconies should be carefully checked, particularly concrete and wood, on a monthly basis. Concrete should be reviewed for deficiencies such as alkali-aggregate expansion, honeycombing, chips, cracks, stains, lifted areas, tripping hazards, and/or unevenness. Railings should be reviewed for stability, hardware, and overall condition. Wood should be reviewed for deficiencies, such as dry rot, termites, instability, worn edges, cracks, holes and splintering. Footing/foundation should be reviewed for stability and overall condition deficiencies, such as cracks and broken or missing components. A safety review should include, but not be limited to, the sufficient distance maintained between flammables and other surfaces, as well as the overall condition of access points such as doors, windows, screens and thresholds.

Frequency: Monthly

Hot Water Heater – Common Area Only – Inspection/Maintenance

Maintenance of the hot water heater includes regularly scheduled inspections and maintenance.

The water heater and related components should be checked for water leaks and fuel supply leaks. The water heater and related components should also be checked for proper operation and settings. Filters should be changed and all components serviced as required. The surrounding area should be cleaned at the time of servicing.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Inspections and maintenance should be performed by a qualified, licensed service provider.

We understand that this expense should be included in the annual operating budget for the Association.

Frequency: Monthly to Annually

Swimming Pool & Spa

Swimming pool maintenance should be performed in conjunction with a service contractor. Preventive maintenance in this area consists of validating all equipment is present and functional on a monthly basis. Only certified professionals should complete repairs or maintenance procedures more advanced than manufacturer's prescribed chemical treatments and cleaning. Maintenance staff should accompany the certified professional during statutory inspections and maintenance to ensure that the physical work complies with contract and manufacturer's specifications.

Preventive maintenance includes, but is not limited to, the review of the following: automatic fill device function; electrical component condition; pump/filter/chlorination function; thermostat; and heater function.

Whirlpools should be reviewed for the function of the timer, drainage, and emergency switch.

Deck surface condition should be reviewed for deficiencies such as rough areas and tripping and

slippage hazards. Fence and gates should be reviewed for the function of the anchors, latches and the overall condition. Handrails and ladders should be reviewed for stability, hardware and overall condition. Steps and treads should be reviewed for security and tread condition.

Safety equipment should be reviewed for its condition and function including, but not limited to, the following: the location and condition of the life ring; emergency telephone equipment; compliance of signage with codes and standards; visibility and overall condition of the signage; and fire extinguishers tag currency, placement, housing, hose, and overall condition.

Note: Any and all electrical outlets near water should be serviced by a ground-fault circuit-interrupter (GFI) to protect users from electrical shock.

Water condition and cleanliness should be reviewed and must comply with local health standards. The County Health Department or local water management authority determines health standards in most communities. Standards must be posted within the pool area.

Pool tile/plaster should be reviewed for its overall condition.

During the off-season when the pool is covered, check the security of the fastening system monthly to make sure it hasn't been tampered with.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association.

Frequency: Monthly

Windows & Doors

The performance of and payment for the maintenance and repairs of windows and doors is solely the responsibility of the owners. Owners should be made aware of the consequence of not maintaining their property. A method should be adopted for owners to report problems.

These maintenance procedures should also be performed on the common building. This expense for the common buildings should be included in the Association's operating budget and may be considered part of the annual property inspection.

Exterior window and door casings, sashes, and frames should be inspected annually for twisting, cracking, deterioration, or other signs of distress. Hardware and weather stripping should be checked for proper operation and fit. Gaskets and seals should be reviewed for signs of moisture intrusion. Weep holes should be cleaned. These building envelope components should be repaired and replaced as necessary.

Frequency: Monthly

Gutters & Downspouts

Schwindt & Company recommends that all gutters and downspouts be cleaned, visually inspected, and repaired as required every six months in the spring and fall.

This important maintenance procedure will help to ensure that the gutters and downspouts are free-flowing at all times, thus preventing the backup of water within the drainage system. Such backup can lead to water ingress issues along the roof edges, around scuppers or other roof penetrations, and at sheet metal flashing or transition points that rely on quick and continuous discharge of water from surrounding roof surfaces to maintain a watertight building exterior.

This expense should be included in the annual operating budget for the Association.

Frequency: Semiannually, more often if necessary

Exterior Walls

The siding, trim, and other wood building components should be inspected for loose, missing, cracked or otherwise damaged components. Sealant joints should be checked for missing or cracked sealant.

Painted surfaces should be checked for paint deterioration, bubbling, or other signs of deterioration.

Dryer vents should be checked **twice a year** and cleared of lint. Also check operation of exhaust baffles to make sure they are present and that they move freely. Exhaust ducts should be cleared of debris **every 3 years**.

The payment for maintenance and the performance of maintenance repair of dryer vents, exhaust baffles, and exhaust ducts is solely the responsibility of the owners.

Any penetrations of the building envelope such as utility lines and light fixtures should be checked annually for signs of water intrusion. Hose bibs should be checked for leaks and other failures. Each hose bib should be shut off and drained during the winter to prevent damage from freezing.

Annual inspections to check for signs of water intrusion should be made of the building envelope interfaces such as where the windows intersect with the walls and where the walls intersect with the roof.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Inspections should be made by a qualified professional.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Fence – Swimming Pool - Inspection

Metal fences require regular inspection of paint condition, rust and other corrosion, and vegetation and trash buildup. The overall condition of the fence should be reviewed for deficiencies such as vegetation

encroachment, debris buildup, holes, sagging areas, missing segments, rust, and/or vandalism.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the Association's operating budget and may be considered part of the annual property inspection.

Frequency: Annually

Trees - Maintenance

The Association will be responsible for trimming trees in the common area throughout the property. Trees and shrubs should be kept clear of the building components.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association's operating budget.

Frequency: Annually

Landscape Maintenance

The Association will be responsible for maintenance and upkeep of common area landscape throughout the property. This may include mowing lawn, removal of weeds, and dead-heading of flowers. Landscape techniques vary depending on the foliage and season.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association's operating budget.

Frequency: Annually

Lawn Irrigation System

Periodic maintenance to the lawn irrigation system should be anticipated with this type of component. These maintenance procedures will include replacement of the control mechanism, replacement of damaged piping, upgrading of sprinkler heads and valve components, and any other work that is advised by repair professionals.

In recent years, improvements have been made to this type of system which has increased the efficiency of the water distribution process. Such improvements can be expected to continue to be made and the owners of such systems are well advised to plan on periodic upgrades to maintain the efficiency of their systems.

Lawn irrigation systems also require periodic testing to ensure proper operation. Sometimes this testing is mandated by ordinance or building codes. All work on lawn irrigation systems must be performed by

licensed contractors who specialize in this type of work.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Sewer Laterals – Inspection/Maintenance

All drain lines in the facility connect to the main drain, which is referred to as the “sewer”, beyond the foundation. All sewer lines outside of the foundation have cleanout points at various locations. Reaming from these points requires the use of a high power hose, hydro-jet, or power equipment. Sewer laterals should be annually reamed from clean-out points by in-house personnel.

Inspections and maintenance should be performed by a qualified, licensed service provider.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Storm Drains

Storm drains or sewers are underground systems used to collect and dispose of surface water. They carry large quantities of water away from paved surface areas, and should be kept clean to prevent the accumulation of dirt and debris. They should be cleaned and flushed annually to ensure blockages are removed and piping is functional. If drains tend to become clogged frequently, they should be inspected and cleaned more often.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association as a general property maintenance expense.

Frequency: Annually

Exterior Siding Maintenance – Painting

Maintenance of the exterior siding 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 that serve a waterproofing function.

This maintenance provision is for the periodic painting of the exterior siding. The siding should be cleaned, repaired as required, and primed and painted with premium quality exterior house paint in accordance with the siding manufacturer’s specifications. The work should be performed by a qualified, licensed painting contractor.

This expense is included in the reserve study for the Association.

Frequency: Every 7 years

Asphalt – Seal Coating

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or “seal coat”. This procedure is typically 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 factor, and associations that have asphalt paving 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.

This work should be performed by a licensed paving contractor.

This expense is included in the reserve study for the Association.

Frequency: Every 6 years

Backflow Device Maintenance

Maintenance of the backflow device and components related to the water system includes, but is not limited to, inspecting for leaks under pressure and checking for damage or deterioration.

Annual maintenance on the backflow device includes the testing and calibrating of valve operation. Air should be bled from the backflow preventer and the area should be cleaned.

Inspections and maintenance should be performed by a qualified, licensed service provider.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This maintenance item should be included in the Association’s annual operating budget.

Frequency: Annually

Attics & Crawl Spaces

Attic should be inspected annually to make sure all vents are free of obstructions and exhaust ducts are tight lined to the exterior. Owners should consult a professional if mold is detected.

Crawl spaces should be checked annually to make sure all vents are free of obstructions. Owners should make sure that the finish grade is below the height of the vents and vents are clear of debris. Crawl space should be checked for signs of water intrusion or moisture damage to the building structure.

Owners should consult a professional if water related damage is discovered.

Frequency: Annually

Concrete Pavement

Maintenance of the concrete pavement should include cleaning the surface areas with pressure washing equipment. The pavement should also be visually reviewed for signs of undue stress and cracking. Noticeable cracks should be filled with a suitable concrete crack filler to prevent penetration of moisture below the concrete surface which will undermine the integrity of the base material over time.

Frequency: Annually

This maintenance plan is designed to preserve and extend the useful life of assets and is dependent upon proper inspection and follow up procedures.

GABRIEL COMMONS UNIT OWNERS ASSOCIATION
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2021 to December 31, 2021

Gabriel Commons Unit Owners Association
Category Detail Index

Asset ID	Description	Replacement	Page
Roofing			
1001	Roof - Replacement	2027	34 of 63
1033	Roof - Replacement (2014)	2039	35 of 63
1034	Roof - Replacement (2021-2022)	2021	35 of 63
Siding			
1004	Siding - Replacement	2022	37 of 63
Painting			
1002	Siding - Paint	2022	39 of 63
Building Components			
1036	Seismic Upgrade	2022	40 of 63
Gutters and Downspouts			
1006	Gutters & Downspouts - Replacement	2027	41 of 63
Streets/Asphalt			
1030	Asphalt - Overlay	2042	42 of 63
1008	Asphalt - Repairs	2025	42 of 63
1007	Asphalt - Seal Coat	2023	43 of 63
Equipment			
1024	Sump Pumps - Replacement	2021	44 of 63
Decks and Railings			
1009	Wood Deck - Repair/Replacement	2022	45 of 63
1037	Wood Deck - Repair/Replacement(2021)	2021	46 of 63
Lighting			
1011	Exterior Lights: Entrance & Roadway - Replacement	2024	48 of 63
1010	Exterior Lights: Garage - Replacement	2024	48 of 63
1031	Exterior Lights: Home - Replacement	Unfunded	49 of 63
Recreation/Pool			
1028	Pool Bld: Interior - Upgrade	2038	50 of 63

Gabriel Commons Unit Owners Association
Category Detail Index

Asset ID	Description	Replacement	Page
<i>Recreation/Pool Continued...</i>			
1029	Pool Bld: Water Heater - Replacement	2021	50 of 63
1020	Pool Bld: Windows & Doors - Replacement	2038	51 of 63
1016	Pool Cover - Replacement	2021	51 of 63
1027	Pool Fence - Maintenance	2021	52 of 63
1018	Pool Fence - Replacement	2033	52 of 63
1013	Pool Filter - Replacement	2021	53 of 63
1015	Pool Furniture - Replacement	2021	53 of 63
1012	Pool Heater - Replacement	2021	54 of 63
1019	Pool Patio - Repairs	2021	54 of 63
1017	Pool Plaster - Replacement	2023	55 of 63
1014	Pool Pump - Replacement	2021	55 of 63
1039	Unit Fence - Replacement	2040	56 of 63
1040	Unit Fence - Replacement(2021-2023)	2021	56 of 63
Grounds Components			
1023	Arbor & Landscaping - Renewal	2021	57 of 63
1021	Concrete Curbs & Paving - Replacement	2025	58 of 63
1005	Crawl Space - Repairs	2040	58 of 63
1035	Forestry Management	2021	59 of 63
1038	Forestry Management(2022)	2022	59 of 63
Inspections			
1022	Building Envelope Inspection	2027	60 of 63
	Total Funded Assets	35	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	36	

Gabriel Commons Unit Owners Association
Property Description

Gabriel Commons Unit Owners Association consists of 17 buildings with 34 units located in Portland, Oregon. The buildings are 2 stories tall with cedar siding and composition shingle roofs. The buildings were built in 1972. There is a pool and pool building. The Association shall provide exterior improvements upon each unit, such as paint, maintenance, repair and replacement of roofs, gutters, downspouts, rain drains, and exterior building surfaces. The individual homeowners are responsible for all maintenance and repairs of their home, including windows and doors.

A site visit was performed by Schwindt & Company in 2016. Schwindt & Co did not investigate components for defects, materials, design or workmanship. This would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

Funds are being accumulated in the replacement fund based on estimates of future need for repairs and replacement of common property components. Actual expenditures, investment income, and provisions for income taxes however, may vary from estimated amounts, and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

If additional funds are needed, the Association has the right, subject to 2/3 member approval, to increase regular assessments, levy special assessments, otherwise the Association may delay repairs or replacements until funds are available.

Gabriel Commons Unit Owners Association
Portland, Oregon
Cash Flow Method - Threshold Funding Model Summary

<i>Report Parameters</i>	
Report Date	December 10, 2020
Budget Year Beginning	January 1, 2021
Budget Year Ending	December 31, 2021
Total Units	34
Inflation	2.50%
Interest Rate on Reserve Deposit	0.10%
2021 Beginning Balance	\$222,615

Threshold Funding
Fully Reserved Model Summary

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, "fully reserved".
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$76,000 in 2021, \$1,700,000 in 2022, \$105,000 in 2023** and increases **2.50%** each year for the remaining years of the study. A minimum balance of **\$55,986** is maintained.
- **The Association plans to pay for the siding replacement, initial painting of siding and seismic upgrade of the buildings with special assessment.**
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Month Contribution	\$6,333.33
<i>\$186.27 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$9.64</u>
Total Month Allocation to Reserves	\$6,342.97
<i>\$186.56 per unit monthly</i>	

Gabriel Commons Unit Owners Association
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$222,615

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
2021	76,000	116	148,193	150,538
2022	1,700,000		1,640,402	210,136
2023	105,000	197	70,230	245,103
2024	107,625	269	34,316	318,681
2025	110,316	221	157,893	271,324
2026	113,074	277	55,397	329,278
2027	115,900	3	389,195	55,986
2028	118,798	90	30,334	144,539
2029	121,768	157	53,122	213,342
2030	124,812	249	31,870	306,534
2031	127,932	290	86,132	348,624
2032	131,131	95	325,079	154,770
2033	134,409	181	46,196	243,164
2034	137,769	283	35,178	346,038
2035	141,213	361	61,606	426,006
2036	144,744	432	72,511	498,671
2037	148,362	525	54,269	593,289
2038	152,071	609	67,383	678,585
2039	155,873	505	258,382	576,581
2040	159,770	468	194,842	541,977
2041	163,764	491	139,884	566,348
2042	167,858	51	606,121	128,137
2043	172,055	177	43,933	256,436
2044	176,356	307	45,031	388,068
2045	180,765	440	46,157	523,116
2046	185,284	523	101,006	607,916
2047	189,916	39	672,101	125,770
2048	194,664	182	49,706	270,910
2049	199,531	274	104,929	365,786
2050	204,519	425	52,222	518,507

Gabriel Commons Unit Owners Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing								
Roof - Replacement	2007	2027	20	0	6	40,900 SF	6.00	245,400
Roof - Replacement (2014)	2014	2039	25	0	18	22,300 SF	6.00	133,800
Roof - Replacement (2021-2022)	2016	2021	1	0	0	3 Each	8,094.62	24,284
Roofing - Total								<u>\$403,484</u>
Siding								
Siding - Replacement	1972	2022	50	0	1	70,400 SF	17.00	<u>1,196,800</u>
Siding - Total								<u>\$1,196,800</u>
Painting								
Siding - Paint	2022	2022	10	0	1	70,400 SF	3.00	<u>211,200</u>
Painting - Total								<u>\$211,200</u>
Building Components								
Seismic Upgrade	1972	2022	45	5	1	17 Each	6,622.88	<u>112,589</u>
Building Components - Total								<u>\$112,589</u>
Gutters and Downspouts								
Gutters & Downspouts - Replacement	2007	2027	20	0	6	4,860 LF	11.04	<u>53,645</u>
Gutters and Downspouts - Total								<u>\$53,645</u>
Streets/Asphalt								
Asphalt - Overlay	2012	2042	30	0	21	41,000 SF	2.76	113,119
Asphalt - Repairs	2008	2025	30	-13	4	41,000 SF	2.21	90,487
Asphalt - Seal Coat	2013	2023	6	4	2	41,000 SF	0.44	<u>18,081</u>
Streets/Asphalt - Total								<u>\$221,687</u>
Equipment								
Sump Pumps - Replacement	2003	2021	10	0	0	13 Each	551.91	<u>7,175</u>
Equipment - Total								<u>\$7,175</u>
Decks and Railings								
Wood Deck - Repair/Replacement	2009	2022	1	0	1	2 Each	10,000.00	20,000
Wood Deck - Repair/Replacement(2021)	2009	2021	1	0	0	6 Each	10,000.00	<u>60,000</u>
Decks and Railings - Total								<u>\$80,000</u>
Lighting								
Exterior Lights: Entrance & Roadway - Re..	2007	2024	15	2	3	5 Each	165.57	828
Exterior Lights: Garage - Replacement	2009	2024	15	0	3	1 Total	5,519.06	5,519
Exterior Lights: Home - Replacement	<i>Unfunded</i>							
Lighting - Total								<u>\$6,347</u>

Gabriel Commons Unit Owners Association
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Recreation/Pool								
Pool Bld: Interior - Upgrade	1972	2038	50	16	17	5 Each	551.91	2,760
Pool Bld: Water Heater - Replacement	1972	2021	15	0	0	1 Total	1,103.81	1,104
Pool Bld: Windows & Doors - Replacement	1972	2038	50	16	17	5 Each	551.91	2,760
Pool Cover - Replacement	2010	2021	10	0	0	1 Total	2,207.62	2,208
Pool Fence - Maintenance	2015	2021	5	0	0	160 LF	13.24	2,119
Pool Fence - Replacement	2013	2033	20	0	12	160 LF	55.19	8,830
Pool Filter - Replacement	2010	2021	10	0	0	1 Total	1,655.72	1,656
Pool Furniture - Replacement	2007	2021	10	0	0	1 Total	1,766.10	1,766
Pool Heater - Replacement	2010	2021	10	0	0	1 Total	5,519.06	5,519
Pool Patio - Repairs	2007	2021	25	-15	0	1 Total	5,519.06	5,519
Pool Plaster - Replacement	2008	2023	15	0	2	1 Total	13,245.75	13,246
Pool Pump - Replacement	1972	2021	5	0	0	1 Total	1,324.57	1,325
Unit Fence - Replacement	2020	2040	20	0	19	10 Units	5,000.00	50,000
Unit Fence - Replacement(2021-2023)	2020	2021	1	0	0	2 Units	5,000.00	10,000
Recreation/Pool - Total								<u>\$108,810</u>
Grounds Components								
Arbor & Landscaping - Renewal	2016	2021	1	0	0	1 Total	5,519.06	5,519
Concrete Curbs & Paving - Replacement	2008	2025	24	-7	4	1,633 LF	16.56	27,038
Crawl Space - Repairs	2010	2040	30	0	19	1 Total	46,360.14	46,360
Forestry Management	2016	2021	5	0	0	1 Total	20,000.00	20,000
Forestry Management(2022)	2022	2022	1	0	1	1 Total	20,000.00	20,000
Grounds Components - Total								<u>\$118,917</u>
Inspections								
Building Envelope Inspection	2016	2027	5	6	6	1 Total	11,038.13	11,038
Inspections - Total								<u>\$11,038</u>
Total Asset Summary								<u>\$2,531,691</u>

Gabriel Commons Unit Owners Association

Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Arbor & Landscaping - Renewal	2016	2021	1	0	0	1 Total	5,519.06	5,519
Asphalt - Overlay	2012	2042	30	0	21	41,000 SF	2.76	113,119
Asphalt - Repairs	2008	2025	30	-13	4	41,000 SF	2.21	90,487
Concrete Curbs & Paving - Replacement	2008	2025	24	-7	4	1,633 LF	16.56	27,038
Exterior Lights: Entrance & Roadway - Re..	2007	2024	15	2	3	5 Each	165.57	828
Exterior Lights: Garage - Replacement	2009	2024	15	0	3	1 Total	5,519.06	5,519
Exterior Lights: Home - Replacement	Unfunded							
Gutters & Downspouts - Replacement	2007	2027	20	0	6	4,860 LF	11.04	53,645
Pool Bld: Interior - Upgrade	1972	2038	50	16	17	5 Each	551.91	2,760
Pool Bld: Water Heater - Replacement	1972	2021	15	0	0	1 Total	1,103.81	1,104
Pool Bld: Windows & Doors - Replacement	1972	2038	50	16	17	5 Each	551.91	2,760
Pool Cover - Replacement	2010	2021	10	0	0	1 Total	2,207.62	2,208
Pool Fence - Replacement	2013	2033	20	0	12	160 LF	55.19	8,830
Pool Filter - Replacement	2010	2021	10	0	0	1 Total	1,655.72	1,656
Pool Furniture - Replacement	2007	2021	10	0	0	1 Total	1,766.10	1,766
Pool Heater - Replacement	2010	2021	10	0	0	1 Total	5,519.06	5,519
Pool Patio - Repairs	2007	2021	25	-15	0	1 Total	5,519.06	5,519
Pool Plaster - Replacement	2008	2023	15	0	2	1 Total	13,245.75	13,246
Pool Pump - Replacement	1972	2021	5	0	0	1 Total	1,324.57	1,325
Roof - Replacement	2007	2027	20	0	6	40,900 SF	6.00	245,400
Roof - Replacement (2014)	2014	2039	25	0	18	22,300 SF	6.00	133,800
Roof - Replacement (2021-2022)	2016	2021	1	0	0	3 Each	8,094.62	24,284
Seismic Upgrade	1972	2022	45	5	1	17 Each	6,622.88	112,589
Siding - Replacement	1972	2022	50	0	1	70,400 SF	17.00	1,196,800
Sump Pumps - Replacement	2003	2021	10	0	0	13 Each	551.91	7,175
Unit Fence - Replacement	2020	2040	20	0	19	10 Units	5,000.00	50,000
Unit Fence - Replacement(2021-2023)	2020	2021	1	0	0	2 Units	5,000.00	10,000
Capital - Total								\$2,122,893
Non-Capital								
Asphalt - Seal Coat	2013	2023	6	4	2	41,000 SF	0.44	18,081
Building Envelope Inspection	2016	2027	5	6	6	1 Total	11,038.13	11,038
Crawl Space - Repairs	2010	2040	30	0	19	1 Total	46,360.14	46,360
Forestry Management	2016	2021	5	0	0	1 Total	20,000.00	20,000
Forestry Management(2022)	2022	2022	1	0	1	1 Total	20,000.00	20,000
Pool Fence - Maintenance	2015	2021	5	0	0	160 LF	13.24	2,119
Siding - Paint	2022	2022	10	0	1	70,400 SF	3.00	211,200
Wood Deck - Repair/Replacement	2009	2022	1	0	1	2 Each	10,000.00	20,000
Wood Deck - Repair/Replacement(2021)	2009	2021	1	0	0	6 Each	10,000.00	60,000
Non-Capital - Total								\$408,798

**Gabriel Commons Unit Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2021	
Arbor & Landscaping - Renewal	5,519
Forestry Management	20,000
Pool Bld: Water Heater - Replacement	1,104
Pool Cover - Replacement	2,208
Pool Fence - Maintenance	2,119
Pool Filter - Replacement	1,656
Pool Furniture - Replacement	1,766
Pool Heater - Replacement	5,519
Pool Patio - Repairs	5,519
Pool Pump - Replacement	1,325
Roof - Replacement (2021-2022)	24,284
Sump Pumps - Replacement	7,175
Unit Fence - Replacement(2021-2023)	10,000
Wood Deck - Repair/Replacement(2021)	60,000
Total for 2021	\$148,193
Replacement Year 2022	
Arbor & Landscaping - Renewal	5,657
Forestry Management(2022)	20,500
Roof - Replacement (2021-2022)	24,891
Seismic Upgrade	115,404
Siding - Paint	216,480
Siding - Replacement	1,226,720
Unit Fence - Replacement(2021-2023)	10,250
Wood Deck - Repair/Replacement	20,500
Total for 2022	\$1,640,402
Replacement Year 2023	
Arbor & Landscaping - Renewal	5,798
Asphalt - Seal Coat	18,996
Pool Plaster - Replacement	13,916
Unit Fence - Replacement(2021-2023)	10,506
Wood Deck - Repair/Replacement	21,012
Total for 2023	\$70,230

**Gabriel Commons Unit Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Arbor & Landscaping - Renewal	5,943
Exterior Lights: Entrance & Roadway - Replacement	892
Exterior Lights: Garage - Replacement	5,943
Wood Deck - Repair/Replacement	21,538
Total for 2024	\$34,316
Replacement Year 2025	
Arbor & Landscaping - Renewal	6,092
Asphalt - Repairs	99,881
Concrete Curbs & Paving - Replacement	29,844
Wood Deck - Repair/Replacement	22,076
Total for 2025	\$157,893
Replacement Year 2026	
Arbor & Landscaping - Renewal	6,244
Forestry Management	22,628
Pool Fence - Maintenance	2,398
Pool Pump - Replacement	1,499
Wood Deck - Repair/Replacement	22,628
Total for 2026	\$55,397
Replacement Year 2027	
Arbor & Landscaping - Renewal	6,400
Building Envelope Inspection	12,801
Gutters & Downspouts - Replacement	62,211
Roof - Replacement	284,589
Wood Deck - Repair/Replacement	23,194
Total for 2027	\$389,195
Replacement Year 2028	
Arbor & Landscaping - Renewal	6,560
Wood Deck - Repair/Replacement	23,774
Total for 2028	\$30,334

**Gabriel Commons Unit Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2029	
Arbor & Landscaping - Renewal	6,724
Asphalt - Seal Coat	22,030
Wood Deck - Repair/Replacement	24,368
Total for 2029	\$53,122
Replacement Year 2030	
Arbor & Landscaping - Renewal	6,893
Wood Deck - Repair/Replacement	24,977
Total for 2030	\$31,870
Replacement Year 2031	
Arbor & Landscaping - Renewal	7,065
Forestry Management	25,602
Pool Cover - Replacement	2,826
Pool Fence - Maintenance	2,713
Pool Filter - Replacement	2,119
Pool Furniture - Replacement	2,261
Pool Heater - Replacement	7,065
Pool Pump - Replacement	1,696
Sump Pumps - Replacement	9,184
Wood Deck - Repair/Replacement	25,602
Total for 2031	\$86,132
Replacement Year 2032	
Arbor & Landscaping - Renewal	7,241
Building Envelope Inspection	14,483
Siding - Paint	277,113
Wood Deck - Repair/Replacement	26,242
Total for 2032	\$325,079
Replacement Year 2033	
Arbor & Landscaping - Renewal	7,423
Pool Fence - Replacement	11,876
Wood Deck - Repair/Replacement	26,898
Total for 2033	\$46,196

**Gabriel Commons Unit Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2034	
Arbor & Landscaping - Renewal	7,608
Wood Deck - Repair/Replacement	27,570
Total for 2034	\$35,178
Replacement Year 2035	
Arbor & Landscaping - Renewal	7,798
Asphalt - Seal Coat	25,548
Wood Deck - Repair/Replacement	28,259
Total for 2035	\$61,606
Replacement Year 2036	
Arbor & Landscaping - Renewal	7,993
Forestry Management	28,966
Pool Bld: Water Heater - Replacement	1,599
Pool Fence - Maintenance	3,069
Pool Pump - Replacement	1,918
Wood Deck - Repair/Replacement	28,966
Total for 2036	\$72,511
Replacement Year 2037	
Arbor & Landscaping - Renewal	8,193
Building Envelope Inspection	16,386
Wood Deck - Repair/Replacement	29,690
Total for 2037	\$54,269
Replacement Year 2038	
Arbor & Landscaping - Renewal	8,398
Pool Bld: Interior - Upgrade	4,199
Pool Bld: Windows & Doors - Replacement	4,199
Pool Plaster - Replacement	20,155
Wood Deck - Repair/Replacement	30,432
Total for 2038	\$67,383
Replacement Year 2039	
Arbor & Landscaping - Renewal	8,608

**Gabriel Commons Unit Owners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Exterior Lights: Entrance & Roadway - Replacement	1,291
Exterior Lights: Garage - Replacement	8,608
Roof - Replacement (2014)	208,682
Wood Deck - Repair/Replacement	31,193
Total for 2039	\$258,382
Replacement Year 2040	
Arbor & Landscaping - Renewal	8,823
Crawl Space - Repairs	74,114
Unit Fence - Replacement	79,933
Wood Deck - Repair/Replacement	31,973
Total for 2040	\$194,842
Replacement Year 2041	
Arbor & Landscaping - Renewal	9,044
Asphalt - Seal Coat	29,628
Forestry Management	32,772
Pool Cover - Replacement	3,617
Pool Fence - Maintenance	3,473
Pool Filter - Replacement	2,713
Pool Furniture - Replacement	2,894
Pool Heater - Replacement	9,044
Pool Pump - Replacement	2,170
Sump Pumps - Replacement	11,757
Wood Deck - Repair/Replacement	32,772
Total for 2041	\$139,884
Replacement Year 2042	
Arbor & Landscaping - Renewal	9,270
Asphalt - Overlay	189,993
Building Envelope Inspection	18,539
Siding - Paint	354,728
Wood Deck - Repair/Replacement	33,592
Total for 2042	\$606,121

**Gabriel Commons Unit Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2043	
Arbor & Landscaping - Renewal	9,501
Wood Deck - Repair/Replacement	34,431
Total for 2043	\$43,933
Replacement Year 2044	
Arbor & Landscaping - Renewal	9,739
Wood Deck - Repair/Replacement	35,292
Total for 2044	\$45,031
Replacement Year 2045	
Arbor & Landscaping - Renewal	9,982
Wood Deck - Repair/Replacement	36,175
Total for 2045	\$46,157
Replacement Year 2046	
Arbor & Landscaping - Renewal	10,232
Forestry Management	37,079
Pool Fence - Maintenance	3,929
Pool Patio - Repairs	10,232
Pool Pump - Replacement	2,456
Wood Deck - Repair/Replacement	37,079
Total for 2046	\$101,006
Replacement Year 2047	
Arbor & Landscaping - Renewal	10,488
Asphalt - Seal Coat	34,359
Building Envelope Inspection	20,976
Gutters & Downspouts - Replacement	101,941
Roof - Replacement	466,332
Wood Deck - Repair/Replacement	38,006
Total for 2047	\$672,101
Replacement Year 2048	
Arbor & Landscaping - Renewal	10,750

**Gabriel Commons Unit Owners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Wood Deck - Repair/Replacement	38,956
Total for 2048	\$49,706
 Replacement Year 2049	
Arbor & Landscaping - Renewal	11,019
Concrete Curbs & Paving - Replacement	53,980
Wood Deck - Repair/Replacement	39,930
Total for 2049	\$104,929
 Replacement Year 2050	
Arbor & Landscaping - Renewal	11,294
Wood Deck - Repair/Replacement	40,928
Total for 2050	\$52,222

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Roof - Replacement		40,900 SF	@ \$6.00
Asset ID	1001	Asset Cost	\$245,400.00
	Capital	Percent Replacement	100%
	Roofing	Future Cost	\$284,588.76
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	6		

This provision is for the replacement of the shingle roof. The property condition assessment estimated a useful life of 25 years, however based on discussions with the Association, we have reduced the life to 20 years.

The Association obtained a bid to replace the roof from Aylwin Construction.

CERTA Building Solutions estimated 40,900 square feet of roofing.

According to the Association, the roof was replaced from 2007-2012. According to the Association, they are experiencing roof leaks and are repairing them as needed.

The cost is based on a per square foot estimate from Bliss Roofing. The cost has been increased to account for any hidden damage. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

2006: One-half of one building (3843-45)-\$3,950

2007: Full or partial reroofing for (3835-37, 3859-61, 3891-93)-\$20,300

2008: Reroofing multiple slopes for (3867-69, 3863-65, 3871-73, 3895-97)-\$22,300

2009: Full or partial reroofing for (3839, 3841, 3843, 3845, 3845, 3847, 3849, 3855, 3857, 3895, 3897)-\$22,883

2010: Roof replacement for (3875-77, 3879-81, 3883-85, 3887-89)-\$23,131

2011: Replaced roofs for (3831-33; and garage roofs for 3831 thru 3849)-\$24,885

2012: Replaced garage roofs for (3875-85 and 3891-93)-\$17,813

2015: Roof/vent work-\$1,090

Gabriel Commons Unit Owners Association
Detail Report by Category

Roof - Replacement continued...

2016: 3 Roofs replaced (3863,3835,3859)-\$20,500

Roof - Replacement (2014)

Asset ID	1033	22,300 SF	@ \$6.00
	Capital	Asset Cost	\$133,800.00
	Roofing	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$208,682.34
Useful Life	25		
Replacement Year	2039		
Remaining Life	18		

This provision is for the replacement of the shingle roof.

The Association obtained a bid to replace the roof from Aylwin Construction.

CERTA Building Solutions estimated 22,300 square feet of roofing.

According to the Association, the roof was replaced from 2007-2012. According to the Association, they are experiencing roof leaks and are repairing them as needed.

The cost is based on a per square foot estimate from Bliss Roofing. The cost has been increased to account for any hidden damage. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Roof - Replacement (2021-2022)

Asset ID	1034	3 Each	@ \$8,094.62
	Capital	Asset Cost	\$24,283.87
	Roofing	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$24,283.87
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the shingle roofs in 2021 and 2022. The Association plans to replace 3 per year.

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Roof - Replacement (2021-2022) continued...

The Association obtained a bid to replace the roof from Aylwin Construction.

CERTA Building Solutions estimated 22,300 square feet of roofing.

According to the Association, the roof was replaced from 2007-2012. According to the Association, they are experiencing roof leaks and are repairing them as needed.

The cost is based on a per square foot estimate from Bliss Roofing. The cost has been increased to account for any hidden damage. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Roofing - Total Current Cost

\$403,484

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Siding - Replacement

Asset ID	1004	70,400 SF	@ \$17.00
Capital		Asset Cost	\$1,196,800.00
Siding		Percent Replacement	100%
Placed in Service	January 1972	Future Cost	\$1,226,720.00
Useful Life	50		
Replacement Year	2022		
Remaining Life	1		

According to the Association, this item will be paid for with special assessment.

This provision is for the replacement of the exterior siding of the units, garages and pool building. This includes replacement of front patio walls and gates. Ensure all flashing for windows, doors, decks, sidewalls adjoining concrete, etc. are up to code.

The Association had a property condition assessment done in 2016. It found elevated moisture readings numerous discontinuities and mis-laps of weather resistive barriers. They recommended replacement of the siding in 2018. For more information please see the report completed by CERTA Building Solutions. The Association should consider replacement of windows and doors (unit owner responsibility) at that time. The cost is a estimate and the actual cost will be dependent on damage found as work is done. The Association should consult with a vendor for oversight and obtain multiple bids for this work.

According to AE Associates, there is 70,400 square feet of siding.

According to information provided by the Association, siding repairs of \$95,201 were done in 2008 and \$105,084 in 2012.

In 2004 the Association obtained the following information.

The Association received bid from Peoples Choice Contracting and A Cut Above Siding & Windows to replace siding. The bids are as follows:

Peoples Choice Contracting (360) 604-9800

\$340,000 - Replace siding with Alcoa Vinyl Siding

A Cut Above Siding & Windows (503) 643-1121

\$530,000 - Replace siding with Hardi-Plank Sentry siding and paint

\$100,000 - Dry rot and miscellaneous repairs

\$100,000 - Deck repairs

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Siding - Replacement continued...

\$730,000 - Total

The cost is based on a per square foot estimate from a Clow Roofing and Siding. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Siding - Total Current Cost	\$1,196,800
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**Gabriel Commons Unit Owners Association
Detail Report by Category**

Siding - Paint

Asset ID	1002	70,400 SF	@ \$3.00
	Non-Capital	Asset Cost	\$211,200.00
	Painting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$216,480.00
Useful Life	10		
Replacement Year	2022		
Remaining Life	1		

According to the Association, the initial paint in 2022 will be paid for with special assessment.

This provision is for the painting of the exterior siding units, garages and pool building.

According to the Association, the buildings were painted in 2009 for \$79,785.

According to AE Associates, there is 70,400 square feet of siding.

The cost is based on a per square foot estimate from a local vendor. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Painting - Total Current Cost	\$211,200
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Cosmic Upgrade		17 Each	@ \$6,622.88
Asset ID	1036	Asset Cost	\$112,588.91
	Capital	Percent Replacement	100%
	Building Components	Future Cost	\$115,403.63
Placed in Service	January 1972		
Useful Life	45		
Adjustment	5		
Replacement Year	2022		
Remaining Life	1		

The cost is based on a quote received by the Association.

SCHWINDT & CO.
RESERVE STUDY SERVICES
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**Gabriel Commons Unit Owners Association
Detail Report by Category**

Gutters & Downspouts - Replacement		4,860 LF	@ \$11.04
Asset ID	1006	Asset Cost	\$53,644.68
	Capital	Percent Replacement	100%
	Gutters and Downspouts	Future Cost	\$62,211.38
Placed in Service	January 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	6		

This provision is for the replacement of the gutters and downspouts.

According to the Association, repairs have been done in 2008 for \$4,337.

AE Associates estimated 3,132 feet of gutters and 1,728 feel of downspouts.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Gutters and Downspouts - Total Current Cost \$53,645

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Asphalt - Overlay		41,000 SF	@ \$2.76
Asset ID	1030	Asset Cost	\$113,119.00
	Capital	Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$189,992.62
Placed in Service	January 2012		
Useful Life	30		
Replacement Year	2042		
Remaining Life	21		

This provision is for the overlay of the asphalt.

According to CERTA Building Solutions, there is 41,000 square feet of asphalt.

The cost is based on a per square foot estimate from Coast Pavement. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Asphalt - Repairs		41,000 SF	@ \$2.21
Asset ID	1008	Asset Cost	\$90,487.00
	Capital	Percent Replacement	100%
	Streets/Asphalt	Future Cost	\$99,880.72
Placed in Service	January 2008		
Useful Life	30		
Adjustment	-13		
Replacement Year	2025		
Remaining Life	4		

This provision is for the repair of the asphalt including repair for sink holes and degraded surfaces.

According to CERTA Building Solutions, there is 41,000 square feet of asphalt.

According to information provided by the Association, they spent \$6,337 in 2010, \$5,089 in 2011 and \$11,596 in 2013 for seal coating.

The cost is based on a per square foot estimate from Coast Pavement. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Asphalt - Repairs continued...

2008: \$8,660-Asphalt repairs

2012: \$7,557-Asphalt repairs

Asphalt - Seal Coat

Asset ID	1007	41,000 SF	@ \$0.44
	Non-Capital	Asset Cost	\$18,081.00
	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$18,996.35
Useful Life	6		
Adjustment	4		
Replacement Year	2023		
Remaining Life	2		

This provision is for the seal coating and repair of the asphalt. Crack sealing should be done as needed.

According to CERTA Building Solutions, there is 41,000 square feet of asphalt.

According to information provided by the Association, they spent \$6,337 in 2010, \$5,089 in 2011 and \$11,596 in 2013 for seal coating.

The cost is based on a per square foot estimate from Coast Pavement. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

2010: \$6,337-Asphalt Sealcoat

2011: \$5,089-Asphalt Sealcoat

2013: \$11,596-Asphalt Sealcoat

Streets/Asphalt - Total Current Cost \$221,687

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Sump Pumps - Replacement			
Asset ID	1024	13 Each	@ \$551.91
Capital	Equipment	Asset Cost	\$7,174.78
Placed in Service	January 2003	Percent Replacement	100%
Useful Life	10	Future Cost	\$7,174.78
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the sump pumps.

According to the Association there are 13 sump pumps. Life of the pump may vary based on usage. According to the Association, they were installed from 2003-2005.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Equipment - Total Current Cost \$7,175

Gabriel Commons Unit Owners Association
Detail Report by Category

Wood Deck - Repair/Replacement

Asset ID	1009	2 Each	@ \$10,000.00
	Non-Capital	Asset Cost	\$20,000.00
	Decks and Railings	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$20,500.00
Useful Life	1		
Replacement Year	2022		
Remaining Life	1		

This provision is for the repair/replacement of the front side and rear wood decks including railings. According to the Association, replacements will be done with a composite product that does not require staining.

The Association has had a property condition assessment completed in 2016. For more information regarding this component, please see the full report.

According to the Association, they spent \$18,590 in 2007, \$32,568 in 2008 and \$7,957 in 2009. (5 decks total)

This provision estimates that each deck will cost \$10,000. There are a total of 54 decks (front and back decks). This component estimates that 2 decks will be replaced every year.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

2005: \$11,700 spent (Units not specified)

2006: \$19,846 spent (Four Units-3887-89, 3891-93)

2007: \$18,590 spent (Four Units-3843-45, 3895-97)

2008: \$32,568 spent (Six Units-3847-49, 3831-33, 3889-91)

2009: \$7,957 spent (Two units-3879-81)

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Wood Deck - Repair/Replacement(2021)

Asset ID	1037	6 Each	@ \$10,000.00
	Non-Capital	Asset Cost	\$60,000.00
	Decks and Railings	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$60,000.00
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		

This cost is an estimate that needs to be confirmed with a bid.

This provision is for the repair/replacement of the front side and rear wood decks including railings. According to the Association, replacements will be done with a composite product that does not require staining.

The Association has had a property condition assessment completed in 2016. For more information regarding this component, please see the full report.

According to the Association, they spent \$18,590 in 2007, \$32,568 in 2008 and \$7,957 in 2009. (5 decks total)

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

2005: \$11,700 spent (Units not specified)

2006: \$19,846 spent (Four Units-3887-89, 3891-93)

2007: \$18,590 spent (Four Units-3843-45, 3895-97)

2008: \$32,568 spent (Six Units-3847-49, 3831-33, 3889-91)

2009: \$7,957 spent (Two units-3879-81)

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Decks and Railings - Total Current Cost	\$80,000
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Gabriel Commons Unit Owners Association
Detail Report by Category

Exterior Lights: Entrance & Roadway - Replacement

Asset ID	1011	5 Each	@ \$165.57
	Capital	Asset Cost	\$827.85
	Lighting	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$891.51
Useful Life	15		
Adjustment	2		
Replacement Year	2024		
Remaining Life	3		

This provision is for the replacement of the light fixtures at the entrance.

According to the Association this was done in 2007.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Exterior Lights: Garage - Replacement

Asset ID	1010	1 Total	@ \$5,519.06
	Capital	Asset Cost	\$5,519.06
	Lighting	Percent Replacement	100%
Placed in Service	January 2009	Future Cost	\$5,943.43
Useful Life	15		
Replacement Year	2024		
Remaining Life	3		

This provision is for the replacement of the garage light fixtures.

According to the Association this was done in 2009 for \$4,651 for the entire complex.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Exterior Lights: Home - Replacement		170 Each	@ \$165.57
Asset ID	1031	Asset Cost	\$28,147.07
	Capital	Percent Replacement	100%
	Lighting	Future Cost	\$28,147.07
Placed in Service	January 1972		
Useful Life	25		
Adjustment	21		
Replacement Year	2021		
Remaining Life	0		

According to the Association, this will be paid for with operating funds.

This provision is for the replacement of the light fixtures on each home. According to the Association, each unit has 4-6 fixtures that are original. An average of 5 lights per home is used. Some have been replaced by owners.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Lighting - Total Current Cost

\$6,347

Gabriel Commons Unit Owners Association
Detail Report by Category

Pool Bld: Interior - Upgrade

		5 Each	@ \$551.91
Asset ID	1028	Asset Cost	\$2,759.53
	Capital	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$4,198.95
Placed in Service	January 1972		
Useful Life	50		
Adjustment	16		
Replacement Year	2038		
Remaining Life	17		

This provision is for the upgrade of the pool interior.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pool Bld: Water Heater - Replacement

		1 Total	@ \$1,103.81
Asset ID	1029	Asset Cost	\$1,103.81
	Capital	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$1,103.81
Placed in Service	January 1972		
Useful Life	15		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the water heater.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Gabriel Commons Unit Owners Association
Detail Report by Category

Pool Bld: Windows & Doors - Replacement

Asset ID	1020	5 Each	@ \$551.91
	Capital	Asset Cost	\$2,759.53
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 1972	Future Cost	\$4,198.95
Useful Life	50		
Adjustment	16		
Replacement Year	2038		
Remaining Life	17		

This provision is for the replacement of the pool building windows and doors.

Schwindt and Company estimated 3 windows and 2 doors.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pool Cover - Replacement

Asset ID	1016	1 Total	@ \$2,207.62
	Capital	Asset Cost	\$2,207.62
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,207.62
Useful Life	10		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the pool cover. We recommend the Association contract a local vendor to maintain their pool equipment.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Gabriel Commons Unit Owners Association
Detail Report by Category

Pool Fence - Maintenance

		160 LF	@ \$13.24
Asset ID	1027	Asset Cost	\$2,119.20
	Non-Capital	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$2,119.20
Placed in Service	January 2015		
Useful Life	5		
Replacement Year	2021		
Remaining Life	0		

This provision is for the maintenance of the pool fence. This includes staining on both sides. Schwindt and Company estimated 160 lineal feet of fencing.

The cost is based on a per lineal foot estimate from a local vendor. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Pool Fence - Replacement

		160 LF	@ \$55.19
Asset ID	1018	Asset Cost	\$8,830.40
	Capital	Percent Replacement	100%
	Recreation/Pool	Future Cost	\$11,875.91
Placed in Service	January 2013		
Useful Life	20		
Replacement Year	2033		
Remaining Life	12		

This provision is for the replacement of the pool fence.

Schwindt and Company estimated 160 lineal feet of fencing.

According to the Association, this was done in 2013 for \$7,154.

The cost is based on a per lineal foot estimate from Ricks Custom Fencing and Decking. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Gabriel Commons Unit Owners Association
Detail Report by Category

Pool Filter - Replacement

Asset ID	1013	1 Total	@ \$1,655.72
	Capital	Asset Cost	\$1,655.72
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$1,655.72
Useful Life	10		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the pool filter. We recommend the Association contract a local vendor to maintain their pool equipment.

According to the Association, this was done in 2010 by Pool and Spa for \$1,150.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pool Furniture - Replacement

Asset ID	1015	1 Total	@ \$1,766.10
	Capital	Asset Cost	\$1,766.10
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$1,766.10
Useful Life	10		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the pool furniture.

Schwindt and Company counted 4 lounges and 7 chairs.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Gabriel Commons Unit Owners Association
Detail Report by Category

Pool Heater - Replacement

Asset ID	1012	1 Total	@ \$5,519.06
	Capital	Asset Cost	\$5,519.06
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$5,519.06
Useful Life	10		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the pool heater. We recommend the Association contract a local vendor to maintain their pool equipment.

According to the Association, this was done in 2010 by Pool and Spa for \$4,000.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pool Patio - Repairs

Asset ID	1019	1 Total	@ \$5,519.06
	Capital	Asset Cost	\$5,519.06
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$5,519.06
Useful Life	25		
Adjustment	-15		
Replacement Year	2021		
Remaining Life	0		

This provision is for the repair of the pool decking. This includes the stairs by the pool.

According to the Association, \$10,560 was spent in 2007 for pool patio and drainage repairs.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Gabriel Commons Unit Owners Association
Detail Report by Category

Pool Plaster - Replacement

Asset ID	1017	1 Total	@ \$13,245.75
Capital		Asset Cost	\$13,245.75
Recreation/Pool		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$13,916.32
Useful Life	15		
Replacement Year	2023		
Remaining Life	2		

This provision is for the replacement of the pool plaster.

According to the Association, this was done in 2008 by Anderson Pool Owrks for \$5,000.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pool Pump - Replacement

Asset ID	1014	1 Total	@ \$1,324.57
Capital		Asset Cost	\$1,324.57
Recreation/Pool		Percent Replacement	100%
Placed in Service	January 1972	Future Cost	\$1,324.57
Useful Life	5		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the pool pump. We recommend the Association contract a local vendor to maintain their pool equipment.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Gabriel Commons Unit Owners Association
Detail Report by Category

Unit Fence - Replacement			
Asset ID	1039	10 Units	@ \$5,000.00
	Capital	Asset Cost	\$50,000.00
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$79,932.51
Useful Life	20		
Replacement Year	2040		
Remaining Life	19		

This provision is for the replacement of the unit fences.

The cost is based on information from the Association. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Unit Fence - Replacement(2021-2023)			
Asset ID	1040	2 Units	@ \$5,000.00
	Capital	Asset Cost	\$10,000.00
	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$10,000.00
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		

This provision is for the replacement of the unit fences.

The cost is based on information from the Association. The Association should obtain a bid to confirm this estimate.

The useful life assumption is based on accepted industry estimates as established by RS Means and/or The National Construction Estimator.

Recreation/Pool - Total Current Cost \$108,810

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Arbor & Landscaping - Renewal		1 Total	@ \$5,519.06
Asset ID	1023	Asset Cost	\$5,519.06
	Capital	Percent Replacement	100%
	Grounds Components	Future Cost	\$5,519.06
Placed in Service	January 2016		
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		

This provision is for any arbor work (trimming/replacement) landscaping renewal, (replanting drainage) and irrigation work that may be needed. This should include replacement of irrigation backflow, controllers, and drainage. The Association should consult with their landscaping vendor to devise a plan moving forward.

According to the Association they spend approximately \$3-5,000 every year.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

2005-2006: \$15,324 Special Assessment for drainage barrier trench in commons area below upper units; plus \$6,275 spent from Reserve Fund for this project.

2006: \$51,350 for "Drainage enhancements"

2007: \$10,560 for "Drainage enhancements"

2008: \$5,260 for "Drainage enhancements"

2009: \$4,651 for "Drainage enhancements" at 3885

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Concrete Curbs & Paving - Replacement

		1,633 LF	@ \$16.56
Asset ID	1021	Asset Cost	\$27,037.58
	Capital	Percent Replacement	100%
	Grounds Components	Future Cost	\$29,844.43
Placed in Service	January 2008		
Useful Life	24		
Adjustment	-7		
Replacement Year	2025		
Remaining Life	4		

This provision is for the repair of the curbing and concrete paving. It is estimated that 25% of the total area will need repair.

Schwindt and Company estimated 1,633 lineal feet of curbing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

2006: Foundation/drainage repairs (3831-33,3895-97)-\$29,750

2015: \$11,400 for concrete footing/foundation work at 3879-3881

Crawl Space - Repairs

		1 Total	@ \$46,360.14
Asset ID	1005	Asset Cost	\$46,360.14
	Non-Capital	Percent Replacement	100%
	Grounds Components	Future Cost	\$74,113.65
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	19		

This provision is for the repair of the crawl spaces.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

2004-2005: \$34,000 spent on crawlspace repairs; a special assessment covered much of the work.

2010: \$39,535 spent on crawlspace repairs for (3855, 3857, 3861, 3871, 3873)

**Gabriel Commons Unit Owners Association
Detail Report by Category**

Crawl Space - Repairs continued...

2011: \$36,610 spent on crawlspace repairs

2012: \$45,390 spent on crawlspace repairs for 3843-48 and 3887-89

2013: \$47,560 spent on crawlspace repairs for 3879-81, 3883-85, 3839-41

Forestry Management

Asset ID	1035	1 Total	@ \$20,000.00
	Non-Capital	Asset Cost	\$20,000.00
Grounds Components		Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$20,000.00
Useful Life	5		
Replacement Year	2021		
Remaining Life	0		

This provision is for forestry management.

The cost and useful life are based on information from the Association.

Forestry Management(2022)

Asset ID	1038	1 Total	@ \$20,000.00
	Non-Capital	Asset Cost	\$20,000.00
Grounds Components		Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$20,500.00
Useful Life	1		
Replacement Year	2022		
Remaining Life	1		

This provision is for forestry management.

The cost and useful life are based on information from the Association.

Grounds Components - Total Current Cost \$118,917

Gabriel Commons Unit Owners Association
Detail Report by Category

Building Envelope Inspection

Asset ID	1022	1 Total	@ \$11,038.13
		Asset Cost	\$11,038.13
	Non-Capital	Percent Replacement	100%
	Inspections	Future Cost	\$12,800.84
Placed in Service	January 2016		
Useful Life	5		
Adjustment	6		
Replacement Year	2027		
Remaining Life	6		

This provision is for a building envelope inspection.

Inspections - Total Current Cost	\$11,038
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Additional Disclosures

Levels of Service

The following three categories describe the various types of Reserve Studies from exhaustive to minimal.

I. Full: A Reserve Study in which the following five Reserve Study tasks are performed:

- Component Inventory
- Condition Assessment (based upon on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

II. Update, With Site Visit/On-Site Review: A Reserve Study update in which the following five Reserve Study tasks are performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

III. Update, No Site Visit/Off Site Review: A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

Terms and Definitions

CASH FLOW METHOD: A method of developing 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 anticipated schedule of reserve expenses until the desired *Funding Goal* is achieved.

COMPONENT: The individual line items in the *Reserve Study* developed or updated in the *Physical Analysis*. These elements form the building blocks for the *Reserve Study*. *Components* typically are: 1) association responsibility; 2) with limited *Useful Life* expectancies; 3) predictable *Remaining Useful Life* expectancies; 4) above a minimum threshold cost; and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying reserve *Components*. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the Association or cooperative.

COMPONENT METHOD: A method of developing a reserve *Funding Plan* where the total contribution is

based on the sum of contributions for individual *Components*. See *Cash Flow Method*.

CONDITION ASSESSMENT: The task of evaluating the current condition of the *Component* based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See *Replacement Cost*.

DEFICIT: An actual or projected *Reserve Balance* that is less than the *Fully Funded Balance*. The opposite would be a *Surplus*.

EFFECTIVE AGE: The difference between *Useful Life* and *Remaining Useful Life*. Not always equivalent to chronological age since some *Components* age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a *Reserve Study* where current status of the reserves (measured as cash or *Percent Funded*) and a recommended reserve contribution rate (reserve *Funding Plan*) are derived, and the projected reserve income and expense over time is presented. The *Financial Analysis* is one of the two parts of a *Reserve Study*.

FULLY FUNDED: 100% Funded. When the actual or projected *Reserve Balance* is equal to the *Fully Funded Balance*.

FULLY FUNDED BALANCE (FFB): Total accrued depreciation, an indicator against which actual or projected *Reserve Balance* can be compared. The *Reserve Balance* that is in direct proportion to the fraction of life “used up” of the current repair or *Replacement Cost*. This number is calculated for each *Component*, then added together for an association total. Two formulas can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of *Funding Plan* goals:

- **Baseline Funding:** Establishing a reserve funding goal of keeping the reserve cash balance above zero.
- **Full Funding:** Setting a reserve funding goal of attaining and maintaining reserves at or near 100% funded.

- **Statutory Funding:** Establishing a reserve funding goal of setting aside the specific minimum amount of reserves required by local statutes.
- **Threshold Funding:** Establishing a reserve funding goal of keeping the *Reserve Balance* above a specified dollar or *Percent Funded* amount. Depending on the threshold, this may be more or less conservative than fully funding.

FUNDING PLAN: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating *Useful Life*, *Remaining Useful Life*, and repair or *Replacement Costs* for the reserve *Components*.

PERCENT FUNDED: The ratio at a particular point of time (typically the beginning of the Fiscal Year) of the actual or projected *Reserve Balance* to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the *Reserve Study* where the *Component Inventory*, *Condition Assessment*, and *Life and Valuation Estimate* tasks are performed. This represents one of the two parts of the *Reserve Study*.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve *Component* can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" *Remaining Useful Life*.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a reserve *Component* to its original functional condition. The *Current Replacement Cost* would be the cost to replace, repair, or restore the *Component* during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the Association has identified for use to defray the future repair or replacement of those major *Components* which the Association is obligated to maintain. Also known as reserves, reserve accounts, or cash reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares *Reserve Studies*.

RESERVE STUDY: A budget planning tool which identifies the current status of the reserve fund and a stable and equitable *Funding Plan* to offset the anticipated future major common area expenditures. The *Reserve Study*

consists of two parts: the *Physical Analysis* and the *Financial Analysis*.

RESPONSIBLE CHARGE: A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a *Reserve Study* of which he was in *Responsible Charge*. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

- The regular and continuous absence from principal office premises from which professional services are rendered, except for performance of field work or presence in a field office maintained exclusively for a specific project;
- The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate detailed review;
- The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. *Special Assessments* are often regulated by governing documents or local statutes.

SURPLUS: An actual or projected *Reserve Balance* greater than the *Fully Funded Balance*. The opposite would be a *Deficit*.

USEFUL LIFE (UL): Total *Useful Life* or depreciable life. The estimated time, in years, that a *Reserve Component* can be expected to serve its intended function if properly constructed in its present application or installation.