

**GABRIEL COMMONS UNIT OWNERS ASSOCIATION**  
**MAINTENANCE PLAN UPDATE**  
**RESERVE STUDY**  
**LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION**  
**BUDGET YEAR**  
**January 1, 2024 to December 31, 2024**



<https://www.schwindtco.com/>

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# **GABRIEL COMMONS UNIT OWNERS ASSOCIATION**

## **Executive Summary**

### **Year of Report:**

January 1, 2024 to December 31, 2024

### **Number of Units:**

34 Units

### **Parameters:**

Beginning Balance: \$185,000

Year 2024 Suggested Contribution: \$4,000,000

Year 2024 Projected Interest Earned: \$0

Inflation: 4.00%

Annual Increase to Suggested Contribution: 5.50%

Lowest Cash Balance Over 30 Years (Threshold): \$185,000

Average Reserve Assessment per Unit: \$9,803.92

Prior Year's Actual Contribution: \$95,000

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**Gabriel Commons Unit Owners Association  
Maintenance Plan Update  
Reserve Study Update – Offsite  
Disclosure Information  
2024**

We have conducted an offsite reserve study update and maintenance plan update for Gabriel Commons Unit Owners Association for the year beginning January 1, 2024, 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 22. 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 is currently working with J2 Building Consultants and plans to pay for the siding replacement, initial painting of siding and seismic upgrade of the buildings with special assessment in 2024.

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 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 and 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 appears 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 into 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.

In December 2022, the average annual inflation rate was 6.45%. Experts are not sure if this increase is temporary due to supply chain issues or if this will be a long-term increase. At this time, Schwindt and Company is recommending an inflation rate of 4% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at [https://inflationdata.com/Inflation/Inflation\\_Rate/HistoricalInflation.aspx](https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx).

Currently, the price of oil has fluctuated greatly, and there are ongoing issues with the supply chain. As of now, it is unknown when these factors will be resolved, making it difficult to predict prices. We recommend the Association begin the replacement process several years out, including inspection, creation of a scope of work, and a competitive bidding process. For large projects, associations may choose to sign contracts a year before the work is to occur so that they can get scheduled during the spring and summer.

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.

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**GABRIEL COMMONS UNIT OWNERS ASSOCIATION**

**MAINTENANCE PLAN**

**BUDGET YEAR**

**January 1, 2024 to December 31, 2024**

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**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  
2024**

**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 10 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.**

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**GABRIEL COMMONS UNIT OWNERS ASSOCIATION**

**RESERVE STUDY**

**LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION**

**BUDGET YEAR**

**January 1, 2024 to December 31, 2024**

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**Gabriel Commons Unit Owners Association  
Category Detail Index**

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**Gabriel Commons Unit Owners Association**  
**Category Detail Index**

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	Total Funded Assets	44	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	45	

**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**

Report Date	December 22, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	34

<i>Report Parameters</i>	
Inflation	4.00%
Interest Rate on Reserve Deposit	0.10%
2024 Beginning Balance	\$185,000

**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 **\$4,000,000** in **2024**, **\$105,000** in **2025**, and increases **5.50%** each year for the remaining years of the study. A minimum balance of **\$185,000** is maintained. The 2023 contribution of \$4,000,000 is made up of two parts, the reserve contribution of \$100,000 and a \$3,900,000 special assessment.
- **The Association plans to pay for the siding replacement, initial painting of siding and seismic upgrade of the buildings with special assessment. The estimated cost of this work is \$3,400,000.**
- The purpose of this study is to ensure 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 Monthly Contribution	\$333,333.33
<i>\$9,803.92 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$333,333.33
<i>\$9,803.92 per unit monthly</i>	

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

Beginning Balance: \$185,000

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	4,000,000		3,707,423	477,577	757,595	63%
2025	105,000	386	148,780	434,182	832,831	52%
2026	110,775	377	117,080	428,255	952,032	45%
2027	116,868	395	97,185	448,333	1,104,998	41%
2028	123,295	386	129,037	442,977	1,239,593	36%
2029	130,077	398	116,103	457,348	1,402,008	33%
2030	137,231	433	99,197	495,815	1,597,846	31%
2031	144,778	458	116,324	524,727	1,784,868	29%
2032	152,741	534	73,898	604,104	2,033,257	30%
2033	161,142	597	94,242	671,602	2,280,578	29%
2034	170,005	324	439,517	402,414	2,192,221	18%
2035	179,355	439	61,034	521,174	2,505,053	21%
2036	189,220	572	51,468	659,498	2,851,892	23%
2037	199,627	698	70,177	789,645	3,205,154	25%
2038	210,606	774	130,097	870,929	3,522,779	25%
2039	222,190	432	559,643	533,907	3,419,370	16%
2040	234,410	355	306,294	462,378	3,588,817	13%
2041	247,303	519	77,228	632,972	4,017,319	16%
2042	260,904	460	314,299	580,038	4,231,017	14%
2043	275,254	592	137,134	718,750	4,636,989	16%
2044	290,393	231	645,115	364,259	4,559,698	8%
2045	306,365	457	73,255	597,826	5,090,376	12%
2046	323,215	673	99,884	821,829	5,631,566	15%
2047	340,991	909	97,718	1,066,012	6,214,315	17%
2048	359,746	1,143	118,044	1,308,857	6,817,599	19%
2049	379,532	1,078	437,051	1,252,416	7,132,346	18%
2050	400,406	1,320	149,704	1,504,439	7,781,835	19%
2051	422,429	1,641	92,691	1,835,818	8,537,393	22%
2052	445,662	1,860	218,118	2,065,222	9,214,356	22%
2053	470,174	1,995	325,286	2,212,105	9,829,435	23%

**Gabriel Commons Unit Owners Association  
Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Roofing</b>								
Roof - Replacement (2014)	2014	2039	25	0	15	22,300 SF	10.00	223,000
Roof - Replacement (2022)	2022	2052	30	0	28	3 Each	10,196.89	30,591
Roof - Replacement (2023)	2023	2053	30	0	29	3 Each	10,196.89	30,591
Roof - Replacement (2024)	2024	2024	30	0	0	1 Total	28,000.00	28,000
Roof - Replacement (2025)	2025	2025	30	0	1	1 Total	48,000.00	48,000
Roof - Replacement (2026)	2026	2026	30	0	2	1 Total	48,000.00	48,000
Roof - Replacement (2027)	2027	2027	30	0	3	1 Total	48,000.00	48,000
Roof - Replacement (2028)	2028	2028	30	0	4	1 Total	48,000.00	48,000
Roof - Replacement (2029)	2029	2029	30	0	5	1 Total	20,000.00	20,000
Roof - Replacement (2030)	2030	2030	30	0	6	1 Total	40,000.00	40,000
Roof - Replacement (2031)	2031	2031	30	0	7	1 Total	40,000.00	40,000
Roofing - Total								<u>\$604,181</u>
<b>Siding</b>								
Siding - Replacement	1972	2024	50	0	0	1 Total	3,400,000.00	<u>3,400,000</u>
Siding - Total								<u>\$3,400,000</u>
<b>Painting</b>								
Siding - Paint	2023	2034	10	1	10	70,400 SF	3.00	<u>211,200</u>
Painting - Total								<u>\$211,200</u>
<b>Building Components</b>								
Drainage System - Repair	2023	2026	3	0	2	1 Total	7,500.00	7,500
Seismic Upgrade	1972	2024	45	5	0	17 Each	8,342.92	<u>141,830</u>
Building Components - Total								<u>\$149,330</u>
<b>Gutters and Downspouts</b>								
Gutters & Downspouts - Replacement 2024-..2023	2024	2024	1	0	0	1 Total	50,000.00@ 13%	<u>6,250</u>
Gutters and Downspouts - Total								<u>\$6,250</u>
<b>Streets/Asphalt</b>								
Asphalt - Overlay	2012	2042	30	0	18	41,000 SF	3.00	123,000
Asphalt - Repairs	2019	2049	30	0	25	41,000 SF	5.00@ 25%	51,250
Asphalt - Seal Coat	2020	2026	6	0	2	41,000 SF	0.35	<u>14,350</u>
Streets/Asphalt - Total								<u>\$188,600</u>
<b>Equipment</b>								
Sump Pumps - Replacement	2023	2033	10	0	9	13 Each	695.24	<u>9,038</u>
Equipment - Total								<u>\$9,038</u>

**Gabriel Commons Unit Owners Association  
Component Summary By Category**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Decks and Railings</b>								
Wood Deck - Repair/Replacement	2023	2024	1	0	0	2 Each	12,597.12	25,194
Decks and Railings - Total								\$25,194
<b>Lighting</b>								
Exterior Lights: Entrance & Roadway - Repl.	2007	2024	15	2	0	5 Each	208.57	1,043
Exterior Lights: Garage - Replacement	2009	2024	15	0	0	1 Total	6,952.43	6,952
Exterior Lights: Home - Replacement		<i>Unfunded</i>						
Lighting - Total								\$7,995
<b>Recreation/Pool</b>								
Pool Bld: Interior - Upgrade	1972	2038	50	16	14	5 Each	695.24	3,476
Pool Bld: Water Heater - Replacement	1972	2024	15	0	0	1 Total	1,390.49	1,390
Pool Bld: Windows & Doors - Replacement	1972	2038	50	16	14	5 Each	750.00	3,750
Pool Cover - Replacement	2010	2024	10	0	0	1 Total	2,780.97	2,781
Pool Fence - Maintenance	2015	2024	5	0	0	160 LF	16.68	2,669
Pool Fence - Replacement	2013	2033	20	0	9	160 LF	69.52	11,123
Pool Filter - Replacement	2010	2024	10	0	0	1 Total	2,085.73	2,086
Pool Furniture - Replacement	2007	2024	10	0	0	1 Total	2,224.78	2,225
Pool Heater - Replacement	2010	2024	10	0	0	1 Total	6,952.43	6,952
Pool Patio - Repairs	2007	2024	25	-15	0	1 Total	6,952.43	6,952
Pool Plaster - Replacement	2008	2024	15	0	0	1 Total	16,685.84	16,686
Pool Pump - Replacement	1972	2024	5	0	0	1 Total	1,668.58	1,669
Unit Fence - Replacement	2020	2040	20	0	16	10 Units	6,298.56	62,986
Unit Fence - Replacement(2023-2025)	2023	2024	1	0	0	2 Units	6,298.56	12,597
Recreation/Pool - Total								\$137,342
<b>Grounds Components</b>								
Arbor & Landscaping - Renewal	2023	2024	1	0	0	1 Total	6,952.43	6,952
Concrete Curbs & Paving - Replacement	2008	2025	24	-7	1	1,633 LF	20.86	34,064
Crawl Space - Repairs	2010	2040	30	0	16	1 Total	58,400.43	58,400
Forestry Management	2016	2024	5	0	0	1 Total	25,194.24	25,194
Tree Work	2022	2025	3	0	1	1 Total	10,000.00	10,000
Grounds Components - Total								\$134,611
<b>Inspections</b>								
Building Envelope Inspection	2023	2028	5	0	4	1 Total	13,904.86	13,905
Inspections - Total								\$13,905
<b>Contingency</b>								
Insurance Deductible	2023	2024	1	0	0	1 Total	10,000.00	10,000
Contingency - Total								\$10,000
Total Asset Summary								\$4,897,647

## Gabriel Commons Unit Owners Association Component Summary By Group

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost	
<b>Capital</b>									
Arbor & Landscaping - Renewal	2023	2024	1	0	0	1 Total	6,952.43	6,952	
Asphalt - Overlay	2012	2042	30	0	18	41,000 SF	3.00	123,000	
Asphalt - Repairs	2019	2049	30	0	25	41,000 SF	5.00@ 25%	51,250	
Concrete Curbs & Paving - Replacement	2008	2025	24	-7	1	1,633 LF	20.86	34,064	
Exterior Lights: Entrance & Roadway - Repl..	2007	2024	15	2	0	5 Each	208.57	1,043	
Exterior Lights: Garage - Replacement	2009	2024	15	0	0	1 Total	6,952.43	6,952	
Exterior Lights: Home - Replacement	<i>Unfunded</i>								
Gutters & Downspouts - Replacement 2024-...	2023	2024	1	0	0	1 Total	50,000.00@ 13%	6,250	
Pool Bld: Interior - Upgrade	1972	2038	50	16	14	5 Each	695.24	3,476	
Pool Bld: Water Heater - Replacement	1972	2024	15	0	0	1 Total	1,390.49	1,390	
Pool Bld: Windows & Doors - Replacement	1972	2038	50	16	14	5 Each	750.00	3,750	
Pool Cover - Replacement	2010	2024	10	0	0	1 Total	2,780.97	2,781	
Pool Fence - Replacement	2013	2033	20	0	9	160 LF	69.52	11,123	
Pool Filter - Replacement	2010	2024	10	0	0	1 Total	2,085.73	2,086	
Pool Furniture - Replacement	2007	2024	10	0	0	1 Total	2,224.78	2,225	
Pool Heater - Replacement	2010	2024	10	0	0	1 Total	6,952.43	6,952	
Pool Patio - Repairs	2007	2024	25	-15	0	1 Total	6,952.43	6,952	
Pool Plaster - Replacement	2008	2024	15	0	0	1 Total	16,685.84	16,686	
Pool Pump - Replacement	1972	2024	5	0	0	1 Total	1,668.58	1,669	
Roof - Replacement (2014)	2014	2039	25	0	15	22,300 SF	10.00	223,000	
Roof - Replacement (2022)	2022	2052	30	0	28	3 Each	10,196.89	30,591	
Roof - Replacement (2023)	2023	2053	30	0	29	3 Each	10,196.89	30,591	
Roof - Replacement (2024)	2024	2024	30	0	0	1 Total	28,000.00	28,000	
Roof - Replacement (2025)	2025	2025	30	0	1	1 Total	48,000.00	48,000	
Roof - Replacement (2026)	2026	2026	30	0	2	1 Total	48,000.00	48,000	
Roof - Replacement (2027)	2027	2027	30	0	3	1 Total	48,000.00	48,000	
Roof - Replacement (2028)	2028	2028	30	0	4	1 Total	48,000.00	48,000	
Roof - Replacement (2029)	2029	2029	30	0	5	1 Total	20,000.00	20,000	
Roof - Replacement (2030)	2030	2030	30	0	6	1 Total	40,000.00	40,000	
Roof - Replacement (2031)	2031	2031	30	0	7	1 Total	40,000.00	40,000	
Seismic Upgrade	1972	2024	45	5	0	17 Each	8,342.92	141,830	
Siding - Replacement	1972	2024	50	0	0	1 Total	3,400,000.00	3,400,000	
Sump Pumps - Replacement	2023	2033	10	0	9	13 Each	695.24	9,038	
Unit Fence - Replacement	2020	2040	20	0	16	10 Units	6,298.56	62,986	
Unit Fence - Replacement(2023-2025)	2023	2024	1	0	0	2 Units	6,298.56	12,597	
Capital - Total									\$4,519,235
<b>Non-Capital</b>									
Asphalt - Seal Coat	2020	2026	6	0	2	41,000 SF	0.35	14,350	
Building Envelope Inspection	2023	2028	5	0	4	1 Total	13,904.86	13,905	
Crawl Space - Repairs	2010	2040	30	0	16	1 Total	58,400.43	58,400	
Drainage System - Repair	2023	2026	3	0	2	1 Total	7,500.00	7,500	
Forestry Management	2016	2024	5	0	0	1 Total	25,194.24	25,194	

**Gabriel Commons Unit Owners Association  
Component Summary By Group**

Description	Date in Service	Next Occurrence	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Non-Capital continued...</i>								
Insurance Deductible	2023	2024	1	0	0	1 Total	10,000.00	10,000
Pool Fence - Maintenance	2015	2024	5	0	0	160 LF	16.68	2,669
Siding - Paint	2023	2034	10	1	10	70,400 SF	3.00	211,200
Tree Work	2022	2025	3	0	1	1 Total	10,000.00	10,000
Wood Deck - Repair/Replacement	2023	2024	1	0	0	2 Each	12,597.12	25,194
Non-Capital - Total								<u>\$378,413</u>
Total Asset Summary								<u>\$4,897,647</u>

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

Description	Expenditures
<b>Replacement Year 2024</b>	
Arbor & Landscaping - Renewal	6,952
Exterior Lights: Entrance & Roadway - Replacement	1,043
Exterior Lights: Garage - Replacement	6,952
Forestry Management	25,194
Gutters & Downspouts - Replacement 2024-2031	6,250
Insurance Deductible	10,000
Pool Bld: Water Heater - Replacement	1,390
Pool Cover - Replacement	2,781
Pool Fence - Maintenance	2,669
Pool Filter - Replacement	2,086
Pool Furniture - Replacement	2,225
Pool Heater - Replacement	6,952
Pool Patio - Repairs	6,952
Pool Plaster - Replacement	16,686
Pool Pump - Replacement	1,669
Roof - Replacement (2024)	28,000
Seismic Upgrade	141,830
Siding - Replacement	3,400,000
Unit Fence - Replacement(2023-2025)	12,597
Wood Deck - Repair/Replacement	25,194
<b>Total for 2024</b>	<b>\$3,707,423</b>
<b>Replacement Year 2025</b>	
Arbor & Landscaping - Renewal	7,231
Concrete Curbs & Paving - Replacement	35,427
Gutters & Downspouts - Replacement 2024-2031	6,500
Roof - Replacement (2025)	49,920
Tree Work	10,400
Unit Fence - Replacement(2023-2025)	13,101
Wood Deck - Repair/Replacement	26,202
<b>Total for 2025</b>	<b>\$148,780</b>
<b>Replacement Year 2026</b>	
Arbor & Landscaping - Renewal	7,520
Asphalt - Seal Coat	15,521

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

Description	Expenditures
<b><i>Replacement Year 2026 continued...</i></b>	
Drainage System - Repair	8,112
Gutters & Downspouts - Replacement 2024-2031	6,760
Roof - Replacement (2026)	51,917
Wood Deck - Repair/Replacement	27,250
<b>Total for 2026</b>	<b><u>\$117,080</u></b>
<b>Replacement Year 2027</b>	
Arbor & Landscaping - Renewal	7,821
Gutters & Downspouts - Replacement 2024-2031	7,030
Roof - Replacement (2027)	53,993
Wood Deck - Repair/Replacement	28,340
<b>Total for 2027</b>	<b><u>\$97,185</u></b>
<b>Replacement Year 2028</b>	
Arbor & Landscaping - Renewal	8,133
Building Envelope Inspection	16,267
Gutters & Downspouts - Replacement 2024-2031	7,312
Roof - Replacement (2028)	56,153
Tree Work	11,699
Wood Deck - Repair/Replacement	29,474
<b>Total for 2028</b>	<b><u>\$129,037</u></b>
<b>Replacement Year 2029</b>	
Arbor & Landscaping - Renewal	8,459
Drainage System - Repair	9,125
Forestry Management	30,653
Gutters & Downspouts - Replacement 2024-2031	7,604
Pool Fence - Maintenance	3,247
Pool Pump - Replacement	2,030
Roof - Replacement (2029)	24,333
Wood Deck - Repair/Replacement	30,653
<b>Total for 2029</b>	<b><u>\$116,103</u></b>
<b>Replacement Year 2030</b>	
Arbor & Landscaping - Renewal	8,797

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

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
Gutters & Downspouts - Replacement 2024-2031	7,908
Roof - Replacement (2030)	50,613
Wood Deck - Repair/Replacement	31,879
<b>Total for 2030</b>	<b><u>\$99,197</u></b>
<b>Replacement Year 2031</b>	
Arbor & Landscaping - Renewal	9,149
Gutters & Downspouts - Replacement 2024-2031	8,225
Roof - Replacement (2031)	52,637
Tree Work	13,159
Wood Deck - Repair/Replacement	33,154
<b>Total for 2031</b>	<b><u>\$116,324</u></b>
<b>Replacement Year 2032</b>	
Arbor & Landscaping - Renewal	9,515
Asphalt - Seal Coat	19,639
Drainage System - Repair	10,264
Wood Deck - Repair/Replacement	34,480
<b>Total for 2032</b>	<b><u>\$73,898</u></b>
<b>Replacement Year 2033</b>	
Arbor & Landscaping - Renewal	9,895
Building Envelope Inspection	19,791
Pool Fence - Replacement	15,832
Sump Pumps - Replacement	12,864
Wood Deck - Repair/Replacement	35,859
<b>Total for 2033</b>	<b><u>\$94,242</u></b>
<b>Replacement Year 2034</b>	
Arbor & Landscaping - Renewal	10,291
Forestry Management	37,294
Pool Cover - Replacement	4,117
Pool Fence - Maintenance	3,950
Pool Filter - Replacement	3,087
Pool Furniture - Replacement	3,293

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

Description	Expenditures
<b><i>Replacement Year 2034 continued...</i></b>	
Pool Heater - Replacement	10,291
Pool Pump - Replacement	2,470
Siding - Paint	312,628
Tree Work	14,802
Wood Deck - Repair/Replacement	37,294
<b>Total for 2034</b>	<b><u>\$439,517</u></b>
<b>Replacement Year 2035</b>	
Arbor & Landscaping - Renewal	10,703
Drainage System - Repair	11,546
Wood Deck - Repair/Replacement	38,785
<b>Total for 2035</b>	<b><u>\$61,034</u></b>
<b>Replacement Year 2036</b>	
Arbor & Landscaping - Renewal	11,131
Wood Deck - Repair/Replacement	40,337
<b>Total for 2036</b>	<b><u>\$51,468</u></b>
<b>Replacement Year 2037</b>	
Arbor & Landscaping - Renewal	11,576
Tree Work	16,651
Wood Deck - Repair/Replacement	41,950
<b>Total for 2037</b>	<b><u>\$70,177</u></b>
<b>Replacement Year 2038</b>	
Arbor & Landscaping - Renewal	12,039
Asphalt - Seal Coat	24,850
Building Envelope Inspection	24,079
Drainage System - Repair	12,988
Pool Bld: Interior - Upgrade	6,020
Pool Bld: Windows & Doors - Replacement	6,494
Wood Deck - Repair/Replacement	43,628
<b>Total for 2038</b>	<b><u>\$130,097</u></b>

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

Description	Expenditures
<b>Replacement Year 2039</b>	
Arbor & Landscaping - Renewal	12,521
Exterior Lights: Entrance & Roadway - Replacement	1,878
Exterior Lights: Garage - Replacement	12,521
Forestry Management	45,373
Pool Bld: Water Heater - Replacement	2,504
Pool Fence - Maintenance	4,806
Pool Plaster - Replacement	30,050
Pool Pump - Replacement	3,005
Roof - Replacement (2014)	401,610
Wood Deck - Repair/Replacement	45,373
<b>Total for 2039</b>	<b>\$559,643</b>
<b>Replacement Year 2040</b>	
Arbor & Landscaping - Renewal	13,022
Crawl Space - Repairs	109,383
Tree Work	18,730
Unit Fence - Replacement	117,971
Wood Deck - Repair/Replacement	47,188
<b>Total for 2040</b>	<b>\$306,294</b>
<b>Replacement Year 2041</b>	
Arbor & Landscaping - Renewal	13,543
Drainage System - Repair	14,609
Wood Deck - Repair/Replacement	49,076
<b>Total for 2041</b>	<b>\$77,228</b>
<b>Replacement Year 2042</b>	
Arbor & Landscaping - Renewal	14,084
Asphalt - Overlay	249,175
Wood Deck - Repair/Replacement	51,039
<b>Total for 2042</b>	<b>\$314,299</b>
<b>Replacement Year 2043</b>	
Arbor & Landscaping - Renewal	14,648
Building Envelope Inspection	29,295

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

Description	Expenditures
<b><i>Replacement Year 2043 continued...</i></b>	
Sump Pumps - Replacement	19,042
Tree Work	21,068
Wood Deck - Repair/Replacement	53,080
<b>Total for 2043</b>	<b><u>\$137,134</u></b>
<b>Replacement Year 2044</b>	
Arbor & Landscaping - Renewal	15,234
Drainage System - Repair	16,433
Forestry Management	55,204
Pool Cover - Replacement	6,093
Pool Fence - Maintenance	5,848
Pool Filter - Replacement	4,570
Pool Furniture - Replacement	4,875
Pool Heater - Replacement	15,234
Pool Pump - Replacement	3,656
Siding - Paint	462,765
Wood Deck - Repair/Replacement	55,204
<b>Total for 2044</b>	<b><u>\$645,115</u></b>
<b>Replacement Year 2045</b>	
Arbor & Landscaping - Renewal	15,843
Wood Deck - Repair/Replacement	57,412
<b>Total for 2045</b>	<b><u>\$73,255</u></b>
<b>Replacement Year 2046</b>	
Arbor & Landscaping - Renewal	16,477
Tree Work	23,699
Wood Deck - Repair/Replacement	59,708
<b>Total for 2046</b>	<b><u>\$99,884</u></b>
<b>Replacement Year 2047</b>	
Arbor & Landscaping - Renewal	17,136
Drainage System - Repair	18,485
Wood Deck - Repair/Replacement	62,097
<b>Total for 2047</b>	<b><u>\$97,718</u></b>

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

Description	Expenditures
<b>Replacement Year 2048</b>	
Arbor & Landscaping - Renewal	17,821
Building Envelope Inspection	35,642
Wood Deck - Repair/Replacement	64,580
<b>Total for 2048</b>	<b>\$118,044</b>
<b>Replacement Year 2049</b>	
Arbor & Landscaping - Renewal	18,534
Asphalt - Repairs	136,624
Concrete Curbs & Paving - Replacement	90,810
Forestry Management	67,164
Pool Fence - Maintenance	7,115
Pool Patio - Repairs	18,534
Pool Pump - Replacement	4,448
Tree Work	26,658
Wood Deck - Repair/Replacement	67,164
<b>Total for 2049</b>	<b>\$437,051</b>
<b>Replacement Year 2050</b>	
Arbor & Landscaping - Renewal	19,275
Asphalt - Seal Coat	39,785
Drainage System - Repair	20,794
Wood Deck - Repair/Replacement	69,850
<b>Total for 2050</b>	<b>\$149,704</b>
<b>Replacement Year 2051</b>	
Arbor & Landscaping - Renewal	20,046
Wood Deck - Repair/Replacement	72,644
<b>Total for 2051</b>	<b>\$92,691</b>
<b>Replacement Year 2052</b>	
Arbor & Landscaping - Renewal	20,848
Roof - Replacement (2022)	91,732
Tree Work	29,987
Wood Deck - Repair/Replacement	75,550
<b>Total for 2052</b>	<b>\$218,118</b>

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

Description	Expenditures
<b>Replacement Year 2053</b>	
Arbor & Landscaping - Renewal	21,682
Building Envelope Inspection	43,364
Drainage System - Repair	23,390
Pool Fence - Replacement	34,689
Roof - Replacement (2023)	95,402
Sump Pumps - Replacement	28,187
Wood Deck - Repair/Replacement	78,572
<b>Total for 2053</b>	<b><u>\$325,286</u></b>

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

**Roof - Replacement (2014)**

		22,300 SF	@ \$10.00
Asset ID	1033	Asset Actual Cost	\$223,000.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$401,610.40
Placed in Service	January 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	15		

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 (2022)**

		3 Each	@ \$10,196.89
Asset ID	1034	Asset Actual Cost	\$30,590.67
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$91,732.34
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	28		

This provision is for the replacement of the shingle roofs in 2022 and 2024. The Association plans to replace 3 per year.

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

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

In 2022, the Association spent \$21,775 to replace 3891-93 and \$13,076 for 3871-73.

According to the Association, the roof was replaced from 2007-2012. According to the

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

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

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 (2023)		3 Each	@ \$10,196.89
Asset ID	1041	Asset Actual Cost	\$30,590.67
Category	Capital Roofing	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$95,401.64
Useful Life	30		
Replacement Year	2053		
Remaining Life	29		

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

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.

In 2023, the Association spent \$19,805 for 3887-89.

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.

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

Roof - Replacement (2024)		1 Total	@ \$28,000.00
Asset ID	1045	Asset Actual Cost	\$28,000.00
Category	Capital	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$28,000.00
Useful Life	January 2024		
Replacement Year	30		
Remaining Life	2024		
	0		

This provision is for the replacement of the shingle roofs.

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.

In 2024, the Association plans to replace 3847-49.

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 (2025)		1 Total	@ \$48,000.00
Asset ID	1046	Asset Actual Cost	\$48,000.00
Category	Capital	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$49,920.00
Useful Life	January 2025		
Replacement Year	30		
Remaining Life	2025		
	1		

This provision is for the replacement of the shingle roofs.

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.

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

*Roof - Replacement (2025) continued...*

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 (2026)		1 Total	@ \$48,000.00
Asset ID	1047	Asset Actual Cost	\$48,000.00
Category	Capital	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$51,916.80
Useful Life	January 2026		
Replacement Year	30		
Remaining Life	2026		
	2		

This provision is for the replacement of the shingle roofs.

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.

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

**Roof - Replacement (2027)**

		1 Total	@ \$48,000.00
Asset ID	1048	Asset Actual Cost	\$48,000.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$53,993.47
Placed in Service	January 2027		
Useful Life	30		
Replacement Year	2027		
Remaining Life	3		

This provision is for the replacement of the shingle roofs.

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 (2028)**

		1 Total	@ \$48,000.00
Asset ID	1049	Asset Actual Cost	\$48,000.00
	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$56,153.21
Placed in Service	January 2028		
Useful Life	30		
Replacement Year	2028		
Remaining Life	4		

This provision is for the replacement of the shingle roofs.

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

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

*Roof - Replacement (2028) continued...*

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 (2029)**

Asset ID	1050	1 Total	@ \$20,000.00
Capital		Asset Actual Cost	\$20,000.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2029	Future Cost	\$24,333.06
Useful Life	30		
Replacement Year	2029		
Remaining Life	5		

This provision is for the replacement of the shingle roofs.

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 (2030)**

Asset ID	1051	1 Total	@ \$40,000.00
Capital		Asset Actual Cost	\$40,000.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2030	Future Cost	\$50,612.76
Useful Life	30		
Replacement Year	2030		
Remaining Life	6		

This provision is for the replacement of the shingle roofs.

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

*Roof - Replacement (2030) 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.

Roof - Replacement (2031)		1 Total	@ \$40,000.00
Asset ID	1052	Asset Actual Cost	\$40,000.00
Category	Capital	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$52,637.27
Useful Life	January 2031		
Replacement Year	30		
Remaining Life	2031		
	7		

This provision is for the replacement of the shingle roofs.

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.

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

**Roofing - Total Current Cost** **\$604,181**

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

**Siding - Replacement**

		1 Total @ \$3,400,000.00
Asset ID	1004	Asset Actual Cost \$3,400,000.00
	Capital	Percent Replacement 100%
Category	Siding	Future Cost \$3,400,000.00
Placed in Service	January 1972	
Useful Life	50	
Replacement Year	2024	
Remaining Life	0	

**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.**

**The Association is currently working with J2 Building Consultants for the replacement of the siding. They have obtained 3 bids ranging from \$3,400,000 - \$4,400,000.**

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.

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.

The Association has spent \$59,326 from 2020-2023.

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

**Siding - Total Current Cost** **\$3,400,000**

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

<b>Siding - Paint</b>		70,400 SF	@ \$3.00
Asset ID	1002	Asset Actual Cost	\$211,200.00
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	\$312,627.59
Placed in Service	January 2023		
Useful Life	10		
Adjustment	1		
Replacement Year	2034		
Remaining Life	10		

**According to the Association, the initial paint in 2024 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**





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

<b>Asphalt - Overlay</b>		41,000 SF	@ \$3.00
Asset ID	1030	Asset Actual Cost	\$123,000.00
	Capital	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$249,175.43
Placed in Service	January 2012		
Useful Life	30		
Replacement Year	2042		
Remaining Life	18		

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.

<b>Asphalt - Repairs</b>		41,000 SF	@ \$5.00
Asset ID	1008	Asset Actual Cost	\$51,250.00
	Capital	Percent Replacement	25%
Category	Streets/Asphalt	Future Cost	\$136,624.11
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	2049		
Remaining Life	25		

This provision is for the repair of the asphalt including repair for sink holes and degraded surfaces. It is estimated that 25% of the total area will need repair.

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**

**Wood Deck - Repair/Replacement**

		2 Each	@ \$12,597.12
Asset ID	1009	Asset Actual Cost	\$25,194.24
	Non-Capital	Percent Replacement	100%
Category	Decks and Railings	Future Cost	\$25,194.24
Placed in Service	January 2023		
Useful Life	1		
Replacement Year	2024		
Remaining Life	0		

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)

2022: \$106,245 was spent to repair (3839-41, 3859, 3875-77, 3879-81), \$43,948 for (3835-37)

2023: \$11753 spent (3893)

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

**Decks and Railings - Total Current Cost**

**\$25,194**



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

**Exterior Lights: Entrance & Roadway - Replacement**

		5 Each	@ \$208.57
Asset ID	1011	Asset Actual Cost	\$1,042.85
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$1,042.85
Placed in Service	January 2007		
Useful Life	15		
Adjustment	2		
Replacement Year	2024		
Remaining Life	0		

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**

		1 Total	@ \$6,952.43
Asset ID	1010	Asset Actual Cost	\$6,952.43
	Capital	Percent Replacement	100%
Category	Lighting	Future Cost	\$6,952.43
Placed in Service	January 2009		
Useful Life	15		
Replacement Year	2024		
Remaining Life	0		

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**

<b>Pool Bld: Interior - Upgrade</b>		5 Each	@ \$695.24
Asset ID	1028	Asset Actual Cost	\$3,476.20
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$6,019.65
Placed in Service	January 1972		
Useful Life	50		
Adjustment	16		
Replacement Year	2038		
Remaining Life	14		

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.

<b>Pool Bld: Water Heater - Replacement</b>		1 Total	@ \$1,390.49
Asset ID	1029	Asset Actual Cost	\$1,390.49
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,390.49
Placed in Service	January 1972		
Useful Life	15		
Replacement Year	2024		
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	@ \$750.00
	Capital	Asset Actual Cost	\$3,750.00
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 1972	Future Cost	\$6,493.79
Useful Life	50		
Adjustment	16		
Replacement Year	2038		
Remaining Life	14		

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	@ \$2,780.97
	Capital	Asset Actual Cost	\$2,780.97
Category	Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,780.97
Useful Life	10		
Replacement Year	2024		
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	@ \$16.68
Asset ID	1027	Asset Actual Cost	\$2,668.80
	Non-Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$2,668.80
Placed in Service	January 2015		
Useful Life	5		
Replacement Year	2024		
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	@ \$69.52
Asset ID	1018	Asset Actual Cost	\$11,123.20
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$15,831.78
Placed in Service	January 2013		
Useful Life	20		
Replacement Year	2033		
Remaining Life	9		

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**

		1 Total	@ \$2,085.73
Asset ID	1013	Asset Actual Cost	\$2,085.73
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$2,085.73
Placed in Service	January 2010		
Useful Life	10		
Replacement Year	2024		
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**

		1 Total	@ \$2,224.78
Asset ID	1015	Asset Actual Cost	\$2,224.78
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$2,224.78
Placed in Service	January 2007		
Useful Life	10		
Replacement Year	2024		
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**

		1 Total	@ \$6,952.43
Asset ID	1012	Asset Actual Cost	\$6,952.43
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$6,952.43
Placed in Service	January 2010		
Useful Life	10		
Replacement Year	2024		
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**

		1 Total	@ \$6,952.43
Asset ID	1019	Asset Actual Cost	\$6,952.43
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$6,952.43
Placed in Service	January 2007		
Useful Life	25		
Adjustment	-15		
Replacement Year	2024		
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**

<b>Pool Plaster - Replacement</b>		1 Total	@ \$16,685.84
Asset ID	1017	Asset Actual Cost	\$16,685.84
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$16,685.84
Placed in Service	January 2008		
Useful Life	15		
Replacement Year	2024		
Remaining Life	0		

This provision is for the replacement of the pool plaster.

In 2023, the Association spent \$3,610 to repair the pool coping.

According to the Association, this was done in 2008 by Anderson Pool Works 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.

<b>Pool Pump - Replacement</b>		1 Total	@ \$1,668.58
Asset ID	1014	Asset Actual Cost	\$1,668.58
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$1,668.58
Placed in Service	January 1972		
Useful Life	5		
Replacement Year	2024		
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**

		10 Units	@ \$6,298.56
Asset ID	1039	Asset Actual Cost	\$62,985.60
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$117,970.85
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	2040		
Remaining Life	16		

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.

2020: \$4,949 3855

2021: \$4,600 3861

**Unit Fence - Replacement(2023-2025)**

		2 Units	@ \$6,298.56
Asset ID	1040	Asset Actual Cost	\$12,597.12
	Capital	Percent Replacement	100%
Category	Recreation/Pool	Future Cost	\$12,597.12
Placed in Service	January 2023		
Useful Life	1		
Replacement Year	2024		
Remaining Life	0		

This provision is for the replacement of the unit fences.

In 2023, the Association spent \$7,923.

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**

**\$137,342**

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

Arbor & Landscaping - Renewal		1 Total	@ \$6,952.43
Asset ID	1023	Asset Actual Cost	\$6,952.43
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$6,952.43
Placed in Service	January 2023		
Useful Life	1		
Replacement Year	2024		
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

2023: \$5,872 for french drain repair at 3855

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

**Concrete Curbs & Paving - Replacement**

		1,633 LF	@ \$20.86
Asset ID	1021	Asset Actual Cost	\$34,064.38
	Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$35,426.96
Placed in Service	January 2008		
Useful Life	24		
Adjustment	-7		
Replacement Year	2025		
Remaining Life	1		

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	@ \$58,400.43
Asset ID	1005	Asset Actual Cost	\$58,400.43
	Non-Capital	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$109,382.91
Placed in Service	January 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	16		

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**

**Insurance Deductible**

		1 Total	@ \$10,000.00
Asset ID	1044	Asset Actual Cost	\$10,000.00
	Non-Capital	Percent Replacement	100%
Category	Contingency	Future Cost	\$10,000.00
Placed in Service	January 2023		
Useful Life	1		
Replacement Year	2024		
Remaining Life	0		

Many Associations include the insurance deductible in the reserve study as a component. Generally this amount is \$10,000 but can vary based on insurance coverages.

The insurance deductible component is only included as an expenditure in the first year of the study. This expenditure is not listed again during the 30 year cash flow projection.

Boards have asked if the inclusion of an insurance deductible in the study as a component can increase the suggested annual reserve contribution. As long as the Association has a threshold amount of greater than \$10,000 in the reserve study as a contingency in the first year of the study, the inclusion of the insurance deductible should not affect the suggested reserve contribution. In other words, if the cash flow projection shows an amount greater than \$10,000 as a contingency balance in the reserve cash flow model without the insurance deductible, the inclusion of the insurance component should not affect the suggested reserve contribution.

**Contingency - Total Current Cost                      \$10,000**

# 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

**IV. Preliminary, Community Not Yet Constructed.** A reserve study prepared before construction, that is generally used for budget estimates. It is based on design documents such as the architectural and engineering plans. The following three tasks are performed to prepare this type of study:

- Component inventory
- Life and valuation estimates
- Funding Plan

## Terms and Definitions

**CAPITAL IMPROVEMENTS:** Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

**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 the 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. The Association appears to be adequately funded as the threshold method, reducing the potential risk of a special assessment.

**FUNDING GOALS:** Independent of the 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 that 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 that 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 the performance of fieldwork 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.