

**RESERVE STUDY LEVEL II
UPDATE WITH VISUAL SITE INSPECTION**

Prepared for:

**ON THE GREEN CONDOMINIUMS
303 GAGE ROAD
RICHLAND, WA**

Prepared by:



**CRITERIUM-PFAFF ENGINEERS
12128 N. DIVISION ST. #200
SPOKANE, WA 99218
(509) 467 8554**

**Site Inspection: 28 September 2021
Submitted: 19 October 2021**

CONTENTS

1.0 INTRODUCTION 1

2.0 EXECUTIVE SUMMARY 2

3.0 PURPOSE & SCOPE..... 2

3.1 PURPOSE 2

3.2 SCOPE 2

3.3 SOURCES OF INFORMATION..... 4

3.4 STANDARDS OF REFERENCE..... 4

4.0 DESCRIPTION 5

5.0 OBSERVATIONS 5

6.0 RESERVE FUND ANALYSIS..... 10

7.0 CONCLUSION..... 12

8.0 LIMITATIONS 12

APPENDIX A: RESERVE FUND PROJECTIONS

APPENDIX B: PROJECT INVENTORY

1.0 INTRODUCTION

On The Green Condominiums through Richard Hames, authorized Criterium-Pfaff Engineers to conduct a Reserve Study Level II: Update with Visual Site Inspection for On the Green Condominiums, located at 303 Gage Rd, Richland, WA. The purpose of this report is to update the Level II Update with Visual Site Inspection that we provided last year. This includes a site inspection of the current condition and re-evaluating the remaining life and estimated costs of the items in the study. Studies and updates of this nature are important to ensure that a Condominium Association (HOA) has sufficient funds for long-term, periodic repair and replacement requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the HOA in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds, or levying special financial assessments to the owners.

Typically, a community association has **two broad cash requirements: the general operating reserves and the repair and replacement reserves**. In this report, we will focus on those items falling under the repair and replacement reserve criteria. We have projected a repair and replacement reserve for thirty (30) years. The first ten years are the most reliable. This study should be updated annually.

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

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general.

The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report should be read in its entirety in order to fully understand all of the information that has been obtained.

2.0 EXECUTIVE SUMMARY

This housing project consists of 102 units in 8 buildings plus a clubhouse. As we understand, this complex was originally constructed in 1975.

This report is an update to the Level II Reserve Study Update dated 5 November 2020 and as a result, may contain references to items in that report. For more detail or specific information, please refer to our past reports.

For your convenience, we have prepared the following summary of the condition of the major systems of the property. Please refer to the appropriate sections of this report for a more detailed discussion of these systems.

The buildings continue to be in generally good condition and continue to be well maintained. The entry carpets are currently being replaced. The entry column bases and garage support beams have been replaced this year.

In addition to removing some completed repair/replacement items, significant changes to the existing study for this update include some increased cost estimates for fencing and re-roofing.

As of the 30 June 2021, the reserve fund balance is \$62,445.32. The monthly contribution is \$2,800 per month. Therefore at the time of the inspection, we estimate that the reserve fund balance is \$70,845.32. Based on our analysis the current level of funding of the reserve for the common areas is not adequate and funding increases are recommended. A more detailed analysis of the reserve funds has been provided in Appendix A.

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

3.0 PURPOSE & SCOPE

3.1 Purpose

The purpose of this study is to provide an update to the previous Level II Reserve Study Updates. It is intended to be used as a tool for the On the Green Condominium Association in determining the allocation requirements into the reserve fund in order to meet future anticipated repair and replacement expenditures for the community.

This report forecasts obligations for the community thirty years into the future. It should be noted that events might occur that could have an effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. Therefore, a study such as this should be updated often, in order to reflect the most accurate needs and obligations of the community. This study should be updated annually.

3.2 Scope

This study has been performed according to the scope as generally defined based on our past Level II update and discussion with Richard Hames. The findings and recommendations are based on interviews with the community's management personnel; a review of available documents; and an investigation of the buildings and site.

The scope of work meets the requirements presented by the State of Washington, RCW 64.34.382. This study was prepared by a Reserve

Study Professional, as defined by State of Washington, RCW 64.34.380. The information provided by this study meets or exceeds the requirements of State of Washington, RCW 64.34.382.

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

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

Our reserve study analysis included evaluating the following community property:

- Site and Grounds – Paved parking lots and driveways, sidewalks and curbs, vinyl fences, metal pool fence, lattice at air conditioners, major landscaping, and site lighting.
- Building Envelopes - Roofs and gutters, exterior walls, common stairways.
- Clubhouse – Enclosure, structure, electrical system, plumbing system, HVAC systems, windows and doors.
- Amenities - Swimming pool, hot tub, and surrounding concrete flatwork
- For a complete inventory, please see Appendix B. The common element inventory was obtained from Richard Hames as well as our inspection of the site.

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

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

The statements in this report are opinions about the present condition of

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

3.3 Sources of Information

Onsite inspection of the property occurred on the following date:

- 28 September 2021.

The following people were interviewed during our update:

- Richard Hames

The following documents were made available to us and reviewed:

- July 2021 financials

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

- R.S. Means
- Online cost information
- Our data files on similar projects
- Local contractors
- Information provided by the association

3.4 Standards of Reference

For your reference, the following definitions may be helpful:

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

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

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

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

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

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

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

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

4.0 DESCRIPTION

This housing project consists of 102 units in eight buildings plus a clubhouse, all built in 1975. Five, 3-story buildings and three 2-story buildings contain the condominiums and are constructed around a semi-circular driveway. Five garage/carport structures are partially attached to the five outer buildings. A single story clubhouse building is situated between the entries and provides amenities including a kitchen, hot tub, outdoor pool, basement storage lockers, and coin-op washers and dryers as well as an office. The buildings have a combination of wood, wood composition, and stucco siding, and asphalt composition roof surfaces.

Vehicle access is provided from two asphalt paved entries from Gage Road. The semicircular driveway passes through the complex and provides access to the garages, carports and parking area.

The property is situated on a gentle slope from the left side downward to the right. Concrete sidewalks are provided along the driveway side of the buildings to provide access to the covered common stairways leading to the unit entries. Grass lawns, trees, bushes and flowers are maintained around the complex. The planted areas are generally surrounded by cast-in-place concrete curbs.

A central courtyard contains the fenced outdoor gunite lined swimming pool, with a surrounding concrete deck and metal fence.

5.0 OBSERVATIONS

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

Site and Grounds

The asphalt is in generally good condition and most areas drain properly. We observed some ponding in the west guest parking area near the curb. This can lead to deterioration of the asphalt and/or ice hazards. Runoff should be channeled away or a drywell installed. This should be corrected when the asphalt in this area is replaced in 2027.

We understand that the association had the asphalt cracks filled the asphalt sealed in 2019. We have planned to seal and strip all asphalt again in 2025 on a 6 year cycle.

Yearly, as part of regular maintenance, all cracks should be properly cleaned, filled and sealed. This is a relatively low cost normally funded through the operating budget.

Residential asphalt typically has an estimated useful life (EUL) of approximately 25 years. We understand that the south area asphalt was replaced last year, therefore this should be planned for replacement again in 2042. The older west end asphalt is in better condition and has been planned for replacement in 2027 and the east end in 2029.

We have based our asphalt repair estimates on current local estimates and those published by RS Means. With asphalt pricing based on oil prices and extremely volatile, these estimates may vary widely from the actual cost at the time of the work.

The concrete pedestrian sidewalks around the complex are in generally good condition. Patching cracks and grinding uneven joints is ongoing.

The curbs are in fair to good condition, with areas of typical damage. Curb sections at the south parking area were replaced in 2019.

Concrete flatwork has a published expected useful life (EUL) of 30 years, however, we believe in this area and this situation, the sidewalks and curbs can last indefinitely with regular maintenance. This places their replacement outside of the 30 year analysis. We continue to include an allowance of \$2000 to replace or repair damaged flatwork every 5 years beginning this year.

The vinyl fences and metal gates between the adjacent interior buildings are in good condition. We understand they were installed in 2002. Vinyl fencing has an expected life of 30 years. We have planned for its replacement in 2032.

The metal fence surrounding the pool area is showing signs of corrosion. We understand that more welding of damaged areas and some repainting was performed in 2018. While serviceable, some evidence of corrosion remains. A metal fence of this type has an expected life of 40 years, although based on its condition, we have planned for replacing it in 2025.

The lattice around the air conditioner units is in fair to good condition. We understand that this was last replaced in 2000. The vinyl lattice should provide 30 years of service, and we recommend replacement in 2030.

In general, the landscaping is in good condition. Some of the large trees overhanging the roofs have been trimmed back and some removed this past year. We continue to allow \$6000 for major landscaping needs every 5 years to next occur in 2025.

The landscaping materials and soil have been cleaned at least 2 inches away from the siding materials to reduce the possibility of rot and insect entry.

Trees and plants need to be trimmed away from the buildings to allow airflow around the siding.

Site lighting is provided by fixtures along the sidewalks, above the parking areas, and by yard lights at various places along the driveway. The carports are illuminated by building-mounted fixtures. Each stairway has fixtures near the entries. Exterior lighting was not observed at night, but appears to adequately cover the parking and pedestrian areas. We assume these to be repaired/replaced from the operating budget as needed.

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

Structure

The basic construction of the condominium buildings consists of concrete perimeter foundation walls supporting the exterior walls and roof loads. Thickened interior concrete slab footings support interior partition/bearing walls. Roof framing is pre-fabricated wood trusses and rafters.

The clubhouse is constructed with perimeter foundation walls and interior bearing walls supporting the floor loads. Roof framing is wood rafters and beams.

The garage/carport buildings are constructed with a post and beam system using steel columns set in concrete footings to support wood beams and the roof system. Corrosion damage at the base of the steel columns was repaired this past year. During the repair, rot was found in the beams and these were replaced. Going forward, it is important that the column bases be kept free of corrosion and well painted and the beams be kept well protected from moisture.

Where visible, the foundation walls continue to be in good condition. There are a few cracks which is typical for buildings in this area. These are not a structural concern and likely due to normal settlement. The estimated useful life for concrete foundations is 50+ years.

The interior framing was generally not visible. We did not enter the units, garages, or attic spaces. We continue to observe sagging of the garage roofs, particularly at #94, 97, and 101. These do not appear to have changed. We recommend obtaining access and inspecting the roof framing at these areas for any indication of damage or deterioration. We saw no indication of significant problems at the residential buildings which need to be addressed in this study.

Roofs

The roofs were observed from the ground. The pitched roofs have an asphalt composition shingle roof surface. We were told that it was installed in 2008 with a 30 year warranty. Improvements to the attic ventilation have been made. Some repairs at the eaves of buildings 3 and 4 have been made. Based on its age, we have planned for roof replacement in 2038.

Runoff from the roofs is collected in a metal gutter/downspout system discharging to the ground. They should be cleaned in the early spring and late autumn. We understand these were installed in 2008. Gutters and downspouts have an expected life of 25 years however we have planned for replacement along with the roofs in 2038.

The chimney chase surfaces were repaired in 2016. This work should provide 25 years of service with repairing the concrete mortar and re-flashing the chases planned in 2041.

If burning wood regularly, the chimneys should be cleaned yearly. We assume cleaning and replacement to be the responsibility of each owner, however the association should consider enforcing regular cleaning of the wood burning chimneys for the safety of the building and occupants. These metal chimneys have a useful life of 15 years with regular use.

Exterior Finishes

The building exteriors are covered in a variety of materials. We understand that the original surfaces were diagonally placed tongue and groove cedar with rough sawn plywood between the window areas. This original tongue and groove cedar is present at the garage rear walls, but has been covered with lapped wood composition siding between 1999 and 2002. At the same time, stucco was installed over the plywood siding at the windows, garage fronts, and other areas.

The wood composition siding is in generally good condition. The overdriven nail holes have been sealed. It is very important that the nail holes and joints between the siding boards be kept well caulked and the bottom edges of the siding boards be kept well painted to help prevent moisture related deterioration. It is also important to caulk the top edge of all horizontal trim and open penetrations through the siding to help prevent moisture penetration. These areas should be inspected and maintained annually.

The stucco is in generally good condition. Fine cracks are common with seasonal shrinkage and expansion of the structure. The stucco should be inspected and any cracks sealed each year to help prevent moisture penetration.

To help prevent further damage, we recommend maintaining the caulking around the stucco/deck/wall interfaces annually. Owners should be encouraged to caulk or report any gaps. We have allowed for stucco repairs every 5 years in the amount of \$2000 to next occur in 2022.

The original wood siding is generally protected from the sun and weather. It is in good condition. Some open cracks should be sealed.

With good maintenance, the siding materials can last indefinitely.

The painting is in generally good condition although we observed some peeling paint on the exterior trim. Exterior painting is planned as follows: repainting 1/3 of the siding in 2026, another 1/3 in 2027, and the final third in 2028 with repainting occurring again in twelve years. When painting, it is important replace all damaged caulking, to paint the bottom edges of the siding boards, and include the chimneys and other structures above the roof which are often forgotten.

The entry area trim repainting is planned for 2022. The paint at the balance of the stairwells are in good condition. Since these are protected from weather, the paint should provide at least 20 years of service although some touchup may be needed. We have planned for repainting these areas in 2032. The concrete steps have been recently renovated.

The stairs and entries are covered with indoor/outdoor carpet which is in the process of being replaced. Indoor/outdoor carpet has an expected life of 5 years, however this is protected from the weather and as a result we have planned on replacement on an 8 year cycle occurring next in 2029.

It is our understanding that the unit windows and doors, patios, decks and deck railings as well as the garage doors are the responsibility of the individual unit owners. As noted earlier, the owners should be advised to

inspect and maintain these areas for openings which could cause moisture penetration and damage to the stucco and walls.

Building Interior

Interior common elements include the clubhouse interior. In 2020 the recreation room was repainted, new flooring installed, and new cabinets installed using funds from the reserve. In general, interior upgrades are maintained from the operating budget.

We did not enter the clubhouse during this year's inspection. In the past, we noted that the laundry, restroom, and hallway vinyl flooring is stained and worn. We have planned for these to be refinished in 2022.

In past years, we also observed significant sloping in the hallway leading to the hot tub area. With no access to the floor framing, we could not observe it for problems. This does not appear to be an active problem and does not appear to be worsening. Because of the degree of sloping, we believe that there may be damage to the underlying floor framing and recommend that the floor or ceiling below be opened up for further inspection and any necessary repairs.

In the past, the interior doors were in good condition. This is a relatively small cost that would be covered by the operating budget. Interior doors have an estimated life of 50+ years.

Mechanical

Common mechanical systems include the clubhouse electric furnace and air conditioner. These were replaced in 2019. These have an expected useful life of 20 years. We have planned for replacement of these units again in 2040. We recommend that they be serviced annually.

Often overlooked is the cleaning of dryer and exhaust vent ducting. Plugged dryer vents can lead to fires and can be a source of excessive moisture and utility costs.

Electrical

Common electrical installations are assumed to include electrical wiring to the individual buildings and units, exterior lighting, and the clubhouse electrical wiring and fixtures.

Electrical wiring to the individual buildings and units is generally not visible. Electrical wiring has an EUL of 50+ years and is considered to be outside of the analysis period.

For discussion of the exterior lighting, refer to the "Site and Grounds" section of this report.

Plumbing

The property is served with city water and sewer service. It is our assumption that common elements include the underground water and waste piping serving the buildings and units, as well as the clubhouse piping and fixtures. Irrigation is understood to be maintained from the operating budget.

As with the electrical wiring, the piping is generally not visible.

Distribution piping and waste piping has an expected useful life of at least 50 years and is considered to be outside of the analysis period.

The clubhouse plumbing includes the kitchen and bathroom fixtures, water heater and pool and hot tub supply piping. These are considered to be maintained from the operating budget.

Amenities

Amenities at this complex include the clubhouse, laundry facilities, hot tub, and the outdoor pool.

The clubhouse exterior, roofing, and interior are discussed in the respective sections above.

The clubhouse exterior doors and windows are in fair to good condition. The metal sliding doors were replaced in 2017 with vinyl framed thermal pane glass doors. These have an EUL of 25 years and replacement has been scheduled for 2042. The windows have an expected life of 30 years. These appear to be original but are serving well. We have planned for clubhouse window replacement in 2024.

The clubhouse laundry consists of 2 each coin-op washers and dryers owned and maintained by others.

The hot tub in the clubhouse appears to be in generally good condition. We understand that it was new in 2004 and that a new heater and motor were installed in 2018. With regular maintenance, this should provide 15 years of service. We have planned for major refurbishing in 2033.

The clubhouse sauna heater has been removed from service. We have excluded repair and replacement costs for the sauna.

The outdoor pool appears to be a gunite lined concrete pool. Since it was covered the pool was not fully inspected. While the concrete shell has a long life, the gunite and tile lining has a life expectancy of 20 to 25 years. We have allowed for re-lining this pool in 2022. We have also included replacing the waterline tiles along with the gunite in 2022.

The concrete pool deck was replaced in 2019 and should provide service beyond the 30 year analysis period.

The pool equipment includes the pump, drain, and filtering system. This equipment as well as the pool furniture is maintained from the operating budget.

6.0 RESERVE FUND ANALYSIS

Using software developed by Criterium Engineers and KPMG Peat Marwick, we have analyzed capital reserves draw-down for the projected repair and replacement expenditures. The following is an updated projected reserve fund analysis for non-annual items.

This projection takes into consideration a reasonable return on invested moneys and inflation. Please review this thoroughly and let us know of

any changes that may be desired.

The intent of this reserve fund analysis is to help the Association develop a reserve account to provide for anticipated repair or replacements of various system components during the next 30 years.

The repair and replacement items listed are those that are typically the responsibility of the Association. However, association by-laws vary, and therefore, which components are the responsibilities of the homeowner and which are the responsibilities of the Association vary. The Association should confirm that the items listed are to be financed by the reserve account.

This projection provides the following:

- An input sheet that defines all the criteria used for the financial alternatives, including the assumed inflation rate and rate of return on the reserve account.
- A table that lists anticipated replacement and/or repair components complete with estimated remaining life expectancies, projected costs of replacement and/or repair, a frequency in years of when these items require replacement and/or repair, and a projection based on this frequency.
- Tables that represent end of year balances versus repair and replacement expenditures based on your current funding program and reserve balances, and alternatives if needed.
- You should bear in mind that unanticipated expenditures can always arise and maintenance of a significant reserve fund balance can be viewed as a way to avoid special assessments.

As required by Washington State RCW 64.34.382, we disclose that the interest rate used in the analysis is 1.5% and inflation rate is 2.5% based on discussions with association representatives. We have included a review of your current funding program as well as the RCW mandated full funding plan and recommend that the Association adopt an alternative that best reflects the objectives of the community. Please keep in mind that there are a myriad of possible alternatives. In summary they are as follows:

Current Funding Rate:

The reserve account balance is estimated to be \$70845.32 at the time of the inspection a \$2,800 per month contribution being made. Maintaining the current funding will result in a negative balance beginning in 2027. Our funding recommendations remain similar although the special assessment has been pushed out to 2030.

- **Alternative 1:** Begin with the current funding plan then increase the contribution to \$4,950.00 per month in 2024 and to \$7,100.00 per month in 2027. In addition, level a special assessment in 2030 of \$260,000. This plan will maintain a positive reserve fund balance.

- **Alternative 2:** Begin with the current funding plan then increase the contribution 60% to \$4,480.00 per month in 2024 and to \$7,168.00 in 2027. In addition, levy a special assessment in 2030 of \$260,000. This will maintain a positive reserve fund balance.
- **Full Funding Plan:** To achieve a full funding plan by the end of the term as defined by the RCW, the association will need to increase the contribution to \$5,460.00 per month in 2024 and to \$8,110.00 per month in 2027. In addition, level a special assessment in 2023 of \$265,000. This plan will provide 100% funding by the end of the term.

7.0 CONCLUSION

The current funding rate will not maintain a positive balance. This is primarily due to the upcoming painting and future roof replacement. Funding increases will be needed. We recommend following the one of the funding plans presented in this analysis.

In summary, the common elements are in generally good condition and are being well maintained. With good maintenance, these elements should provide adequate service throughout their useful lives.

8.0 LIMITATIONS

Per the State of Washington, RCW 64.34.382, the following disclosure has been included herein:

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

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

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

We did not investigate the following areas:

- Buried utilities or infrastructure

- Roofs were viewed from the ground
- Concealed structural members or systems
- Interiors of condominiums
- Attic spaces
- Garage interiors

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

We were asked to exclude the clubhouse flooring, furniture, and painting; unit patios and decks; mailboxes; mower; pool furniture, filter, pump, drain; and irrigation systems as these expenses are paid from the annual maintenance budget.

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

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

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project.

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

Respectfully submitted,



Kenneth Pfaff, P.E.
Criterium-Pfaff Engineers

ON THE GREEN RESERVE STUDY INVENTORY

SITE AND GROUNDS

Paved driveways and parking areas = 49,650 square feet (per association records)

Sidewalks = 8765 square feet (scaled from site plan)

Vinyl fences = 106 feet x 6 feet tall

Metal pool fence = 186.4 feet

Lattice at A/C units = 630 feet

BUILDING STRUCTURES

ROOFS

Roofing total for all buildings = 66,000 square feet (per association records)

Gutters = 2151 feet (estimated from drawings)

Downspouts = 1990 feet

EXTERIOR FINISHES (estimated from drawings and photos)

Siding and stucco total for all buildings = 85,419 square feet

Entryway siding and rails = 54,990 square feet

Entryway carpeting = 10,100 square feet

BUILDING INTERIOR

Clubhouse interior

MECHANICAL

Clubhouse electric furnace and air conditioner

ELECTRICAL

Common wiring and equipment

PLUMBING

Common distribution and waste piping, irrigation systems, clubhouse plumbing and fixtures.

AMENITIES

Clubhouse

12 windows, 3 metal sliding doors, 1 vinyl sliding door, electric furnace and air conditioner, hot tub, sauna, 2 coin-op washers, 2 coin-op dryers.

POOL

Pool lining and tile, deck

SAUNA

Heater

Common Component Inventory and Capital Expenditure Planning



© Criterium Engineers 2004

Capital Item To Be Replaced	Quantity Count	Units	Unit cost	CapEx Budget	Expected Useful Life (or Frequency) Years	Remaining Useful Life Years	Planning Notes
Site							
Seal/stripe driveways	49,650	SF	\$0.29	\$14,398.50	6	4	Local rate
Replace vinyl fence	106	LF	\$42.79	\$4,535.74	30	11	Homewyse
Replace metal pool fence and gates	186	LF	\$49.00	\$9,114.00	40	4	Homewyse
Replace lattice at A/C units	630	LF	\$8.94	\$5,632.20	30	9	HomeDepot
Major landscaping (tree removal etc)	1	Lot	\$6,000.00	\$6,000.00	5	4	Past experience
Replace west asphalt	17,567	SF	\$5.50	\$96,618.50	25	6	Local contractor remove and replace 2"
Replace east asphalt	15,152	SF	\$5.50	\$83,336.00	25	8	Local contractor remove and replace 2"
Replace concrete flatwork allowance	1	Lot	\$2,000.00	\$2,000.00	5	0	RS Means
Replace south asphalt	14,500	SF	\$5.50	\$79,750.00	25	21	Local contractor remove and replace 2"
Building Exterior							
Repaint entry walls and handrails	54,990	SF	\$2.60	\$142,974.00	20	11	Homewyse
Replace entry carpeting	10,100	SF	\$2.77	\$34,000.00	8	8	per Association
Replace roofing	660	SQ	\$500.00	\$330,000.00	30	17	Home Advisor
Replace gutters	2,151	LF	\$10.17	\$21,875.67	25	17	Homewyse
Replace downspouts	1,990	LF	\$9.73	\$19,362.70	25	17	RS Means
Repaint 1/3 of siding	28,743	SF	\$2.50	\$71,857.50	12	5	Homewyse
Repaint 1/3 of siding	28,473	SF	\$2.50	\$71,182.50	12	6	Homewyse
Repaint 1/3 of siding	28,473	SF	\$2.50	\$71,182.50	12	7	Homewyse
Repaint entry trim	1	Lot	\$3,000.00	\$3,000.00	6	1	per Association
Stucco repair allowance	1	Lot	\$2,000.00	\$2,000.00	5	1	Past experience
Repairs chimneys and flashing	39	EA	\$400.00	\$15,600.00	25	20	Engineers estimate
Building Interior							
Replace clubhouse vinyl flooring	1,000	SF	\$6.00	\$6,000.00	30	1	Homewyse
Mechanical							
Replace clubhouse A/C	1	EA	\$6,000.00	\$6,000.00	15	19	Homewyse
Replace clubhouse furnace	1	EA	\$3,200.00	\$3,200.00	20	19	Homewyse
Amenities							
Replace clubhouse windows	12	EA	\$600.00	\$7,200.00	30	3	Homewyse
Refurbish hot tub	1	EA	\$2,500.00	\$2,500.00	15	12	hottubworks.com
Replace clubhouse sliding doors	3	EA	\$2,500.00	\$7,500.00	25	21	per Association 2017 + inflation
Resurface pool	1	EA	\$6,500.00	\$6,500.00	25	1	Internet research
Replace waterline tiles	128	LF	\$15.00	\$1,920.00	25	1	Internet research
Other							

**Annual Capital Expenditure Budgets -
Line Item Budgets in Current Dollars -**

**30 Year Projection
Annual totals inflated @ 2.50% at the bottom line**

Year: Year Number:	2021 1	2022 2	2023 3	2024 4	2025 5	2026 6	2027 7	2028 8	2029 9	2030 10	2031 11	2032 12	2033 13	2034 14	2035 15
Site															
Seal/stripe driveways	0	0	0	0	14,399	0	0	0	0	0	14,399	0	0	0	0
Replace vinyl fence	0	0	0	0	0	0	0	0	0	0	0	4,536	0	0	0
Replace metal pool fence and gates	0	0	0	0	9,114	0	0	0	0	0	0	0	0	0	0
Replace lattice at A/C units	0	0	0	0	0	0	0	0	0	5,632	0	0	0	0	0
Major landscaping (tree removal etc)	0	0	0	0	6,000	0	0	0	0	6,000	0	0	0	0	6,000
Replace west asphalt	0	0	0	0	0	0	96,619	0	0	0	0	0	0	0	0
Replace east asphalt	0	0	0	0	0	0	0	0	83,336	0	0	0	0	0	0
Replace concrete flatwork allowance	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0	0
Replace south asphalt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior															
Repaint entry walls and handrails	0	0	0	0	0	0	0	0	0	0	0	142,974	0	0	0
Replace entry carpeting	0	0	0	0	0	0	0	0	34,000	0	0	0	0	0	0
Replace roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace gutters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repaint 1/3 of siding	0	0	0	0	0	71,858	0	0	0	0	0	0	0	0	0
Repaint 1/3 of siding	0	0	0	0	0	0	71,183	0	0	0	0	0	0	0	0
Repaint 1/3 of siding	0	0	0	0	0	0	0	71,183	0	0	0	0	0	0	0
Repaint entry trim	0	3,000	0	0	0	0	0	3,000	0	0	0	0	0	3,000	0
Stucco repair allowance	0	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0
Repairs chimneys and flashing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Interior															
Replace clubhouse vinyl flooring	0	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Mechanical															
Replace clubhouse A/C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace clubhouse furnace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Amenities															
Replace clubhouse windows	0	0	0	7,200	0	0	0	0	0	0	0	0	0	0	0
Refurbish hot tub	0	0	0	0	0	0	0	0	0	0	0	0	2,500	0	0
Replace clubhouse sliding doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resurface pool	0	6,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace waterline tiles	0	1,920	0	0	0	0	0	0	0	0	0	0	0	0	0
Other															
Total Costs	2,000	19,420	0	7,200	29,513	73,858	169,801	74,183	117,336	11,632	16,399	149,510	2,500	3,000	6,000
Total Costs Adjusted For 2.5% Inflation	2,000	19,906	0	7,754	32,576	83,563	196,917	88,180	142,963	14,527	20,991	196,170	3,362	4,136	8,478

**Annual Capital Expenditure Budgets -
Line Item Budgets in Current Dollars -**

**30 Year Projection
Annual totals inflated @ 2.50% at the bottom line**

Year:	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site															
Seal/stripe driveways	0	14,399	0	0	0	0	0	14,399	0	0	0	0	0	14,399	0
Replace vinyl fence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace metal pool fence and gates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace lattice at A/C units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major landscaping (tree removal etc)	0	0	0	0	6,000	0	0	0	0	6,000	0	0	0	0	6,000
Replace west asphalt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace east asphalt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace concrete flatwork allowance	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0	0
Replace south asphalt	0	0	0	0	0	0	79,750	0	0	0	0	0	0	0	0
Building Exterior															
Repaint entry walls and handrails	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace entry carpeting	0	34,000	0	0	0	0	0	0	0	34,000	0	0	0	0	0
Replace roofing	0	0	330,000	0	0	0	0	0	0	0	0	0	0	0	0
Replace gutters	0	0	21,876	0	0	0	0	0	0	0	0	0	0	0	0
Replace downspouts	0	0	19,363	0	0	0	0	0	0	0	0	0	0	0	0
Repaint 1/3 of siding	0	0	71,858	0	0	0	0	0	0	0	0	0	0	0	71,858
Repaint 1/3 of siding	0	0	0	71,183	0	0	0	0	0	0	0	0	0	0	0
Repaint 1/3 of siding	0	0	0	0	71,183	0	0	0	0	0	0	0	0	0	0
Repaint entry trim	0	0	0	0	3,000	0	0	0	0	0	3,000	0	0	0	0
Stucco repair allowance	0	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0
Repairs chimneys and flashing	0	0	0	0	0	15,600	0	0	0	0	0	0	0	0	0
Building Interior															
Replace clubhouse vinyl flooring	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mechanical															
Replace clubhouse A/C	0	0	0	0	6,000	0	0	0	0	0	0	0	0	0	0
Replace clubhouse furnace	0	0	0	0	3,200	0	0	0	0	0	0	0	0	0	0
Amenities															
Replace clubhouse windows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Refurbish hot tub	0	0	0	0	0	0	0	0	0	0	0	0	2,500	0	0
Replace clubhouse sliding doors	0	0	0	0	0	0	7,500	0	0	0	0	0	0	0	0
Resurface pool	0	0	0	0	0	0	0	0	0	0	0	6,500	0	0	0
Replace waterline tiles	0	0	0	0	0	0	0	0	0	0	0	1,920	0	0	0
Other															
Total Costs	2,000	50,399	443,096	71,183	89,383	17,600	89,250	14,399	0	40,000	5,000	10,420	2,500	14,399	77,858
Total Costs Adjusted For 2.5% Inflation	2,897	74,817	674,223	111,020	142,891	28,840	149,903	24,788	0	72,349	9,270	19,801	4,870	28,747	159,328

**Current Level of Contribution to Capital Reserves
Projected ahead unchanged throughout the Planning Period**

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2021	1	\$70,845	\$5,600	\$0	\$1,117	\$6,717	\$2,000	\$75,562	\$0
2022	2	\$75,562	\$33,600	\$0	\$1,339	\$34,939	\$19,906	\$90,595	\$0
2023	3	\$90,595	\$33,600	\$0	\$1,863	\$35,463	\$0	\$126,058	\$0
2024	4	\$126,058	\$33,600	\$0	\$2,279	\$35,879	\$7,754	\$154,183	\$0
2025	5	\$154,183	\$33,600	\$0	\$2,328	\$35,928	\$32,576	\$157,535	\$0
2026	6	\$157,535	\$33,600	\$0	\$1,614	\$35,214	\$83,563	\$109,186	\$0
2027	7	\$109,186	\$33,600	\$0	\$0	\$33,600	\$196,917	(\$54,131)	\$0
2028	8	(\$54,131)	\$33,600	\$0	\$0	\$33,600	\$88,180	(\$108,711)	\$0
2029	9	(\$108,711)	\$33,600	\$0	\$0	\$33,600	\$142,963	(\$218,074)	\$0
2030	10	(\$218,074)	\$33,600	\$0	\$0	\$33,600	\$14,527	(\$199,001)	\$0
2031	11	(\$199,001)	\$33,600	\$0	\$0	\$33,600	\$20,991	(\$186,392)	\$0
2032	12	(\$186,392)	\$33,600	\$0	\$0	\$33,600	\$196,170	(\$348,962)	\$0
2033	13	(\$348,962)	\$33,600	\$0	\$0	\$33,600	\$3,362	(\$318,724)	\$0
2034	14	(\$318,724)	\$33,600	\$0	\$0	\$33,600	\$4,136	(\$289,260)	\$0
2035	15	(\$289,260)	\$33,600	\$0	\$0	\$33,600	\$8,478	(\$264,137)	\$0
2036	16	(\$264,137)	\$33,600	\$0	\$0	\$33,600	\$2,897	(\$233,434)	\$0
2037	17	(\$233,434)	\$33,600	\$0	\$0	\$33,600	\$74,817	(\$274,651)	\$0
2038	18	(\$274,651)	\$33,600	\$0	\$0	\$33,600	\$674,223	(\$915,274)	\$0
2039	19	(\$915,274)	\$33,600	\$0	\$0	\$33,600	\$111,020	(\$992,694)	\$0
2040	20	(\$992,694)	\$33,600	\$0	\$0	\$33,600	\$142,891	(\$1,101,985)	\$0
2041	21	(\$1,101,985)	\$33,600	\$0	\$0	\$33,600	\$28,840	(\$1,097,225)	\$0
2042	22	(\$1,097,225)	\$33,600	\$0	\$0	\$33,600	\$149,903	(\$1,213,528)	\$0
2043	23	(\$1,213,528)	\$33,600	\$0	\$0	\$33,600	\$24,788	(\$1,204,716)	\$0
2044	24	(\$1,204,716)	\$33,600	\$0	\$0	\$33,600	\$0	(\$1,171,116)	\$0
2045	25	(\$1,171,116)	\$33,600	\$0	\$0	\$33,600	\$72,349	(\$1,209,865)	\$0
2046	26	(\$1,209,865)	\$33,600	\$0	\$0	\$33,600	\$9,270	(\$1,185,535)	\$0
2047	27	(\$1,185,535)	\$33,600	\$0	\$0	\$33,600	\$19,801	(\$1,171,736)	\$0
2048	28	(\$1,171,736)	\$33,600	\$0	\$0	\$33,600	\$4,870	(\$1,143,005)	\$0
2049	29	(\$1,143,005)	\$33,600	\$0	\$0	\$33,600	\$28,747	(\$1,138,152)	\$0
2050	30	(\$1,138,152)	\$33,600	\$0	\$0	\$33,600	\$159,328	(\$1,263,880)	\$0

Alternate Funding Plan No. 1 - Increase contribution to Capital Reserves in 2024 to \$4,950 per month and again in 2027 to \$7,100.00 per month and levy a special assessment of \$260,000 in 2030 to maintain positive Year-End Balances throughout the Planning Period

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2021	1	\$70,845	\$5,600	\$0	\$1,117	\$6,717	\$2,000	\$75,562	\$0
2022	2	\$75,562	\$33,600	\$0	\$1,339	\$34,939	\$19,906	\$90,595	\$0
2023	3	\$90,595	\$33,600	\$0	\$1,863	\$35,463	\$0	\$126,058	\$0
2024	4	\$126,058	\$59,400	\$0	\$2,666	\$62,066	\$7,754	\$180,370	\$0
2025	5	\$180,370	\$59,400	\$0	\$3,108	\$62,508	\$32,576	\$210,302	\$0
2026	6	\$210,302	\$59,400	\$0	\$2,792	\$62,192	\$83,563	\$188,931	\$0
2027	7	\$188,931	\$85,200	\$0	\$1,158	\$86,358	\$196,917	\$78,372	\$0
2028	8	\$78,372	\$85,200	\$0	\$1,131	\$86,331	\$88,180	\$76,523	\$0
2029	9	\$76,523	\$85,200	\$0	\$281	\$85,481	\$142,963	\$19,042	\$0
2030	10	\$19,042	\$85,200	\$260,000	\$5,246	\$350,446	\$14,527	\$354,961	\$0
2031	11	\$354,961	\$85,200	\$0	\$6,288	\$91,488	\$20,991	\$425,457	\$0
2032	12	\$425,457	\$85,200	\$0	\$4,717	\$89,917	\$196,170	\$319,205	\$0
2033	13	\$319,205	\$85,200	\$0	\$6,016	\$91,216	\$3,362	\$407,058	\$0
2034	14	\$407,058	\$85,200	\$0	\$7,322	\$92,522	\$4,136	\$495,444	\$0
2035	15	\$495,444	\$85,200	\$0	\$8,582	\$93,782	\$8,478	\$580,749	\$0
2036	16	\$580,749	\$85,200	\$0	\$9,946	\$95,146	\$2,897	\$672,998	\$0
2037	17	\$672,998	\$85,200	\$0	\$10,251	\$95,451	\$74,817	\$693,632	\$0
2038	18	\$693,632	\$85,200	\$0	\$1,569	\$86,769	\$674,223	\$106,178	\$0
2039	19	\$106,178	\$85,200	\$0	\$1,205	\$86,405	\$111,020	\$81,563	\$0
2040	20	\$81,563	\$85,200	\$0	\$358	\$85,558	\$142,891	\$24,230	\$0
2041	21	\$24,230	\$85,200	\$0	\$1,209	\$86,409	\$28,840	\$81,799	\$0
2042	22	\$81,799	\$85,200	\$0	\$256	\$85,456	\$149,903	\$17,353	\$0
2043	23	\$17,353	\$85,200	\$0	\$1,166	\$86,366	\$24,788	\$78,931	\$0
2044	24	\$78,931	\$85,200	\$0	\$2,462	\$87,662	\$0	\$166,593	\$0
2045	25	\$166,593	\$85,200	\$0	\$2,692	\$87,892	\$72,349	\$182,136	\$0
2046	26	\$182,136	\$85,200	\$0	\$3,871	\$89,071	\$9,270	\$261,937	\$0
2047	27	\$261,937	\$85,200	\$0	\$4,910	\$90,110	\$19,801	\$332,246	\$0
2048	28	\$332,246	\$85,200	\$0	\$6,189	\$91,389	\$4,870	\$418,765	\$0
2049	29	\$418,765	\$85,200	\$0	\$7,128	\$92,328	\$28,747	\$482,347	\$0
2050	30	\$482,347	\$85,200	\$0	\$6,123	\$91,323	\$159,328	\$414,342	\$0

Alternate Funding Plan No. 2 - Increase the Contribution to Capital Reserves to \$4,480.00 per month in 2024 and to \$7,168.00 per month in 2027, then levy a special assessment of \$260,000 in 2030 required to maintain positive Year-End Balances throughout the Planning Period

Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance	Minimum Threshold Balance
2021	1	\$70,845	\$5,600	\$0	\$1,117	\$6,717	\$2,000	\$75,562	\$0
2022	2	\$75,562	\$33,600	\$0	\$1,339	\$34,939	\$19,906	\$90,595	\$0
2023	3	\$90,595	\$33,600	\$0	\$1,863	\$35,463	\$0	\$126,058	\$0
2024	4	\$126,058	\$53,760	\$0	\$2,581	\$56,341	\$7,754	\$174,646	\$0
2025	5	\$174,646	\$53,760	\$0	\$2,937	\$56,697	\$32,576	\$198,767	\$0
2026	6	\$198,767	\$53,760	\$0	\$2,534	\$56,294	\$83,563	\$171,498	\$0
2027	7	\$171,498	\$86,016	\$0	\$909	\$86,925	\$196,917	\$61,506	\$0
2028	8	\$61,506	\$86,016	\$0	\$890	\$86,906	\$88,180	\$60,233	\$0
2029	9	\$60,233	\$86,016	\$0	\$49	\$86,065	\$142,963	\$3,335	\$0
2030	10	\$3,335	\$86,016	\$260,000	\$5,022	\$351,038	\$14,527	\$339,847	\$0
2031	11	\$339,847	\$86,016	\$0	\$6,073	\$92,089	\$20,991	\$410,944	\$0
2032	12	\$410,944	\$86,016	\$0	\$4,512	\$90,528	\$196,170	\$305,302	\$0
2033	13	\$305,302	\$86,016	\$0	\$5,819	\$91,835	\$3,362	\$393,776	\$0
2034	14	\$393,776	\$86,016	\$0	\$7,135	\$93,151	\$4,136	\$482,791	\$0
2035	15	\$482,791	\$86,016	\$0	\$8,405	\$94,421	\$8,478	\$568,734	\$0
2036	16	\$568,734	\$86,016	\$0	\$9,778	\$95,794	\$2,897	\$661,631	\$0
2037	17	\$661,631	\$86,016	\$0	\$10,092	\$96,108	\$74,817	\$682,923	\$0
2038	18	\$682,923	\$86,016	\$0	\$1,421	\$87,437	\$674,223	\$96,137	\$0
2039	19	\$96,137	\$86,016	\$0	\$1,067	\$87,083	\$111,020	\$72,199	\$0
2040	20	\$72,199	\$86,016	\$0	\$230	\$86,246	\$142,891	\$15,554	\$0
2041	21	\$15,554	\$86,016	\$0	\$1,091	\$87,107	\$28,840	\$73,821	\$0
2042	22	\$73,821	\$86,016	\$0	\$149	\$86,165	\$149,903	\$10,083	\$0
2043	23	\$10,083	\$86,016	\$0	\$1,070	\$87,086	\$24,788	\$72,381	\$0
2044	24	\$72,381	\$86,016	\$0	\$2,376	\$88,392	\$0	\$160,773	\$0
2045	25	\$160,773	\$86,016	\$0	\$2,617	\$88,633	\$72,349	\$177,057	\$0
2046	26	\$177,057	\$86,016	\$0	\$3,807	\$89,823	\$9,270	\$257,610	\$0
2047	27	\$257,610	\$86,016	\$0	\$4,857	\$90,873	\$19,801	\$328,682	\$0
2048	28	\$328,682	\$86,016	\$0	\$6,147	\$92,163	\$4,870	\$415,976	\$0
2049	29	\$415,976	\$86,016	\$0	\$7,099	\$93,115	\$28,747	\$480,344	\$0
2050	30	\$480,344	\$86,016	\$0	\$6,105	\$92,121	\$159,328	\$413,138	\$0