

**Year 2010
Reserve Study & Maintenance Plan
Fountains at Summerfield Condominium
Tigard Oregon**

PREPARED BY

Regenesis

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Regenesis

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September 21, 2009

Barbara Stayton fountainshoa@yahoo.com

Regarding: **Fountains at Summerfield Condominium**

Enclosed is the 2010 Reserve Study and Maintenance Plan Update you requested.

Reserve Study Highlights.

Reserve Funding Methodology A Full Funding methodology was used which seeks to attain and maintain reserves at or near 100% funded. This method is the most secure approach because it will build the highest level of reserves and is the fairest method since all members along the 30 year time line will pay a fair share. The Full Funding model includes an **Inflation Rate**, **Investment Yield on Reserves** and **Tax Rate** described in more detail below.

Level of Service **Reserve Study Update with No Site Inspection**

Starting Balance **\$390,582**

Percent Funded & Starting Balance Adequacy Based on the current Starting Balance, reserves are **75% Funded**. The **Starting Balance Adequacy** is currently **good**.

Recommended Annual Reserve Contribution. A contribution of **\$87,684** is recommended for Fiscal Year 2010.

Investment Yield on Reserves. One of the benefits of the Reserve Study is that it allows long range investment planning. A **2.2% Yield** is projected based on your current investments. Investing in the highest yielding and insured investments can substantially reduce owner contributions. See www.BankRate.com.

Tax Rate of 15% has been used which assumes that taxes will be filed using IRS Form 1120 versus Form 1120H which has a 30% Tax Rate. Filing Form 1120 is more complex and costly to prepare but when the taxable interest earned on reserve funds warrants it (tax savings exceed additional CPA charges), filing Form 1120 should be considered.

Inflation Rate. **1.78%** was used based on the most recent 12 month average published by www.inflationdata.com/inflation/Inflation_Rate/CurrentInflation.asp

Maintenance Plan. The proper care and maintenance of substantial assets have been entrusted to the homeowner association. The key to any effective Maintenance Plan is consistency and expertise. The goal of the Maintenance Plan is to provide general information and direction on how to maintain those assets to produce the highest livability and market values for member units. While specific items are included, the plan is not exhaustive and some issues may develop over time which should be added to the plan.

Annual Review & Update Service. An annual review and update of the Reserve Study and

Innovative Homeowner Association Management Strategies

Maintenance Plan is necessary for continued accuracy and required by statute. A review and update provides a new 30 year projection with current inflation factor, investment rates and any known component cost changes. There are two options:

1. With No Site Inspection. \$699 based on the current component list and assuming that annual updates with Regenesiis are performed.

2. With Site Inspection. \$1299 based on the current component list and assuming that annual updates with Regenesiis are performed. **A Site Inspection is recommended at least every three years. The last Site Inspection was performed in 2008.**

Recommended Regenesiis Resources.

The Regenesiis Report. My reserve study clients receive a complimentary subscription to my monthly newsletter which is considered by many to be the best homeowner association information available. To subscribe, email rich@regenesiis.net.

Regenesiis.net. My website is the most extensive homeowner association resource on the planet. It includes over 1300 articles plus checklists, forms, sample rules, policies and much more including an unlimited Ask the HOA Expert service. For more information, go to www.Regenesiis.net and click on "New Subscriber Information".

It's been my pleasure to provide this valuable financial and maintenance planning information for your homeowner association.

Regards,



Richard L. Thompson PRA
PROFESSIONAL RESERVE ANALYST



**Year 2010
Reserve Study**

**Fountains at Summerfield Condominium
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Reserve Study

Table of Contents

METHODOLOGY

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

LIMITATIONS & ASSUMPTIONS

Explains what a Reserve Study does and does not do.

WORKSHEET REPORT

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

FUNDING PLAN SUMMARY REPORT

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

ANNUAL EXPENDITURES REPORT

Chronological repair and replacement schedule

STARTING BALANCE FUNDS DISTRIBUTION

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

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Reserve Study Methodology

DEFINITIONS

Reserve Study Identifies the components all or part of which will normally require major maintenance, repair or replacement in more than one and less than thirty years and the cost of repair or replacement of each at recommended intervals.

RESERVE STUDY CRITERIA

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

FUNDING PLAN CRITERIA

The Funding Plan goal is to reach 100% Funding of the Ideal Balance during the life of the study period. If reserves are initially severely underfunded, the Funding Plan accelerates quickly to address immediate cash needs but then eases into a gradual annual increase. Due to cash inflows and outflows, the plan rarely hits 100% exactly but hovers below or over that mark.

The Funding Plan charts the annual beginning balance, yearly expenditures, contribution requirements and ending balance. It factors in interest earned on invested reserve funds, taxes paid on interest earned and area inflation.

SOURCES OF INFORMATION (as applicable):

Original plans and specifications
Original builder and developer
Contractors and vendors
Industry Professionals (engineers, architects, construction managers, etc.)
Property Manager
Resident Manager
Cost Estimating Services

To remain accurate, the Reserve Study must be updated annually.

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Reserve Study Limitations & Assumptions

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

Worksheet

September 21, 2009

Sorted Alphabetically

Fountains at Summerfield Condominium

<u>Item Description</u>	<u>Group</u>	<u>Sub-Group</u>	<u>Number Of Items</u>	<u>Item Type</u>	<u>Item Cost</u>	<u>%</u>	<u>Item Cost</u>	<u>Year Built</u>	<u>Useful Life</u>	<u>Life Adj</u>	<u>Replace</u>	<u>Year Left</u>	<u>One Time?</u>
Brick & Mortar-Buildings-Clean & Seal	0	0	1	Total	82,800.000	100	82,800	2007	10	0	2017	8	no
Comments: 2005 -Repaired 3 deck columns \$ 400 2007 -Repaired columns on Bldg 15430 2,150													
Brick & Mortar-Flower Beds-Clean, Repair & Seal	0	0	1	Total	2,895.000	100	2,895	2003	10	0	2013	4	no
Comments: Cost based on work done by Dan Ringer Masonry, Phone 503.648.5004													
Brick & Mortar-Wall-Clean, Repair & Seal	0	0	1	Total	7,500.000	100	7,500	2003	10	0	2013	4	no
Comments: 1200 linear feet of 4' high (average) brick wall and planters 2005 -repaired brick walls \$ 2600 -cleaned wall by entrance 2832													
Carpet-Stairwells-Building	0	0	30	Each	928.000	100	27,840	1996	15	0	2011	2	no
Comments: Remove and replace with comparable commercial quality product. Cost based on 2008 actual.													
Chimney Caps	0	0	75	Units	129.000	100	9,675	1996	20	0	2016	7	no
Comments: 2003: installed 1 cap on #11 \$ 175 2008: installed 34 caps @ \$129 \$4386													
Concrete Safety Repair	0	0	1	Total	10,000.000	100	10,000	2005	5	0	2010	1	no
Comments: 2005 -Put brick & concrete in flower bed behind north wall \$ 1935 -Ground tripping hazards on Summerfield Dr 300 2006 -Repaired sidewalks & curbs \$ 400 2007 -New concrete step & rail at 15695 \$ 950 -Repaired cracked step at 15514 250 -Repaired crack in slab at 15478 #79													
Deck Repairs	0	0	1	Total	10,000.000	100	10,000	2008	5	0	2013	4	no

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Comments: 2005													
-Deck railings replaced with TREX composite boards					\$10877								
-Deck rail caps replaced					5080								
-Decks replaced #30 & #63 By Willamette Roofing					4200								
2007													
-#39: repaired dryrot					\$ 1136								
-#64: replaced Gacoflex with Duradek 60ml					3780								
-#33: replaced Gacoflex with Duradek 60ml					950								
-#3,17,21,22,26,33,36(decks &2),39,44,73,74,77,78,83,84,87,88,91,95,96,98,102,106,109: repaired dryrot					\$12679								
2008													
Repaired dryrot: #10,17,47,48,51,52,55,56,60,63,64,67,70,82,83,86					\$ 4220								
Deck-Gacoflex-Recoating	0	0	48	Decks	180.000	100	8,640	2005	5	0	2010	1	no
Comments: Done by J. Tichenor Paint & Tile, Phone 503.310.5707													
Decks-Duradek-Replace	0	0	1	Total	28,185.000	100	28,185	2008	20	0	2028	19	no
Comments: Duradek installed over Versadeck:													
2007: #33,64													
2008: #17,29,47,48,51,52,60,73,84,87													
Fence-Cedar	0	0	800	Linear Feet	35.000	100	28,000	1995	20	0	2015	6	no
Comments: 2005-2006													
Replaced top fence rails with Trex					\$ 1000								
2006													
Enlarged garbage area at 15430 & 15432					\$ 657								
2007													
Replaced top fence rails with Trex					\$ 7306								
Fountain-Pumps-Repair & Replace	0	0	1	Total	3,500.000	100	3,500	2005	10	0	2015	6	no
Comments: Replace Aermotor Model# CT35-505 pumps													
2005													
-Inspected pumps					\$ 200								
-Did electrical work on lower pump					120								

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-Replaced upper fountain pump 2006					1051								
-Replaced lower fountain pump and replaced valve/fill					\$ 1789								
Fountains-Powerwash & Paint	0	0	1	Total	1,688.000	100	1,688	2006	5	0	2011	2	no
Comments:													
Garage Doors	0	0	110	Each	750.000	100	82,500	1986	40	0	2026	17	no
Comments: Remove and replace steel panel doors													
Insurance Deductible	0	0	1	Total	2,500.000	100	2,500	2009	5	0	2014	5	YES
Comments: Required by Fannie Mae and Freddie Mac to underwrite condominium mortgage loans.													
Landscape Renovation	0	0	1	Total	53,000.000	100	53,000	2009	5	0	2014	5	no
Comments: 2005													
-irrigation system repairs					\$5904								
-plantings					9015		\$14919						
2006													
-new drainage field					\$4325								
-landscape renovations					2520								
-barkdust					4750		\$ 4750						
2007													
-modifications to irrigation system					\$3148								
-barkdust					4750		\$ 7898						
2008													
-new drainage fields					\$5710								
-landscape renovations					1790								
-barkdust					5184		\$12684						
2009													
-landscape renovation					\$10544								
-changes to irrigation system					2137		\$12681						
Lights-Exterior-Bollard	0	0	95	Fixtures	35.000	100	3,325	1986	25	0	2011	2	no
Comments:													

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Lights-Exterior-Deck/Patio Comments:	0	0	110	Fixtures	35.000	100	3,850	1986	25	0	2011	2	no
Lights-Exterior-Garage-Wall-Metal Cylinder Comments:	0	0	130	Fixtures	50.000	100	6,500	1986	25	0	2011	2	no
Lights-Exterior-Parking-Pole Comments: Replace fixture head	0	0	30	Fixtures	350.000	100	10,500	1990	25	0	2015	6	no
Mailboxes-NDCBUs Comments: Four 16 unit pedestals @ \$750 Four 12 unit pedestals @ \$600 One 8 unit pedestals @ \$500 Eight 2 unit parcel pedestals @400 Total \$6700	0	0	1	Total	6,700.000	100	6,700	1995	30	0	2025	16	no
Paint-Exterior-Buildings Comments: 2006 -Painted 15695 \$ 4800 -Painted 15655 3600 \$ 8400 2007 -Painted 15606,15565,15525,15435,15483,15485,15371,15373,15437,15478,15480 \$39035 2008 -Painted 15510,15514,15518,15522,15430,15432 incl wrought iron gates \$22771	0	0	1	Total	70,206.000	100	70,206	2007	6	0	2013	4	no
Paint-Exterior-Garages Comments: 2002: \$ 2035 2004: \$15000 2006: \$ 690 2007: \$ 200 painted two garage walls 2008: \$ 3750 painted 100 garage pedestrian doors & frames.	0	0	1	Total	21,350.000	100	21,350	2009	6	0	2015	6	no

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2009: \$17600 painted garages except for small rear doors & frames Done by Native Son Painting, Ph 503.648.7781												
Paving-Asphalt-Overlay	0	0	94,000 Square Feet	1.755	100	164,970	1986	30	0	2016	7	no
Comments: Based on 2008 estimate given to board.												
Paving-Asphalt-Sealcoat & Restripe	0	0	94,000 Square Feet	0.166	100	15,604	2009	5	0	2014	5	YES
Comments: 2002: \$2800 in repair work done by Taylor Asphalt, Ph 503.939.5232 2009: cleaned and crack sealed; vacuum swept; sealcoated and restriped 74 parking places. By Quality Asphalt Sealing, Ph 503.789.5859												
Roof-Gutters & Downspouts	0	0	1 Total	32,810.000	100	32,810	1986	30	0	2016	7	no
Comments: Remove and replace: Garages Gutters: 110 x 26 lf = 2860 lf x \$3.50/lf \$10010 Downspouts: 700 lf x \$3.00/lf 2100 Buildings Gutters: 3000 lf @ \$3.50/lf \$10500 Downspouts: 3400 @ \$3.00/lf 10200												
Roofing-Composition-Architectural-Phase 1	0	0	1 Total	37,339.000	100	37,339	2000	30	0	2030	21	no
Comments: Remove existing roof and install new 15# felt, 30 year architectural shingles with new flashing, rake and drip metal plus new pipe flashing and ridge vents. Buildings: 15605 #15-22 8 15655 #9-14 6 15565 #23-26 4 Total 18 @ \$1220/unit = \$ 21,960 Garages #s: 68-70 3 15-18 4 19-22 4 23-26 4 41-44 4												

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Total			19 @	\$ 441/garage =	\$ 8,379								
				Tear Off and Disposal	7,000								
				Total	\$ 37,339								
Roofing-Composition-Architectural-Phase 2	0	0	1	Total	30,516.000	100	30,516	2001	30	0	2031	22	no

Comments: Apply 30# felt over existing roof; lay 30 year architectural shingles with new flashing, rake and drip metal plus new pipe flashing and ridge vents.

Buildings:

15371 #1-4 4

15695 #1-8 8

Total 12 @ \$1220/unit = \$14,640

Garages #s:

1-5 5

6-10 5

11-14 4

89-91 3

92-94 3

96-99 5

100-102 3

103-106 4

107-110 4

Total 36 @ \$441/garage = \$15,876

Roofing-Composition-Architectural-Phase 3	0	0	1	Total	41,832.000	100	41,832	2002	30	0	2032	23	no
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Comments: Work done by JBC Roofing, Phone 503.968.1235

Buildings:

15522 #45-52 (8)

15518 #53-60 (8)

15514 #61-64 (4)

15510 #65-70 (6)

Garages

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45-48, 49-52, 53-56, 57-64, 65-67													
Roofing-Composition-Architectural-Phase 4	0	0	1	Total	40,805.000	100	40,805	2003	30	0	2033	24	no
Comments: Work done by JBC Roofing, Phone 503.968.1235 Buildings: 15483 #41-44 (4) 15480 #71-74 (4) 15432 #81-84 (4) 15485 #35-40 (6) 15525 #27-34 (8) Garages 31-34, 27-30, 85-88, 74-76													
Roofing-Composition-Architectural-Phase 5	0	0	1	Total	46,203.000	100	46,203	2004	30	0	2034	25	no
Comments: Work done by JBC Roofing, Phone 503.968.1235 Buildings: 15373 #103-106 (4) 15478 # 75- 80 (6) 15435 # 97-102 (6) 15437 # 89- 92 (8) 15430 # 85- 88 (4) Garages 71-73, 77-80, 81-84, 35-40													
Siding & Trim Repair-Buildings	0	0	110	Units	100.000	100	11,000	2007	6	0	2013	4	no
Comments: 2009: removed caulking from 692 windows and 119 sliding glass doors; recaulked with Sonneborn Sonolastic 150 black caulk; caulked all gaps between metal headers & brick over windows; backer rod used where gap was 1/4" or larger. By Lou's Painting Ph 503.968.1239 \$17,842													
Siding & Trim Repair-Garages	0	0	1	Total	21,374.000	100	21,374	2009	6	0	2015	6	no
Comments: 2002: \$ 777 2003: \$4033													

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2004:					\$1705								
2008: repaired dryrot to pedestrian doors at #6,8,9,10,15,16,17,18,31,34,41,54,55,56,60,64,65,67,70,71,73,80,82,83,85,86,87,88,90, 91,94,99,102,108					\$5087								
2009: Replacement with new Grade A Clear fingerjointed cedar lap style primed boards where necessary; wood preservative, fungicide and bug killer used where changes made; nailed down any loose ends for attachment; caulked all appropriate areas; stainless steel nails. By Superior Siding Solutions, Ph 503.253.2300					\$9772								
Signage-Building/Garage	0	0	1	Total	5,400.000	100	5,400	1998	15	0	2013	4	no
Comments: 50 14" wide x 18" high plastic signs with vinyl stick on letters/numbers @ \$75					\$3750								
110 garage addresses @ \$15					1650								
2008													
Replaced:													
Bldg 15485: two signs near entry													
Bldg 15525: sign on #34 garage wall													
Bldg 15565: sign on #26 garage wall													
Bldg 15483: sign on garage wall facing 114th Ct													
Bldg 15478-80: sign on #74 garage wall & sign on fence facing 114th Ct													
Bldg 15430-32: sign on #81 garage wall													
Bldg 15435-37: sign facing 114th Ct													
Bldg 15437: sign on fence													
Bldg 15371: sign on #107 garage wall													
Bldg 15373: sign on #103 garage wall					\$1081								
Signage-Entry-Repaint	0	0	1	Total	328.000	100	328	2005	5	0	2010	1	no
Comments:													
Storage Shed	0	0	1	Total	5,452.000	100	5,452	2003	20	0	2023	14	no
Comments: Shed installed by Tuff Shed, Ph 503.288.8833													
Treework	0	0	1	Total	10,500.000	100	10,500	2008	5	0	2013	4	no
Comments: Cost based on most recent five years' expense.													

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2002: \$3800													
2003: \$2320													
2004: \$1715													
2005: \$2640													
2006: \$1890													
2007: \$1900													
2008: \$1680													
2009: \$2363													
Wallpaper-Stairwell-Building	0	0	30	Each	1,800.000	100	54,000	1996	15	0	2011	2	no
Comments: Information from Wallpaper To Go:													
30000 sf/wallpaper @ 25 sf/roll: 1200 rolls @ \$20/roll = \$24000 Strip old and apply new: 1200 rolls													
@ \$25/roll = 30000													
					Total		\$54000						
Total	<i>37 items</i>												

Funding Plan Summary

September 21, 2009

Fountains at Summerfield Condominium

Year	Percent Funded	Unadjusted Ideal Balance	Inflation Adjusted Ideal Balance	Starting Balance	Annual Contribution	Interest Income	Tax Liability	Inflation Adjusted Expenditures	Unadjusted Expenditures
2010	75%	521,653	521,653	390,582	87,684	9,140	(1,371)	(18,968)	(18,968)
2011	79%	581,245	591,591	467,067	87,457	9,061	(1,359)	(98,933)	(97,203)
2012	79%	562,602	582,809	463,293	88,443	11,165	(1,675)	0	0
2013	83%	641,162	676,013	561,227	89,754	10,609	(1,591)	(123,888)	(117,501)
2014	83%	602,221	646,258	536,111	87,139	11,074	(1,661)	(76,303)	(71,104)
2015	84%	606,056	661,950	556,359	88,281	10,719	(1,608)	(113,255)	(103,692)
2016	84%	577,304	641,769	540,496	89,585	7,761	(1,164)	(232,497)	(209,143)
2017	81%	443,100	501,348	404,181	90,708	7,829	(1,174)	(93,684)	(82,800)
2018	81%	435,239	501,219	407,859	91,906	9,464	(1,420)	(23,608)	(20,500)
2019	84%	489,679	573,949	484,202	93,129	8,216	(1,232)	(157,302)	(134,206)
2020	83%	430,412	513,462	427,012	94,407	9,935	(1,490)	(22,628)	(18,968)
2021	86%	486,383	590,562	507,236	95,694	11,025	(1,654)	(53,925)	(44,412)
2022	87%	516,910	638,800	558,377	96,966	13,351	(2,003)	0	0
2023	90%	591,850	744,429	666,690	98,240	14,742	(2,211)	(45,717)	(36,347)
2024	91%	630,442	807,086	731,744	99,546	15,701	(2,355)	(67,850)	(53,000)
2025	91%	652,381	850,038	776,785	101,132	15,038	(2,256)	(143,815)	(110,374)
2026	91%	616,947	818,176	746,885	102,942	12,720	(1,908)	(220,181)	(166,028)
2027	90%	525,858	709,790	640,458	104,715	11,514	(1,727)	(169,429)	(125,524)
2028	90%	475,273	652,931	585,531	106,514	12,419	(1,863)	(74,302)	(54,085)
2029	91%	496,127	693,713	628,298	108,319	13,384	(2,008)	(74,108)	(53,000)
2030	91%	518,067	737,284	673,886	110,140	14,274	(2,141)	(80,133)	(56,307)
2031	92%	536,699	777,396	716,027	111,915	13,370	(2,005)	(164,272)	(113,410)
2032	92%	498,228	734,518	675,035	113,637	14,744	(2,212)	(61,671)	(41,832)
2033	93%	531,336	797,270	739,533	115,247	13,760	(2,064)	(171,693)	(114,424)
2034	92%	491,851	751,160	694,783	116,750	13,236	(1,985)	(151,504)	(99,203)
2035	92%	467,587	726,815	671,279	118,423	14,345	(2,152)	(78,447)	(50,468)
2036	93%	492,059	778,467	723,448	120,488	16,370	(2,455)	(39,612)	(25,038)
2037	94%	541,960	872,676	818,239	122,609	13,540	(2,031)	(264,086)	(164,006)
2038	93%	452,893	742,240	688,271	124,786	15,775	(2,366)	(33,597)	(20,500)
2039	94%	507,333	846,260	792,870	127,006	15,327	(2,299)	(159,673)	(95,724)
Total					3,083,563	369,610	(55,442)	(3,015,082)	(2,297,767)
Average				609,125	102,785	12,320	(1,848)	(100,503)	(76,592)
Maximum			872,676	818,239	127,006	16,370	(2,455)	(264,086)	(209,143)
Minimum			501,219	390,582	87,139	7,761	(1,164)	0	0

- 2.20% Investment Rate
- 15.00% Tax Rate
- 1.78% Inflation Rate
- 0.00% Contingency Rate

Annual Expenditures

September 21, 2009

Fountains at Summerfield Condominium

Year	Amount	Item Description
2010	328	Signage-Entry-Repaint
	10,000	Concrete Safety Repair
	8,640	Deck-Gacoflex-Recoating
	<u>18,968</u>	
2011	6,616	Lights-Exterior-Garage-Wall-Metal Cylinder
	3,384	Lights-Exterior-Bollard
	1,718	Fountains-Powerwash & Paint
	28,336	Carpet-Stairwells-Building
	54,961	Wallpaper-Stairwell-Building
	3,919	Lights-Exterior-Deck/Patio
	<u>98,933</u>	
2013	5,694	Signage-Building/Garage
	7,908	Brick & Mortar-Wall-Clean, Repair & Seal
	74,022	Paint-Exterior-Buildings
	10,544	Deck Repairs
	11,598	Siding & Trim Repair-Buildings
	11,071	Treework
	3,052	Brick & Mortar-Flower Beds-Clean, Repair & Seal
	<u>123,888</u>	
2014	16,745	Paving-Asphalt-Sealcoat & Restripe
	56,876	Landscape Renovation
	2,683	Insurance Deductible
	<u>76,303</u>	
2015	11,468	Lights-Exterior-Parking-Pole
	3,823	Fountain-Pumps-Repair & Replace
	30,582	Fence-Cedar
	358	Signage-Entry-Repaint

Annual Expenditures

September 21, 2009

Fountains at Summerfield Condominium

Year	Amount	Item Description
	10,922	Concrete Safety Repair
	23,319	Paint-Exterior-Garages
	23,345	Siding & Trim Repair-Garages
	9,437	Deck-Gacoflex-Recoating
	<u>113,255</u>	
2016	183,392	Paving-Asphalt-Overlay
	10,755	Chimney Caps
	1,876	Fountains-Powerwash & Paint
	36,474	Roof-Gutters & Downspouts
	<u>232,497</u>	
2017	93,684	Brick & Mortar-Buildings-Clean & Seal
	<u>93,684</u>	
2018	11,516	Deck Repairs
	12,092	Treework
	<u>23,608</u>	
2019	82,288	Paint-Exterior-Buildings
	62,121	Landscape Renovation
	12,893	Siding & Trim Repair-Buildings
	<u>157,302</u>	
2020	391	Signage-Entry-Repaint
	11,930	Concrete Safety Repair
	10,307	Deck-Gacoflex-Recoating
	<u>22,628</u>	
2021	2,050	Fountains-Powerwash & Paint
	25,923	Paint-Exterior-Garages
	25,952	Siding & Trim Repair-Garages

Annual Expenditures

September 21, 2009

Fountains at Summerfield Condominium

Year	Amount	Item Description
	<u>53,925</u>	
2023	6,858	Storage Shed
	9,434	Brick & Mortar-Wall-Clean, Repair & Seal
	12,578	Deck Repairs
	13,207	Treework
	3,641	Brick & Mortar-Flower Beds-Clean, Repair & Seal
	<u>45,717</u>	
2024	67,850	Landscape Renovation
	<u>67,850</u>	
2025	8,730	Mailboxes-NDCBUs
	4,560	Fountain-Pumps-Repair & Replace
	427	Signage-Entry-Repaint
	13,030	Concrete Safety Repair
	91,477	Paint-Exterior-Buildings
	14,333	Siding & Trim Repair-Buildings
	11,258	Deck-Gacoflex-Recoating
	<u>143,815</u>	
2026	2,239	Fountains-Powerwash & Paint
	36,921	Carpet-Stairwells-Building
	71,613	Wallpaper-Stairwell-Building
	109,409	Garage Doors
	<u>220,181</u>	
2027	28,818	Paint-Exterior-Garages
	28,850	Siding & Trim Repair-Garages
	111,761	Brick & Mortar-Buildings-Clean & Seal
	<u>169,429</u>	

Annual Expenditures

September 21, 2009

Fountains at Summerfield Condominium

Year	Amount	Item Description
2028	7,419	Signage-Building/Garage
	13,738	Deck Repairs
	14,425	Treework
	38,721	Decks-Duradek-Replace
	<u>74,302</u>	
2029	74,108	Landscape Renovation
	<u>74,108</u>	
2030	53,139	Roofing-Composition-Architectural-Phase 1
	467	Signage-Entry-Repaint
	14,231	Concrete Safety Repair
	12,296	Deck-Gacoflex-Recoating
	<u>80,133</u>	
2031	44,202	Roofing-Composition-Architectural-Phase 2
	101,692	Paint-Exterior-Buildings
	2,445	Fountains-Powerwash & Paint
	15,933	Siding & Trim Repair-Buildings
	<u>164,272</u>	
2032	61,671	Roofing-Composition-Architectural-Phase 3
	<u>61,671</u>	
2033	61,228	Roofing-Composition-Architectural-Phase 4
	11,254	Brick & Mortar-Wall-Clean, Repair & Seal
	15,005	Deck Repairs
	15,755	Treework
	32,036	Paint-Exterior-Garages
	32,072	Siding & Trim Repair-Garages
	4,344	Brick & Mortar-Flower Beds-Clean, Repair & Seal
	<u>171,693</u>	

Annual Expenditures

September 21, 2009

Fountains at Summerfield Condominium

Year	Amount	Item Description
2034	70,562	Roofing-Composition-Architectural-Phase 5
	80,942	Landscape Renovation
	<u>151,504</u>	
2035	5,440	Fountain-Pumps-Repair & Replace
	43,523	Fence-Cedar
	510	Signage-Entry-Repaint
	15,544	Concrete Safety Repair
	13,430	Deck-Gacoflex-Recoating
	<u>78,447</u>	
2036	10,283	Lights-Exterior-Garage-Wall-Metal Cylinder
	5,260	Lights-Exterior-Bollard
	15,306	Chimney Caps
	2,671	Fountains-Powerwash & Paint
	6,091	Lights-Exterior-Deck/Patio
	<u>39,612</u>	
2037	113,047	Paint-Exterior-Buildings
	17,712	Siding & Trim Repair-Buildings
	133,326	Brick & Mortar-Buildings-Clean & Seal
	<u>264,086</u>	
2038	16,389	Deck Repairs
	17,208	Treework
	<u>33,597</u>	
2039	88,407	Landscape Renovation
	35,613	Paint-Exterior-Garages
	35,653	Siding & Trim Repair-Garages
	<u>159,673</u>	

Annual Expenditures

September 21, 2009

Fountains at Summerfield Condominium

Year	Amount	Item Description
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Total: **3,015,082**

Starting Balance Funds Distribution

Sorted Alphabetically

September 21, 2009

Fountains at Summerfield Condominium

Item Description	Useful Life	Year	Total	Ideal	Actual	2010	
	Life Left	Replace	Item Cost	Balance	Balance	Contribution	
Brick & Mortar-Buildings-Clean & Seal	10	8	2017	82,800	24,840	2,864	11,419
Brick & Mortar-Flower Beds-Clean, Repair & Seal	10	4	2013	2,895	2,027	2,027	290
Brick & Mortar-Wall-Clean, Repair & Seal	10	4	2013	7,500	5,250	5,250	750
Carpet-Stairwells-Building	15	2	2011	27,840	25,984	25,984	1,856
Chimney Caps	20	7	2016	9,675	6,773	6,773	484
Concrete Safety Repair	5	1	2010	10,000	10,000	10,000	2,000
Deck Repairs	5	4	2013	10,000	4,000	4,000	2,000
Deck-Gacoflex-Recoating	5	1	2010	8,640	8,640	8,640	1,728
Decks-Duradek-Replace	20	19	2028	28,185	2,819	0	1,566
Fence-Cedar	20	6	2015	28,000	21,000	21,000	1,400
Fountain-Pumps-Repair & Replace	10	6	2015	3,500	1,750	1,750	350
Fountains-Powerwash & Paint	5	2	2011	1,688	1,350	1,350	338
Garage Doors	40	17	2026	82,500	49,500	0	5,156
Insurance Deductible	5	5	2014	2,500	500	500	500
Landscape Renovation	5	5	2014	53,000	10,600	10,600	10,600
Lights-Exterior-Bollard	25	2	2011	3,325	3,192	3,192	133
Lights-Exterior-Deck/Patio	25	2	2011	3,850	3,696	3,696	154
Lights-Exterior-Garage-Wall-Metal Cylinder	25	2	2011	6,500	6,240	6,240	260
Lights-Exterior-Parking-Pole	25	6	2015	10,500	8,400	8,400	420
Mailboxes-NDCBUs	30	16	2025	6,700	3,350	0	447
Paint-Exterior-Buildings	6	4	2013	70,206	35,103	35,103	11,701
Paint-Exterior-Garages	6	6	2015	21,350	3,558	3,558	3,558
Paving-Asphalt-Overlay	30	7	2016	164,970	131,976	131,976	5,499
Paving-Asphalt-Sealcoat & Restripe	5	5	2014	15,604	3,121	3,121	3,121
Roof-Gutters & Downspouts	30	7	2016	32,810	26,248	26,248	1,094
Roofing-Composition-Architectural-Phase 1	30	21	2030	37,339	12,446	0	1,867
Roofing-Composition-Architectural-Phase 2	30	22	2031	30,516	9,155	0	1,453
Roofing-Composition-Architectural-Phase 3	30	23	2032	41,832	11,155	0	1,901
Roofing-Composition-Architectural-Phase 4	30	24	2033	40,805	9,521	0	1,774
Roofing-Composition-Architectural-Phase 5	30	25	2034	46,203	9,241	0	1,925
Siding & Trim Repair-Buildings	6	4	2013	11,000	5,500	5,500	1,833
Siding & Trim Repair-Garages	6	6	2015	21,374	3,562	3,562	3,562
Signage-Building/Garage	15	4	2013	5,400	4,320	4,320	360
Signage-Entry-Repaint	5	1	2010	328	328	328	66
Storage Shed	20	14	2023	5,452	1,908	0	419
Treework	5	4	2013	10,500	4,200	4,200	2,100
Wallpaper-Stairwell-Building	15	2	2011	54,000	50,400	50,400	3,600
Total			<i>37 items</i>	999,287	521,653	390,582	87,684

2.20% Investment Rate	Contingency	0	0	0
15.00% Tax Rate	Total	521,653	390,582	87,684
1.78% Inflation Rate				
0.00% Contingency Rate				

**Year 2010
Maintenance Plan**

**Fountains at Summerfield Condominium
Tigard Oregon**

PREPARED BY

Regenesis

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Maintenance Plan for Fountains at Summerfield Condominium

The proper care and maintenance of substantial assets have been entrusted to the homeowner association. The key to any effective Maintenance Plan is consistency and expertise. The goal of this Maintenance Plan is to provide general information and direction on how to maintain those assets to produce the highest livability and market values for member units. While many specific items are included, the list is not exhaustive and some issues may develop over time which should be added to the Plan.

Many building and grounds components require specific maintenance to ensure their proper function. Many of the tasks are suitable only to trained professionals with a thorough understanding of the systems. It is highly recommended that only licensed, bonded and insured workman with the training, knowledge, tools and equipment to handle the maintenance of those systems or components be used to ensure highest service quality.

The Maintenance Plan is divided into two parts: **Annual Maintenance** and **Reserve Repairs & Replacements**. The first deals with annual tasks while the second deals with cyclical tasks. Close attention to both are required to achieve the desired results.

Annual Maintenance

The following tasks should be performed on according to a regular and adequate schedule as preventive maintenance:

General Repairs The Operating Budget should provide money to handle various minor repairs like paint touchup, recaulking, minor electrical, plumbing and roof repairs. Various non-emergency repair requests should be grouped together so work can be handled cost effectively.

Landscape-Maintenance Landscaping is an extremely important aspect of livability and market value. Having a contractor that is competent and regularly attending to the landscaping is the proper approach. When the contractor completes work, a job slip should be left with a designated Committee member so the work can be reviewed. If there are deficiencies, the contractor should be notified immediately. If the contractor is consistently unresponsive or the quality of work deficient, a change in contractors is indicated. For details on landscape maintenance, refer to the landscape contractor's agreement.

Lights-Exterior For appearance and security, all exterior light fixtures should be in good working order. Repair fixture or replace bulbs as needed.

Pressure Washing Each year, selected areas of asphalt and concrete sidewalks and steps should be pressure washed to remove oil spots, algae and moss which could cause slipping hazards.

Roof & Gutter Maintenance To ensure the roof lasts its normal useful life:

1. The roof must be kept clean of moss and algae. As needed, apply moss killer and clear moss away when it is dead and dry.
2. Missing shingles and flashing should be replaced as soon as possible to prevent water intrusion.

Keeping gutters and downspouts running clear is extremely important to prevent damage to the paint, siding and landscaping. Perform at least twice per year, in the fall just prior to winter rains and again in the spring after winter rains have passed.

Siding & Trim All siding and trim should be inspected, repaired and caulked as necessary at least once per year, generally before winter rains come to ensure it is watertight.

Water Intrusion Repairs A knowledgeable building envelope contractor should inspect the buildings for sources of potential water intrusion, like missing flashing, failed caulking or negative drainage which directs water toward the building. Take appropriate corrective action as indicated.

Reserve Repairs & Replacements

The following items should be performed according to the schedule outlined in the Reserve Study:

Brick & Mortar-Clean & Seal

1. Coordinate with Paint-Exterior when possible.
2. Pressure wash to remove dirt, algae and moss.
3. Repair mortar as needed.
4. Apply two coats of high quality ten year warranty sealer according to manufacturer's specifications.

Chimney Caps Remove, replace and install as needed.

Concrete Safety Repairs

1. Inspect all flatwork and sidewalks for tripping hazards of 3/8" or more.
2. Grind down or remove and replace selected sections as needed.

Fountains-Powerwash & Paint

1. Pressure wash surface to be painted;
2. Repair cracks;
3. Apply paint appropriate for underwater use per manufacturer's specifications.

Landscape Renovation Bushes and plants mature, overgrow their location and die. This fund is to remove and replace those specimens that need it. It is recommended to use drought and pest resistant native species.

Paint-Exterior

1. Inspect and repair as needed.

2. Power wash all surfaces to remove peeling paint, moss, algae, dirt and other contaminants.
3. Treat areas with mildew with mildewcide.
4. Scrape or wire brush loose paint and prime all bare spots with primer.
5. Remove and/or provide adequate protection for lighting fixtures and other hardware.
6. Mask with tape and paper, cover with plastic tarp or otherwise protect windows, other unpainted surfaces, landscaping and personal property from paint drips and/or overspray.
7. Surface to be painted shall be dry and free of dirt, dust, oils or other contaminants which will prevent adhesion of the coating.
8. Coating shall be applied at a temperature in accordance with manufacturer's specification.
10. Spray and backroll high quality paint or stain product suitable for siding, trim, soffit and fascia according to manufacturer's guidelines.
11. Spray high quality paint or sealer product as applies on exterior doors.
12. Clean up all work related debris and dispose of off site.

Paving-Asphalt-Overlay

1. Keep sprinkler system turned off (if applies) before and throughout process
2. Seal cracks with rubberized sealer
3. Remove and patch crumbled or alligatored areas
4. Apply 2" overlay of new material
5. After three months have elapsed, apply two coats of emulsified sealcoat 20 gallons per 1000 sf
6. Add 3 lbs of sand per gallon to first coat
7. Apply sealcoat in dry weather only with surface temperature of at least 60 degrees F
8. Allow first coat to dry to touch before applying second coat.
9. Wait 24 hours before driving on
10. Restripe to original pattern (if applies).

Paving-Asphalt-Repair & Sealcoat

1. Keep sprinkler system (if applies) turned off before and throughout process
2. Thoroughly clean all asphalt surfaces removing moss, algae, oil, dirt, rocks and weeds
3. Seal cracks with rubberized sealer
4. Remove and patch crumbled or alligatored areas
5. Apply two coats of emulsified sealcoat according to the following application rates:
 - a. Smooth surfaces (newer): 20 gallons per 1000 sf
 - b. Medium surfaces (middle age): 30 gallons per 1000 sf
 - c. Rough surfaces (older): 50 gallons per 1000 sf
6. Add 3 lbs of sand per gallon to first coat
7. Apply sealcoat in dry weather only with surface temperature of at least 60 degrees F
8. Allow first coat to dry to touch before applying second coat.
9. Restripe to original pattern (if applies).
10. Wait 24 hours before driving on.

Roof-Composition-Asphalt When due for replacement, roofing must be removed to install the new shingles. Consider upgrading to a longer life product for greater durability

and smaller per year cost. Remove and replace with comparable quality roofing according to manufactures specification; replace all flashing. Coordinate with replacement of Roof-Gutters & Downspouts.

Roof-Gutters & Downspouts Coordinate with Roof-Composition-Asphalt. Remove and replace with comparable material and design.

Siding & Trim Repair

1. Coordinate with Paint-Exterior.
2. Inspect all siding and trim for loose or bad boards.
3. Renail or remove and replace as needed.

Signage-Entry-Repaint Pressure wash and repaint concrete entry signs.

Treework Have all trees inspected by certified arborist; Perform corrective pruning as needed to insure maximum health and beauty of trees.