

Client: 15449A Meridian Firs 2

Comp #: 103 Concrete/Curb - Repair/Replace

Quantity: Extensive square feet

Location: Common area walkways, pads, curb, etc...

Evaluation: Fair condition with no significant cracking or damage evident at this time. As routine maintenance, inspect regularly, pressure wash for appearance and repair/replace as needed using general operating funds. Continue to monitor as association ages and if regular patterns of deterioration emerge, funding may be incorporated into future reserve study updates. No basis for reserve funding at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 106 Gravel Areas - Refurbish

Quantity: Approx 9,730 square feet

Location: Recreation building access, R.V. parking and play areas

Evaluation: Generally fair condition, however, areas of thin coverage of gravel apparent. Inspect regularly, control vegetation and fill in any low spots which may develop as needed using operating/maintenance funds. No predictable expectation of significant expense, so no reserve funding suggested. Treat as maintenance item.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 109 **Wood Deck/Rail - Replace**
Quantity: Extensive square feet
Location: Wood decks adjacent to individual units
Evaluation: Varying condition and appearance of assorted constructions. It is our understanding that all decks are the responsibility of individual unit owners to maintain, repair and replace, therefore no reserve funding suggested at this time. In any event, we strongly recommend oversight by the Board to ensure for building waterproofing, deck stability/safety and that a uniform, quality appearance is maintained.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 202 Asphalt - Seal/Repair

Quantity: Approx 107,000 square ft

Location: Asphalt private drive, parking areas and path within property perimeter

Evaluation: Generally fair condition with no unusual surface deterioration, fading or widespread damage of asphalt apparent. Reportedly seal coated and repaired last in 2006. Assumed to have been installed over a properly drained and compacted sub-base. Regular cycles of seal coating along with any needed repair has proven to be the best program in our opinion for the long term care of asphalt. Seal coating protects against damaging weather elements while bridging small surface cracks and providing uniform appearance over the inevitable patching and repairs needed over time. Incorporate any restriping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles. Under this pattern of care there is no anticipation for regular intervals of total remove and replace of asphalt or regular intervals of resurfacing (overlay). We recommend planning for regular intervals of seal coating and repair of all asphalt drives and parking areas for a quality, uniform appearance and protection of surface.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$26,750.00

\$.25/Sq Ft, lower estimate to seal coat, stripe and paint, includes repair allowance

Worst Case: \$37,450.00

\$.35/Sq Ft, higher estimate, includes higher repair allowance

Cost Source: Client Cost History Adjusted for Inflation

Client: 15449A Meridian Firs 2

Comp #: 207 Retention Walls - Replace

Quantity: Extensive square feet

Location: Scattered common area locations

Evaluation: Fair condition with no significant erosion or instability observed during our limited scope visual inspection. Assumed to have been properly engineered and installed with adequate surrounding drainage. Inspect regularly, repair as needed from operating budget. No expectation of large scale repairs or replacement at this time, no reserve funding recommended.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 320 Pole Lights - Replace

Quantity: (104) metal

Location: Adjacent to roadway

Evaluation: Good to fair condition with no widespread damage or instability apparent at this time. Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, change bulbs and repair as needed from general operating budget. Durable and typically long lived if not abused or damaged, however, best to plan for eventual replacement at roughly the time frame indicated below.

Useful Life:

20 years

Remaining Life:

15 years



Best Case: \$31,200.00

Worst Case: \$41,600.00

\$300/each (x104), lower allowance to replace

\$400/each (x104), higher allowance to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 324 Exterior Lights - Replace

Quantity: Extensive quantity

Location: Exterior building elevations

Evaluation: No widespread instability, however, residential buildings fixtures appear to be generally older in appearance. Inspect exterior lights at Clubhouse regularly and replace as needed from operating budget. Board contact reports that exterior residential building lights are the responsibility of individual unit owners to maintain, repair and replace, therefore, no reserve funding suggested at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 403 Mailboxes - Replace

Quantity: (5) metal cluster

Location: Adjacent to asphalt private drive

Evaluation: Good condition and appearance of mailboxes evident. Reportedly replaced last in 2004 at an expense of \$7,500. Inspect regularly, clean by wiping down for appearance, lubricate hinges and repair as needed from operating budget. Best to plan for replacement at roughly the time frame below, due to constant exposure, usage and wear over time.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$6,500.00

\$1,300/each cluster average (x5), lower estimate to replace

Worst Case: \$9,000.00

\$1,800/each cluster average (x5), higher estimate to replace

Cost Source: Client Cost History Adjusted for Inflation

Client: 15449A Meridian Firs 2

Comp #: 405 Play Equipment - Replace

Quantity: (1) big toy, (1) swing

Location: Tract A

Evaluation: No significant instability, however, general deterioration noted at this time. Inspect regularly, tighten connections and repair as needed promptly from operating budget as needed. Periodically clean by pressure washing to prevent build up of mold and mildew. Replenish wood chips in fall zones and replace wood borders as needed. Best to plan for regular cycles of replacement, at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$12,000.00

Worst Case: \$18,000.00

Estimate to replace both

Higher estimate to replace both

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 408 Picnic Assets - Replace

Quantity: Moderate quantity

Location: Scattered common area locations

Evaluation: Located within common areas, however, reportedly owned by individual Unit owners with individual responsibility to maintain, repair and replace. No reserve funding required at this time, however, we strongly recommend oversight by the Board to ensure for stability/safety and that a uniform, quality appearance is maintained.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 421 Clubhouse Building - Repair

Quantity: Extensive square feet

Location: Northwest quadrant of community

Evaluation: Fair and stable condition with no significant damage observed at this time. It is our understanding that building repairs occurred in 2002 due to fire damage. Inspect regularly, repair promptly as needed from operating budget. Clean, paint and roof along same cycles as other building structures, no need for separate funding. No anticipation of separate cyclical large scale repair needs, therefore no reserve funding recommended.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 422 R.V. Parking - Refurbish

Quantity: Approx 6,620 square feet

Location: Near entrance to community

Evaluation: Simple gravel parking areas only, with no future plans to add improvements such as fencing or asphalt paving as of the time of this reports writing. As routine maintenance, inspect regularly and fill in any low spots which may develop and control vegetation as needed using operating/maintenance funds. No reserve funding suggested at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 505 Chain Link Fence - Replace

Quantity: Extensive linear feet

Location: Partial perimeters of property

Evaluation: Reportedly the responsibility of the adjacent property owner to maintain, repair and replace, therefore, no reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 505 Wood Perimeter Fence - Replace

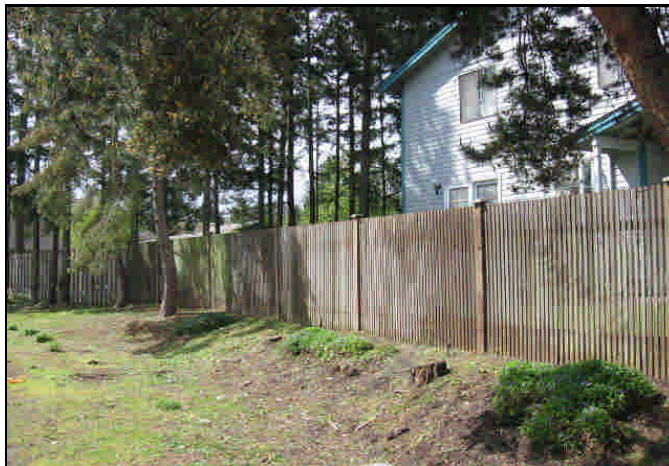
Quantity: Extensive linear feet

Location: Perimeters of property

Evaluation: As with chain link fencing, the majority is reportedly the responsibility of adjacent property owners to maintain, repair and replace. Provide maintenance and replacement of small quantity of wood fencing in common area from general operating funds, too small an expense to merit separate reserve designation.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 506 Privacy Fence - Replace

Quantity: Extensive linear feet

Location: Adjacent to individual buildings

Evaluation: Reportedly the responsibility of individual Unit owners to maintain, repair and replace, therefore, no reserve funding required at this time. We strongly recommend oversight by the Board to ensure that a uniform, quality appearance is maintained.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 701 Entry/Garage Doors - Replace

Quantity: Extensive quantity

Location: At each entry and garage

Evaluation: It is our understanding that entry and garage doors are the responsibility of individual Unit owners to maintain, repair and replace, therefore no reserve funding required. In any event, we recommend oversight by the Board to ensure that a uniform, quality appearance is maintained.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 803 Water Heater/Tank - Replace

Quantity: (1) unknown size

Location: Utility closet within Cabana

Evaluation: Unable to obtain access on date of site inspection. No reported problems, assumed to be functioning and in operating order. We recommend regular professional inspections, maintenance, repair and replacement funded from operating budget, planning for proactive replacement at the typical life expectancy of ten years. Too small an expense to merit separate reserve funding status; treat as maintenance item.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 904 Kitchen - Refurbish

Quantity: Moderate square feet

Location: Recreation building

Evaluation: Fair condition of appliances and cabinets with no significant damage or deterioration observed at this time. Outdated appearance apparent. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish the kitchen periodically for aesthetic updating; these may include appliances, kitchen cabinets (reface), sinks, counter tops, etc... Reserve funding suggested at level indicated below.



Useful Life:

10 years

Remaining Life:

3 years

Best Case: \$3,000.00

Worst Case: \$4,000.00

Lower allowance for partial refurbish

Higher allowance to for partial refurbish

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 909 Bathrooms - Refurbish

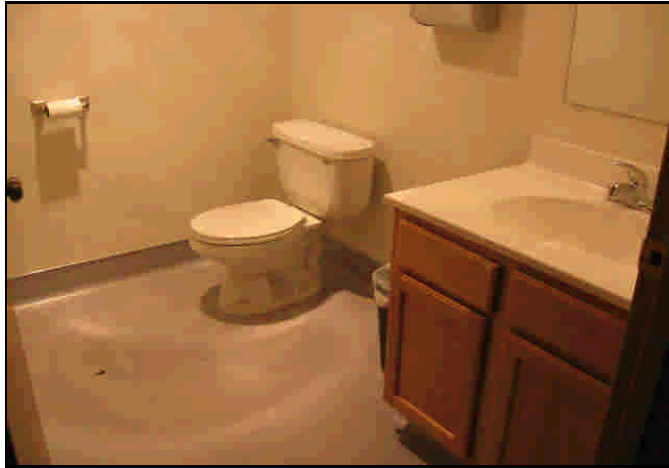
Quantity: (2) 7'x7'

Location: Recreation building

Evaluation: Good condition with no reported problems at this time. Inspect regularly, perform any needed repairs promptly utilizing operating budget. Typically durable components, however, prudent planning suggests setting aside funds for regular intervals of refurbishing which may include items such as vanity, fixtures, fans, wall treatments, etc...

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$4,000.00

\$2,000/each (x2), lower allowance to refurbish

Worst Case: \$6,000.00

\$3,000/each (x2), higher allowance to refurbish, more elaborate

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 910 Rooms - Remodel

Quantity: Extensive square feet

Location: Recreation rooms

Evaluation: This component suggests setting aside funding for periodic remodeling and aesthetic updating. Many communities replace such items as furniture, wall coverings, lighting, window treatments, artwork, décor, etc... at regular intervals to maintain this important community asset.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: \$2,000.00

Lower allowance for partial refinish and refurbish

Worst Case: \$3,000.00

Higher allowance for partial refinish and refurbish

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 911 Carpet/Vinyl - Replace

Quantity: Approx 180 square yards

Location: Recreation building local floor areas

Evaluation: Generally fair condition with no unusual staining or wear evident. Carpet and vinyl reportedly replaced last in 2002. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Plan for regular intervals of replacement of all flooring, best timed after repainting (component #1110) to maintain a quality appearance.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$4,500.00

\$25/Sq Yd, lower estimate for replacement flooring, installed

Worst Case: \$6,300.00

\$35/Sq Yd, replacement carpet, installed

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 912 Interior Surfaces - Repaint

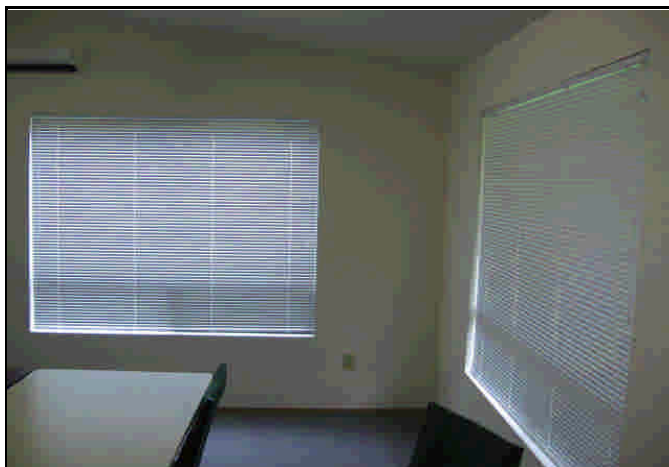
Quantity: Approx 4,000 square feet

Location: Interior painted surfaces within recreation building

Evaluation: Fair condition with no significant deterioration or fading apparent. Reportedly painted last in 2002. Regular cycles of paint are recommended to maintain appearance; best timed prior to carpet replacement (component #601). Keep touchup paint on site for in between cycle projects.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$3,600.00

\$0.90/Sq Ft, lower estimate to paint

Worst Case: \$4,400.00

\$1.10/Sq Ft, higher estimate to paint

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 1002 Irrigation System - Repair/Replace

Quantity: Extensive systems

Location: None within common area landscaping

Evaluation: No irrigation identified as Association responsibility. With this understanding, no reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1100 Windows - Replace (a)

Quantity: Extensive quantity

Location: Exterior residential building elevations

Evaluation: It is our understanding that residential building windows are the responsibility of individual Unit owners to maintain, repair and replace. In any event, we strongly recommend the Board provide for inspections and oversight to ensure that the weather proof envelope and a consistent, uniform appearance of the buildings is ensured.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1 100 Windows - Replace (b)

Quantity: (14) assorted

Location: Exterior recreation building elevations only

Evaluation: Fair condition of recreation building windows with no unusual deterioration apparent. Several windows replaced in recent past, no reported problems. We strongly recommend regular professional inspections and prompt repair/replacement as needed to ensure building waterproofing and help prevent structural damage. If properly installed without defect, windows are typically durable and have an extended useful life. No reserve funding recommended, treat as maintenance item at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1116 Exterior Surfaces-Clean/Seal/Paint

Quantity: Approx 82,500 GSF

Location: Building exterior surfaces, includes clubhouse

Evaluation: Varying appearance and condition observed during our limited scope visual inspection, with local deterioration and fading evident. It is our understanding that the community has a history of \$12,000 in painting expenses annually, arriving at completion of all building structures in (7) years. We strongly recommend regular professional inspections with prompt repair as needed to ensure that the water proof integrity of the buildings is maintained. Typical Northwest paint cycles are between five and eight years depending upon surface preparation, material quality, application methods, site and weather conditions. Removal and replacement of caulking with high quality product is important part of surface preparation. Repair any siding necessary prior to painting. As your pattern of exterior painting is well established, plan to continue phased cleaning, sealing and painting at the interval below.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$11,000.00

\$1,000/unit (x11), lower estimate to clean, seal and repaint, includes clubhouse

Worst Case: \$13,200.00

\$1,200/unit (x11), higher estimate to clean, seal and repaint, includes clubhouse

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 1121 Exterior Siding - Replace

Quantity: Approx 82,500 GSF

Location: Building exterior surfaces

Evaluation: Generally fair condition, however, local areas of deterioration observed during our limited scope visual inspection. Board contact indicates that siding repairs are considered the responsibility of the Association for purposes of long term planning. We recommend regular professional inspections with prompt repair as needed to ensure weather tightness of buildings is maintained. Durable, long lived product assuming proper care and maintenance. No anticipation of total replacement within the scope of this study, however, as the community continues to age, we suggest a general funding allowance for local spot repair/replacement, timed to coincide with paint projects. Adjust as conditions dictate in future reserve study updates.

Useful Life:

2 years

Remaining Life:

0 years



Best Case: \$2,000.00

Lower general funding allowance

Worst Case: \$3,000.00

Higher general funding allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 1303 **Comp Shingle Roof - Replace**

Quantity: Approx 103,360 square ft

Location: Rooftop of buildings

Evaluation: Generally fair condition with no widespread damage or missing shingles observed during our limited scope visual inspection. Original wood shake roof reportedly transitioned to existing compositional shingle in 2001 at an expense of \$325,000. We strongly recommend professional inspections at least twice annually and after wind storms, promptly replacing damaged/missing shingles or any other repair as may be needed to ensure that the water proof integrity of the buildings is maintained. Keep gutters and downspouts clear and free of debris to allow water to evacuate from rooftops as designed. Assuming ordinary care and maintenance, plan for replacement at roughly the time frame indicated below.

Useful Life:

25 years

Remaining Life:

18 years



Best Case: \$361,760.00

\$3.50/Sq Ft; lower estimate to tear off and reroof

Worst Case: \$413,440.00

\$4.00/Sq Ft, higher estimate; upgrades, underlying repair needs, metal work, etc...

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 1310 Gutters/Downspouts - Repair/Replace

Quantity: Approx 8,000 linear feet

Location: Perimeter of buildings

Evaluation: Generally fair condition with no significant damage or instability observed at this time. It is our understanding that the gutters and downspouts are considered part of the roof for purposes of long term planning. Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for total replacement, at the same interval as roof replacement, for cost efficiency.

Useful Life:

25 years

Remaining Life:

18 years



Best Case: \$40,000.00

\$5.00/LF, lower estimate to replace

Worst Case: \$56,000.00

\$7.00/LF, higher estimate

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 1402 Entry Signs - Replace

Quantity: (2) wood

Location: Entrances to community

Evaluation: Fair structural condition of entry sign with no significant cracking , damage or instability of wood surfaces observed at this time. Inspect regularly, clean for appearance, paint and repair from operating budget. With ordinary care and maintenance, we suggest planning for regular intervals of replacement to maintain a quality appearance at roughly the time frame indicated below.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$4,000.00

Worst Case: \$6,000.00

Estimate to replace both

Higher estimate to replace both

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1415 Required Signage - Replace

Quantity: (20) assorted

Location: Adjacent to asphalt private drive and parking areas

Evaluation: Fair condition of assorted signs with no significant damage, deterioration or instability observed at this time. Inspect regularly, clean for appearance, repair and replace from operating budget. Too small an expense for reserve designation, treat as maintenance item.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1608 Basketball Equipment - Replace

Quantity: (3) assorted

Location: Sport Court

Evaluation: Fair to poor condition of assorted moveable assemblies, with deterioration evident at this time. Located within common area, however, reportedly owned by individual Unit owners with individual responsibility to maintain, repair and replace. No reserve funding required at this time, however, we strongly recommend oversight by the Board to ensure for stability/safety and that a uniform, quality appearance is maintained.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1609 Tennis Court - Repair/Resurface

Quantity: Approx 7,500 square feet

Location: Tract A

Evaluation: Poor, unplayable condition with cracking, damage and instability observed at this time. Inspect regularly, fill/seal any cracks which may develop to prevent further damage, paint and repair to maintain functionality and appearance. No preliminary bids for repair, a general funding allowance to refurbish recommended at the level indicated below.



Useful Life:

30 years

Remaining Life:

1 years

Best Case: \$11,250.00

Worst Case: \$15,000.00

Lower allowance for refurbishing

Higher allowance for refurbishing

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

Comp #: 1610 Tennis Court Fencing - Replace

Quantity: Approx 370 linear feet

Location: Perimeter of Tennis Court

Evaluation: No widespread instability, however, poor appearance with general deterioration and local areas of damage and corrosion observed at this time. Inspect, clean and treat for corrosion; repair promptly as needed from operating funds. Typically a sturdy component that can last for extended period of time if not damaged or abused. Best to plan for regular intervals of total replacement at the interval indicated below.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$7,400.00

\$20/LF, lower estimate to replace

Worst Case: \$8,880.00

\$24/LF, higher estimate to replace

Cost Source: ARI Cost Database: Similar Project Cost History

Client: 15449A Meridian Firs 2

- Comp #:** 1807 **Drainage/Storm System - Replace**
Quantity: Extensive systems
Location: Throughout community
Evaluation: No significant problems reported within common areas at this time. Assumed to have been generally designed with adequate provisions for community drainage needs. Inspect regularly, keep drains and grates free of debris and free flowing to ensure water evacuating as designed. Pump out sediments when needed utilizing mobile evacuator service; fund from operating budget. No expectation of large scale cyclical repairs/replacement at this time. No reserve funding recommended.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1808 Trees - Remove/Trim
Quantity: Extensive quantity
Location: Throughout common areas

Evaluation: This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist for a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of association assets. Tree removal/trimming expenses currently handled thru the operating budget, incorporate into future reserve study updates if conditions merit.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1811 Plumbing - Repair/Replace

Quantity: Extensive systems

Location: Throughout community

Evaluation: It is our understanding that residential building plumbing is the responsibility of individual unit owners to maintain, repair and replace, so no reserve funding suggested for such at this time. No reported problems with common area plumbing (including recreation building). Assessing the plumbing systems is beyond the scope of a reserve study. If installed per architectural specifications and local building codes, there is no predictable time frame for large scale repair/replacement expenses within the scope of our report. Treat minor repairs as ongoing maintenance expense. Funding may be incorporated into future reserve study updates if conditions change.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1812 Electrical - Repair/Replace

Quantity: Extensive systems

Location: Throughout community

Evaluation: Assessing the electrical systems is beyond the scope of our services. Board contact reports that residential building electrical systems are the responsibility of individual unit owners to maintain, repair and replace, therefore, no impact on reserves factored for these systems at this time. No reported problems with common area electrical systems and if installed per architectural specifications/local building codes, there is no predictable time frame for large scale repair/replacement expenses within the scope of our report. Treat minor repairs as ongoing maintenance expense. Funding may be incorporated into future reserve study updates if conditions change. No reserve funding suggested at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1901 Landscape - Refurbish
Quantity: Extensive landscaping
Location: Common areas

Evaluation: Our understanding is that Association is only responsible for landscaping within common areas. Ongoing project of hydro seeding within Tract A apparent. Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, extensive bark mulch every two/three years, resodding lawn areas, landscape improvement projects, etc... No stated desire to fund at this time, these types of expenses may be incorporated into future reserve study updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 15449A Meridian Firs 2

Comp #: 1922 Reserve Study WSV

Quantity: Every three years

Location: Common elements throughout association

Evaluation: Per the direction of the Board, we have factored the estimated cost for reserve study update with site inspection, to occur every three years to assess current physical and economic conditions impacting the long term reserve plan.

Useful Life:

3 years

Remaining Life:

2 years



Best Case: \$1,690.00

Lower estimate to update reserve study, with site inspection

Worst Case: \$1,890.00

Higher estimate to update reserve study, with site inspection.

Cost Source: Client Cost History
