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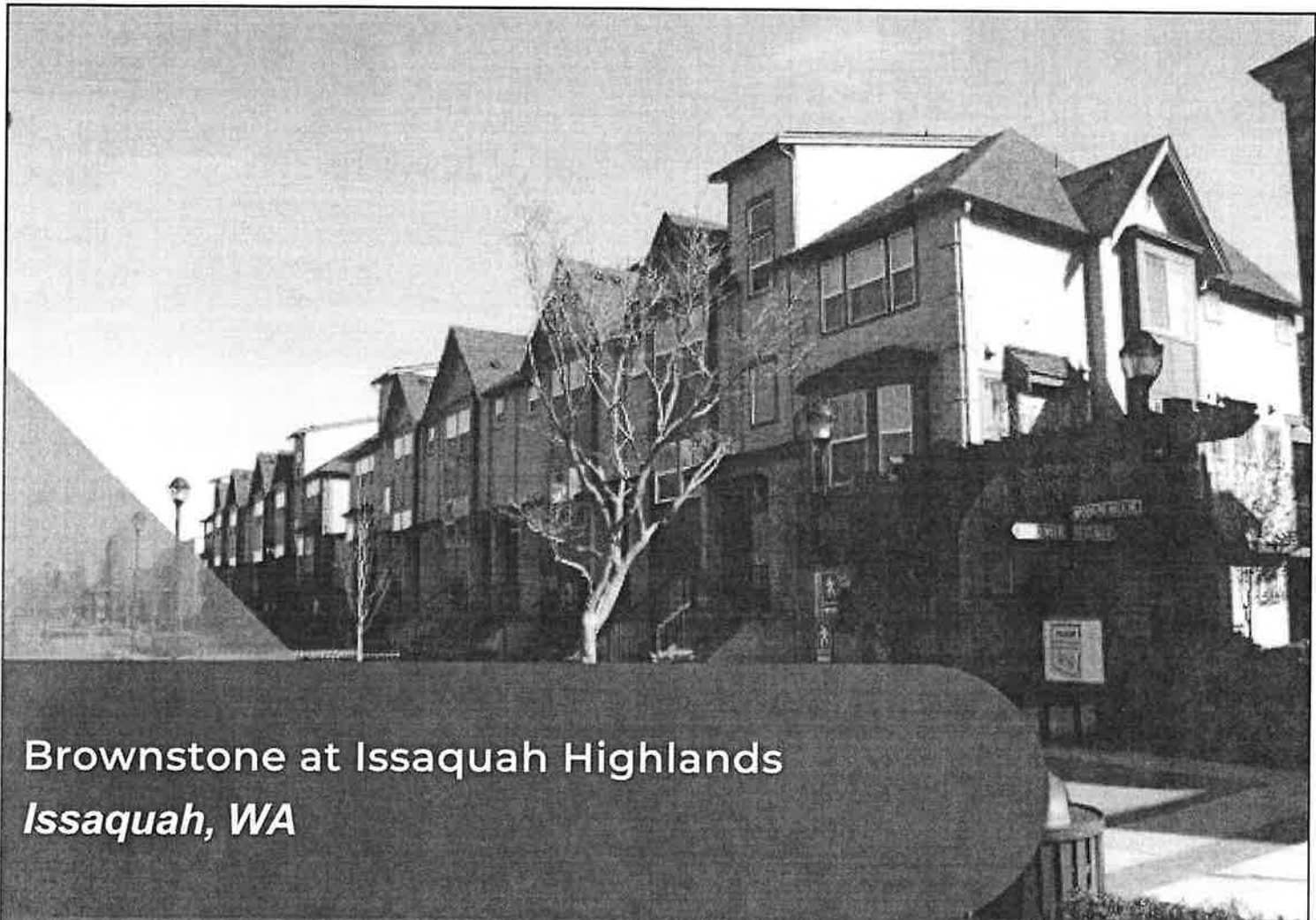


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## Brownstone at Issaquah Highlands *Issaquah, WA*



Report #: 31320-2  
Beginning: January 1, 2023  
Expires: December 31, 2023

# RESERVE STUDY

## Update "No-Site-Visit"

May 12, 2022

# Welcome to your Reserve Study!

**A** Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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**Brownstone at Issaquah Highlands**

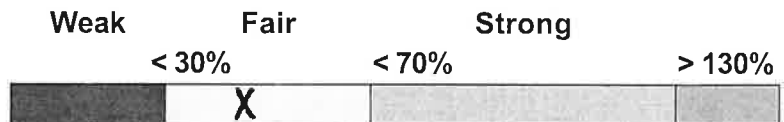
Issaquah, WA

Level of Service: **Update "No-Site-Visit"**Report #: **31320-2**

# of Units: 176

**January 1, 2023 through December 31, 2023****Findings & Recommendations****as of January 1, 2023**

Starting Reserve Balance .....	\$1,608,572
Current Fully Funded Reserve Balance .....	\$3,471,416
Percent Funded .....	46.3 %
Average Reserve (Deficit) or Surplus Per Unit .....	(\$10,584)
Recommended 2023 100% Monthly "Full Funding" Contributions .....	\$44,000
Recommended 2023 70% Monthly "Threshold Funding" Contributions .....	\$38,500
2023 "Baseline Funding" minimum to keep Reserves above \$0 .....	\$29,000
Most Recent Budgeted Contribution Rate .....	\$25,333

**Reserve Fund Strength: 46.3%****Risk of Special Assessment:****High Medium Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves ..... **1.00 %**Annual Inflation Rate ..... **3.00 %**

• This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 46.3 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

• No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Executive Summary Table

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No-Site-Visit

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Site/Grounds</b>			
112 Site Rail - Repair/Replace	30	23	\$216,500
120 Asphalt - Resurface	30	23	\$70,050
121 Asphalt - Repair & Seal	5	0	\$7,200
142 Trellises - Repair/Replace	20	13	\$10,750
163 Bollard Lights - Replace	20	13	\$29,350
170 Landscape - Refurbish	12	5	\$3,200
175 Irrigation System - Repair	5	2	\$5,300
190 Trees - Trim/Remove & Replace	15	8	\$10,750
205 Mailboxes - Repair/Replace	25	17	\$33,950
<b>Building Exteriors</b>			
500 Roofs: Steep Slope - Replace	25	18	\$1,340,000
516 Gutters & Downspouts-Replace	25	18	\$252,500
522 Siding: Fiber Cement - Replace	50	43	\$4,635,000
533 Exterior Surfaces - Paint & Caulk	7	0	\$987,500
535 Windows & Sliding Doors	25	18	\$3,350,000
546 Composite Decks - Repair	30	23	\$772,500
555 Deck Rails - Repair/Replace	30	23	\$407,000
560 Exterior Lights - Repair/Replace	28	21	\$159,500
<b>Systems &amp; Evaluations</b>			
900 Plumbing - Systems Evaluation	1	0	\$27,000

## 18 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

## Introduction



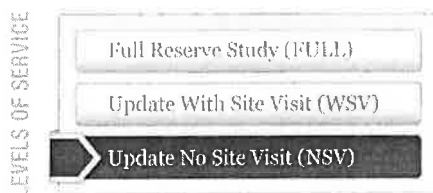
A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not "for the future". Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

## Methodology



For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

## *How do we establish Useful Life and Remaining Useful Life estimates?*

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

## How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!



## How much should we contribute?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

## What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

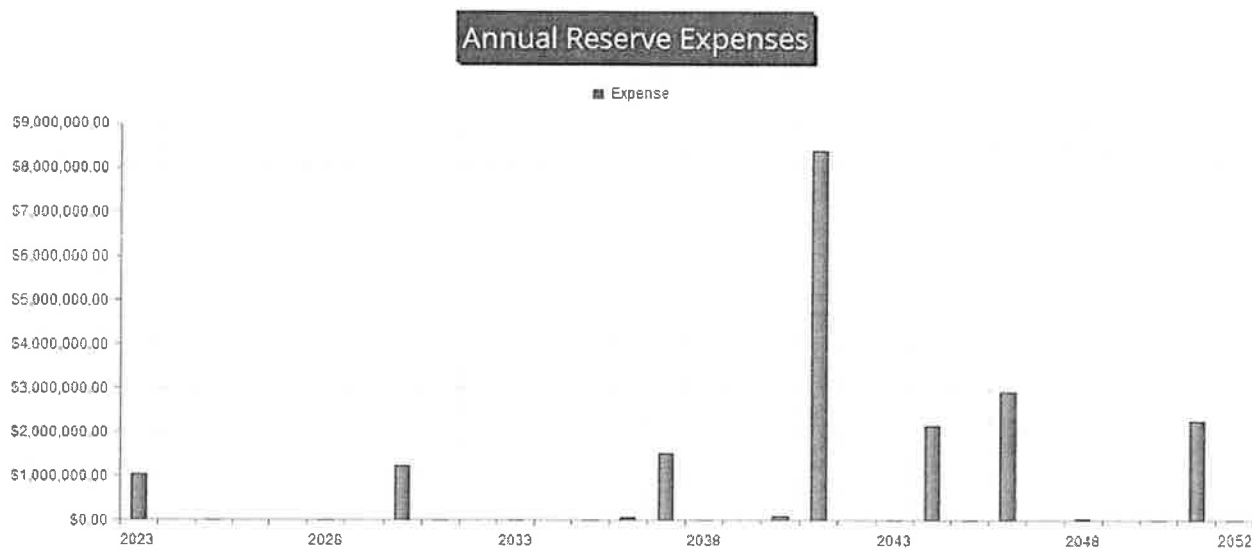


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,608,572 as-of the start of your Fiscal Year on 1/1/2023. As of that date, your Fully Funded Balance is computed to be \$3,471,416 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$44,000 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

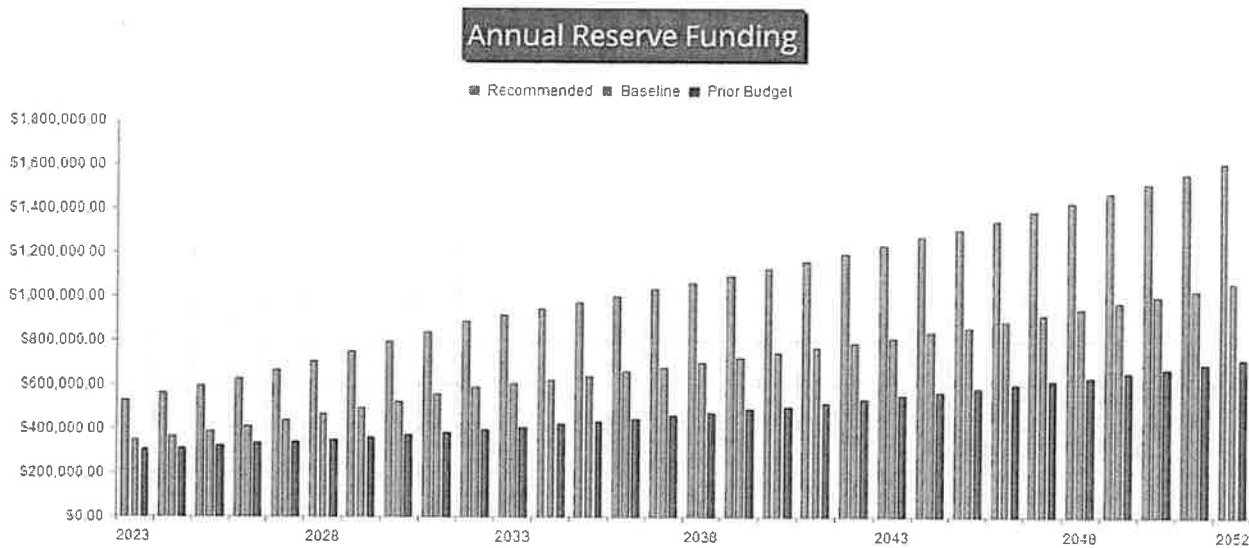


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

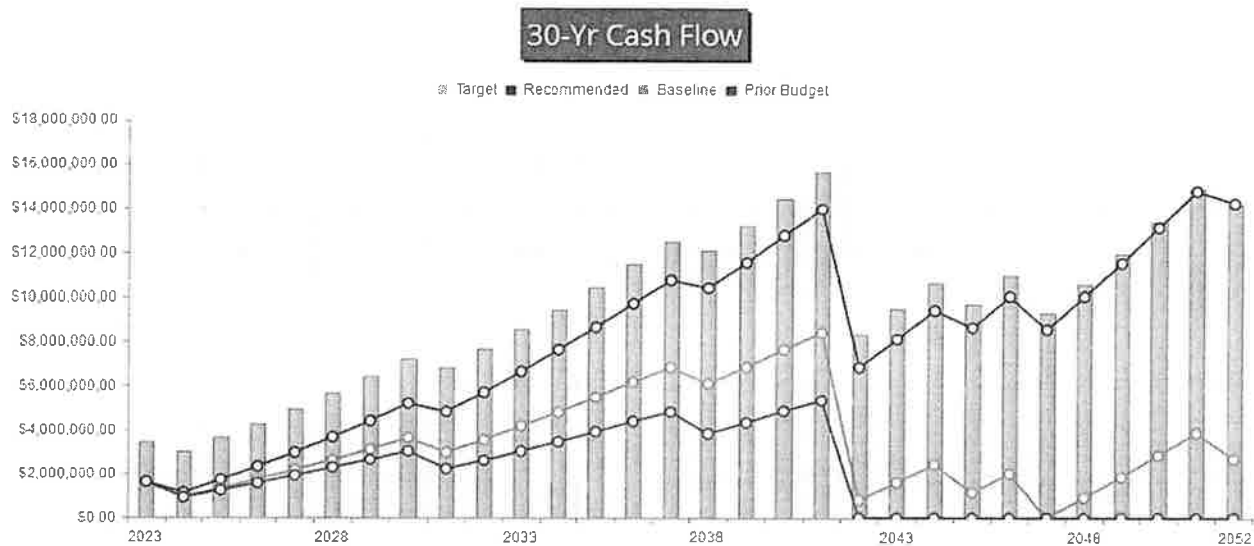


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

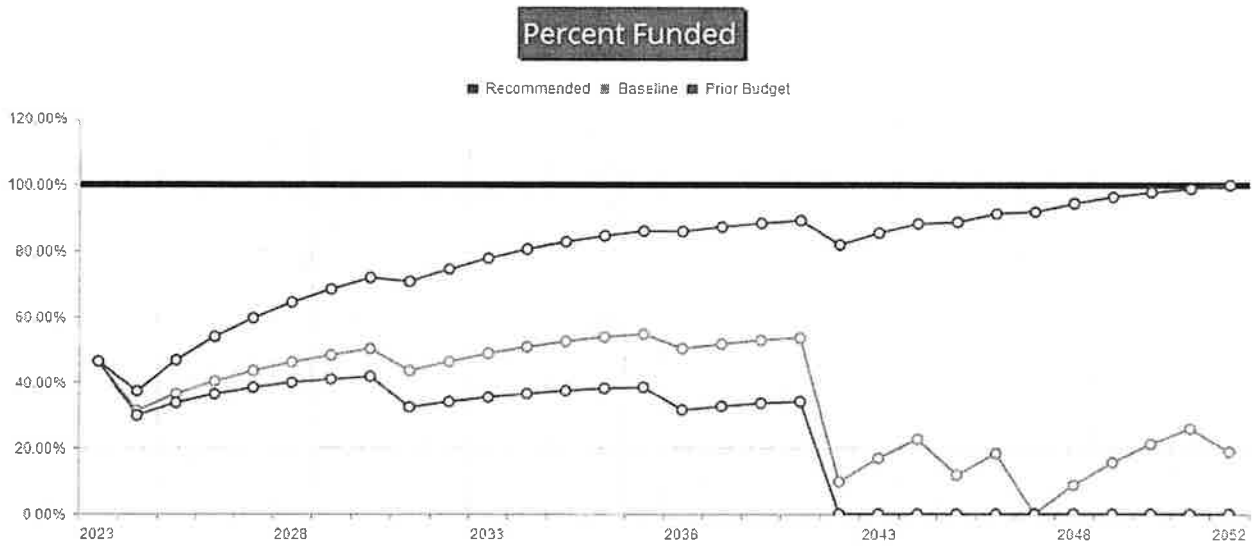


Figure 4



## Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Reserve Component List Detail

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No-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Site/Grounds						
112	Site Rail - Repair/Replace	~2,405 LF	30	23	\$206,000	\$227,000
120	Asphalt - Resurface	~23,900 SF	30	23	\$63,900	\$76,200
121	Asphalt - Repair & Seal	~23,900 SF	5	0	\$5,800	\$8,600
142	Trellises - Repair/Replace	2 ~14' wide x 12' tall	20	13	\$9,100	\$12,400
163	Bollard Lights - Replace	45 fixtures	20	13	\$24,700	\$34,000
170	Landscape - Refurbish	Shrubs, turf, etc.	12	5	\$2,700	\$3,700
175	Irrigation System - Repair	Heads, piping, etc.	5	2	\$4,400	\$6,200
190	Trees - Trim/Remove & Replace	Common trees	15	8	\$9,100	\$12,400
205	Mailboxes - Repair/Replace	13 clusters	25	17	\$28,800	\$39,100
Building Exteriors						
500	Roofs: Steep Slope - Replace	~218,480 SF comp shingle	25	18	\$1,240,000	\$1,440,000
516	Gutters & Downspouts-Replace	~25,440 LF metal	25	18	\$227,000	\$278,000
522	Siding: Fiber Cement - Replace	~233,900 SF	50	43	\$3,810,000	\$5,460,000
533	Exterior Surfaces - Paint & Caulk	~233,900 SF	7	0	\$850,000	\$1,125,000
535	Windows & Sliding Doors	2,919 windows & 66 doors	25	18	\$2,680,000	\$4,020,000
546	Composite Decks - Repair	~20,130 SF	30	23	\$659,000	\$886,000
555	Deck Rails - Repair/Replace	~3,355 LF	30	23	\$371,000	\$443,000
560	Exterior Lights - Repair/Replace	1,032 fixtures	28	21	\$134,000	\$185,000
Systems & Evaluations						
900	Plumbing - Systems Evaluation	Supply & drain lines	1	0	\$18,000	\$36,000
18	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
112	Site Rail - Repair/Replace	\$216,500	X	7	/	30	=	\$50,517
120	Asphalt - Resurface	\$70,050	X	7	/	30	=	\$16,345
121	Asphalt - Repair & Seal	\$7,200	X	5	/	5	=	\$7,200
142	Trellises - Repair/Replace	\$10,750	X	7	/	20	=	\$3,763
163	Bollard Lights - Replace	\$29,350	X	7	/	20	=	\$10,273
170	Landscape - Refurbish	\$3,200	X	7	/	12	=	\$1,867
175	Irrigation System - Repair	\$5,300	X	3	/	5	=	\$3,180
190	Trees - Trim/Remove & Replace	\$10,750	X	7	/	15	=	\$5,017
205	Mailboxes - Repair/Replace	\$33,950	X	8	/	25	=	\$10,864
Building Exteriors								
500	Roofs: Steep Slope - Replace	\$1,340,000	X	7	/	25	=	\$375,200
516	Gutters & Downspouts-Replace	\$252,500	X	7	/	25	=	\$70,700
522	Siding: Fiber Cement - Replace	\$4,635,000	X	7	/	50	=	\$648,900
533	Exterior Surfaces - Paint & Caulk	\$987,500	X	7	/	7	=	\$987,500
535	Windows & Sliding Doors	\$3,350,000	X	7	/	25	=	\$938,000
546	Composite Decks - Repair	\$772,500	X	7	/	30	=	\$180,250
555	Deck Rails - Repair/Replace	\$407,000	X	7	/	30	=	\$94,967
560	Exterior Lights - Repair/Replace	\$159,500	X	7	/	28	=	\$39,875
Systems & Evaluations								
900	Plumbing - Systems Evaluation	\$27,000	X	1	/	1	=	\$27,000
								\$3,471,416

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Site/Grounds</b>				
112 Site Rail - Repair/Replace	30	\$216,500	\$7,217	1.39 %
120 Asphalt - Resurface	30	\$70,050	\$2,335	0.45 %
121 Asphalt - Repair & Seal	5	\$7,200	\$1,440	0.28 %
142 Trellises - Repair/Replace	20	\$10,750	\$538	0.10 %
163 Bollard Lights - Replace	20	\$29,350	\$1,468	0.28 %
170 Landscape - Refurbish	12	\$3,200	\$267	0.05 %
175 Irrigation System - Repair	5	\$5,300	\$1,060	0.20 %
190 Trees - Trim/Remove & Replace	15	\$10,750	\$717	0.14 %
205 Mailboxes - Repair/Replace	25	\$33,950	\$1,358	0.26 %
<b>Building Exteriors</b>				
500 Roofs: Steep Slope - Replace	25	\$1,340,000	\$53,600	10.31 %
516 Gutters & Downspouts-Replace	25	\$252,500	\$10,100	1.94 %
522 Siding: Fiber Cement - Replace	50	\$4,635,000	\$92,700	17.83 %
533 Exterior Surfaces - Paint & Caulk	7	\$987,500	\$141,071	27.14 %
535 Windows & Sliding Doors	25	\$3,350,000	\$134,000	25.78 %
546 Composite Decks - Repair	30	\$772,500	\$25,750	4.95 %
555 Deck Rails - Repair/Replace	30	\$407,000	\$13,567	2.61 %
560 Exterior Lights - Repair/Replace	28	\$159,500	\$5,696	1.10 %
<b>Systems &amp; Evaluations</b>				
900 Plumbing - Systems Evaluation	1	\$27,000	\$27,000	5.19 %
18 Total Funded Components			\$519,883	100.00 %



# 30-Year Reserve Plan Summary

Report # 31320-2  
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Fiscal Year Start: 2023

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2023	\$1,608,572	\$3,471,416	46.3 %	Medium	73.69 %	\$528,000	\$0	\$13,680	\$1,021,700
2024	\$1,128,552	\$3,030,876	37.2 %	Medium	6.00 %	\$559,680	\$0	\$14,149	\$0
2025	\$1,702,380	\$3,644,701	46.7 %	Medium	6.00 %	\$593,261	\$0	\$20,054	\$5,623
2026	\$2,310,072	\$4,286,837	53.9 %	Medium	6.00 %	\$628,856	\$0	\$26,366	\$0
2027	\$2,965,294	\$4,970,186	59.7 %	Medium	6.00 %	\$666,588	\$0	\$33,137	\$0
2028	\$3,665,019	\$5,690,677	64.4 %	Medium	6.00 %	\$706,583	\$0	\$40,307	\$12,056
2029	\$4,399,853	\$6,437,507	68.3 %	Medium	6.00 %	\$748,978	\$0	\$47,963	\$0
2030	\$5,196,794	\$7,236,816	71.8 %	Low	6.00 %	\$793,917	\$0	\$50,061	\$1,221,019
2031	\$4,819,754	\$6,820,640	70.7 %	Low	6.00 %	\$841,552	\$0	\$52,578	\$13,618
2032	\$5,700,265	\$7,654,332	74.5 %	Low	6.00 %	\$892,045	\$0	\$61,745	\$0
2033	\$6,654,056	\$8,546,355	77.9 %	Low	3.00 %	\$918,806	\$0	\$71,413	\$9,676
2034	\$7,634,599	\$9,475,044	80.6 %	Low	3.00 %	\$946,370	\$0	\$81,450	\$0
2035	\$8,662,420	\$10,462,028	82.8 %	Low	3.00 %	\$974,762	\$0	\$91,881	\$7,557
2036	\$9,721,505	\$11,491,920	84.6 %	Low	3.00 %	\$1,004,004	\$0	\$102,409	\$58,888
2037	\$10,769,030	\$12,521,552	86.0 %	Low	3.00 %	\$1,034,125	\$0	\$105,877	\$1,493,682
2038	\$10,415,350	\$12,126,601	85.9 %	Low	3.00 %	\$1,065,148	\$0	\$109,926	\$11,217
2039	\$11,579,206	\$13,269,777	87.3 %	Low	3.00 %	\$1,097,103	\$0	\$121,835	\$0
2040	\$12,798,144	\$14,482,530	88.4 %	Low	3.00 %	\$1,130,016	\$0	\$133,893	\$70,163
2041	\$13,991,890	\$15,683,837	89.2 %	Low	3.00 %	\$1,163,916	\$0	\$104,144	\$8,414,275
2042	\$6,845,674	\$8,351,921	82.0 %	Low	3.00 %	\$1,198,834	\$0	\$74,793	\$0
2043	\$8,119,301	\$9,492,679	85.5 %	Low	3.00 %	\$1,234,799	\$0	\$87,703	\$13,004
2044	\$9,428,799	\$10,680,972	88.3 %	Low	3.00 %	\$1,271,843	\$0	\$90,392	\$2,133,758
2045	\$8,657,276	\$9,748,044	88.8 %	Low	3.00 %	\$1,309,998	\$0	\$93,500	\$10,155
2046	\$10,050,618	\$11,002,772	91.3 %	Low	3.00 %	\$1,349,298	\$0	\$93,106	\$2,914,593
2047	\$8,578,429	\$9,332,753	91.9 %	Low	3.00 %	\$1,389,777	\$0	\$93,159	\$0
2048	\$10,061,366	\$10,644,723	94.5 %	Low	3.00 %	\$1,431,470	\$0	\$108,191	\$15,075
2049	\$11,585,951	\$12,011,483	96.5 %	Low	3.00 %	\$1,474,414	\$0	\$123,798	\$0
2050	\$13,184,163	\$13,466,662	97.9 %	Low	3.00 %	\$1,518,647	\$0	\$140,017	\$11,773
2051	\$14,831,054	\$14,986,215	99.0 %	Low	3.00 %	\$1,564,206	\$0	\$145,501	\$2,259,329
2052	\$14,281,432	\$14,270,203	100.1 %	Low	3.00 %	\$1,611,132	\$0	\$151,526	\$7,541

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 31320-2  
No-Site-Visit

Fiscal Year Start: 2023

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Contribs.		Loan or Special Assmts	Interest Income	Reserve Expenses
					Reserve	Reserve			
2023	\$1,608,572	\$3,471,416	46.3 %	Medium	14.48 %	\$348,000	\$0	\$12,776	\$1,021,700
2024	\$947,647	\$3,030,876	31.3 %	Medium	6.00 %	\$368,880	\$0	\$11,373	\$0
2025	\$1,327,900	\$3,644,701	36.4 %	Medium	6.00 %	\$391,013	\$0	\$15,276	\$5,623
2026	\$1,728,566	\$4,286,837	40.3 %	Medium	6.00 %	\$414,474	\$0	\$19,447	\$0
2027	\$2,162,487	\$4,970,186	43.5 %	Medium	6.00 %	\$439,342	\$0	\$23,931	\$0
2028	\$2,625,760	\$5,690,677	46.1 %	Medium	6.00 %	\$465,703	\$0	\$28,657	\$12,056
2029	\$3,108,063	\$6,437,507	48.3 %	Medium	6.00 %	\$493,645	\$0	\$33,703	\$0
2030	\$3,635,410	\$7,236,816	50.2 %	Medium	6.00 %	\$523,263	\$0	\$33,016	\$1,221,019
2031	\$2,970,671	\$6,820,640	43.6 %	Medium	6.00 %	\$554,659	\$0	\$32,561	\$13,618
2032	\$3,544,274	\$7,654,332	46.3 %	Medium	6.00 %	\$587,939	\$0	\$38,559	\$0
2033	\$4,170,771	\$8,546,355	48.8 %	Medium	3.00 %	\$605,577	\$0	\$44,893	\$9,676
2034	\$4,811,564	\$9,475,044	50.8 %	Medium	3.00 %	\$623,744	\$0	\$51,470	\$0
2035	\$5,486,778	\$10,462,028	52.4 %	Medium	3.00 %	\$642,456	\$0	\$58,309	\$7,557
2036	\$6,179,987	\$11,491,920	53.8 %	Medium	3.00 %	\$661,730	\$0	\$65,112	\$58,888
2037	\$6,847,941	\$12,521,552	54.7 %	Medium	3.00 %	\$681,582	\$0	\$64,715	\$1,493,682
2038	\$6,100,556	\$12,126,601	50.3 %	Medium	3.00 %	\$702,030	\$0	\$64,756	\$11,217
2039	\$6,856,124	\$13,269,777	51.7 %	Medium	3.00 %	\$723,090	\$0	\$72,508	\$0
2040	\$7,651,723	\$14,482,530	52.8 %	Medium	3.00 %	\$744,783	\$0	\$80,258	\$70,163
2041	\$8,406,600	\$15,683,837	53.6 %	Medium	3.00 %	\$767,127	\$0	\$46,041	\$8,414,275
2042	\$805,492	\$8,351,921	9.6 %	High	3.00 %	\$790,140	\$0	\$12,061	\$0
2043	\$1,607,693	\$9,492,679	16.9 %	High	3.00 %	\$813,845	\$0	\$20,173	\$13,004
2044	\$2,428,708	\$10,680,972	22.7 %	High	3.00 %	\$838,260	\$0	\$17,891	\$2,133,758
2045	\$1,151,101	\$9,748,044	11.8 %	High	3.00 %	\$863,408	\$0	\$15,850	\$10,155
2046	\$2,020,203	\$11,002,772	18.4 %	High	3.00 %	\$889,310	\$0	\$10,122	\$2,914,593
2047	\$5,043	\$9,332,753	0.1 %	High	3.00 %	\$915,989	\$0	\$4,652	\$0
2048	\$925,684	\$10,644,723	8.7 %	High	3.00 %	\$943,469	\$0	\$13,963	\$15,075
2049	\$1,868,040	\$12,011,483	15.6 %	High	3.00 %	\$971,773	\$0	\$23,647	\$0
2050	\$2,863,461	\$13,466,662	21.3 %	High	3.00 %	\$1,000,926	\$0	\$33,735	\$11,773
2051	\$3,886,349	\$14,986,215	25.9 %	High	3.00 %	\$1,030,954	\$0	\$32,872	\$2,259,329
2052	\$2,690,846	\$14,270,203	18.9 %	High	3.00 %	\$1,061,883	\$0	\$32,328	\$7,541

# 30-Year Income/Expense Detail

Report # 31320-2  
No-Site-Visit

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$1,608,572	\$1,128,552	\$1,702,380	\$2,310,072	\$2,965,294
Annual Reserve Contribution	\$528,000	\$559,680	\$593,261	\$628,856	\$666,588
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,680	\$14,149	\$20,054	\$26,366	\$33,137
Total Income	\$2,150,252	\$1,702,380	\$2,315,695	\$2,965,294	\$3,665,019
# Component					
<b>Site/Grounds</b>					
112 Site Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$7,200	\$0	\$0	\$0	\$0
142 Trellises - Repair/Replace	\$0	\$0	\$0	\$0	\$0
163 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair	\$0	\$0	\$5,623	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Steep Slope - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Paint & Caulk	\$987,500	\$0	\$0	\$0	\$0
535 Windows & Sliding Doors	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
555 Deck Rails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Evaluations</b>					
900 Plumbing - Systems Evaluation	\$27,000	\$0	\$0	\$0	\$0
Total Expenses	\$1,021,700	\$0	\$5,623	\$0	\$0
Ending Reserve Balance	\$1,128,552	\$1,702,380	\$2,310,072	\$2,965,294	\$3,665,019

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Reserve Balance	\$3,665,019	\$4,399,853	\$5,196,794	\$4,819,754	\$5,700,265
Annual Reserve Contribution	\$706,583	\$748,978	\$793,917	\$841,552	\$892,045
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,307	\$47,963	\$50,061	\$52,578	\$61,745
Total Income	\$4,411,910	\$5,196,794	\$6,040,772	\$5,713,883	\$6,654,056
# Component					
<b>Site/Grounds</b>					
112 Site Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$8,347	\$0	\$0	\$0	\$0
142 Trellises - Repair/Replace	\$0	\$0	\$0	\$0	\$0
163 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$3,710	\$0	\$0	\$0	\$0
175 Irrigation System - Repair	\$0	\$0	\$6,518	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$13,618	\$0
205 Mailboxes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Steep Slope - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Paint & Caulk	\$0	\$0	\$1,214,500	\$0	\$0
535 Windows & Sliding Doors	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
555 Deck Rails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Evaluations</b>					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$12,056	\$0	\$1,221,019	\$13,618	\$0
Ending Reserve Balance	\$4,399,853	\$5,196,794	\$4,819,754	\$5,700,265	\$6,654,056

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Starting Reserve Balance	\$6,654,056	\$7,634,599	\$8,662,420	\$9,721,505	\$10,769,030
Annual Reserve Contribution	\$918,806	\$946,370	\$974,762	\$1,004,004	\$1,034,125
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$71,413	\$81,450	\$91,881	\$102,409	\$105,877
Total Income	\$7,644,275	\$8,662,420	\$9,729,062	\$10,827,919	\$11,909,032
# Component					
<b>Site/Grounds</b>					
112 Site Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$9,676	\$0	\$0	\$0	\$0
142 Trellises - Repair/Replace	\$0	\$0	\$0	\$15,787	\$0
163 Bollard Lights - Replace	\$0	\$0	\$0	\$43,101	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair	\$0	\$0	\$7,557	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Steep Slope - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Paint & Caulk	\$0	\$0	\$0	\$0	\$1,493,682
535 Windows & Sliding Doors	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
555 Deck Rails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Evaluations</b>					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$9,676	\$0	\$7,557	\$58,888	\$1,493,682
Ending Reserve Balance	\$7,634,599	\$8,662,420	\$9,721,505	\$10,769,030	\$10,415,350

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Starting Reserve Balance	\$10,415,350	\$11,579,206	\$12,798,144	\$13,991,890	\$6,845,674
Annual Reserve Contribution	\$1,065,148	\$1,097,103	\$1,130,016	\$1,163,916	\$1,198,834
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$109,926	\$121,835	\$133,893	\$104,144	\$74,793
Total Income	\$11,590,424	\$12,798,144	\$14,062,053	\$15,259,950	\$8,119,301
<b># Component</b>					
<b>Site/Grounds</b>					
112 Site Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$11,217	\$0	\$0	\$0	\$0
142 Trellises - Repair/Replace	\$0	\$0	\$0	\$0	\$0
163 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$5,289	\$0	\$0
175 Irrigation System - Repair	\$0	\$0	\$8,760	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Repair/Replace	\$0	\$0	\$56,114	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Steep Slope - Replace	\$0	\$0	\$0	\$2,281,260	\$0
516 Gutters & Downspouts-Replace	\$0	\$0	\$0	\$429,864	\$0
522 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Paint & Caulk	\$0	\$0	\$0	\$0	\$0
535 Windows & Sliding Doors	\$0	\$0	\$0	\$5,703,151	\$0
546 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
555 Deck Rails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Evaluations</b>					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$11,217	\$0	\$70,163	\$8,414,275	\$0
Ending Reserve Balance	\$11,579,206	\$12,798,144	\$13,991,890	\$6,845,674	\$8,119,301

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Starting Reserve Balance	\$8,119,301	\$9,428,799	\$8,657,276	\$10,050,618	\$8,578,429
Annual Reserve Contribution	\$1,234,799	\$1,271,843	\$1,309,998	\$1,349,298	\$1,389,777
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$87,703	\$90,392	\$93,500	\$93,106	\$93,159
Total Income	\$9,441,803	\$10,791,034	\$10,060,774	\$11,493,022	\$10,061,366
<b># Component</b>					
<b>Site/Grounds</b>					
112 Site Rail - Repair/Replace	\$0	\$0	\$0	\$427,281	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$138,250	\$0
121 Asphalt - Repair & Seal	\$13,004	\$0	\$0	\$0	\$0
142 Trellises - Repair/Replace	\$0	\$0	\$0	\$0	\$0
163 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
175 Irrigation System - Repair	\$0	\$0	\$10,155	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$21,216	\$0
205 Mailboxes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Steep Slope - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Paint & Caulk	\$0	\$1,837,041	\$0	\$0	\$0
535 Windows & Sliding Doors	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Repair	\$0	\$0	\$0	\$1,524,596	\$0
555 Deck Rails - Repair/Replace	\$0	\$0	\$0	\$803,250	\$0
560 Exterior Lights - Repair/Replace	\$0	\$296,717	\$0	\$0	\$0
<b>Systems &amp; Evaluations</b>					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$13,004	\$2,133,758	\$10,155	\$2,914,593	\$0
Ending Reserve Balance	\$9,428,799	\$8,657,276	\$10,050,618	\$8,578,429	\$10,061,366

<b>Fiscal Year</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
Starting Reserve Balance	\$10,061,366	\$11,585,951	\$13,184,163	\$14,831,054	\$14,281,432
Annual Reserve Contribution	\$1,431,470	\$1,474,414	\$1,518,647	\$1,564,206	\$1,611,132
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$108,191	\$123,798	\$140,017	\$145,501	\$151,526
Total Income	\$11,601,026	\$13,184,163	\$14,842,827	\$16,540,761	\$16,044,090
# Component					
<b>Site/Grounds</b>					
112 Site Rail - Repair/Replace	\$0	\$0	\$0	\$0	\$0
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$15,075	\$0	\$0	\$0	\$0
142 Trellises - Repair/Replace	\$0	\$0	\$0	\$0	\$0
163 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$7,541
175 Irrigation System - Repair	\$0	\$0	\$11,773	\$0	\$0
190 Trees - Trim/Remove & Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Steep Slope - Replace	\$0	\$0	\$0	\$0	\$0
516 Gutters & Downspouts-Replace	\$0	\$0	\$0	\$0	\$0
522 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
533 Exterior Surfaces - Paint & Caulk	\$0	\$0	\$0	\$2,259,329	\$0
535 Windows & Sliding Doors	\$0	\$0	\$0	\$0	\$0
546 Composite Decks - Repair	\$0	\$0	\$0	\$0	\$0
555 Deck Rails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
560 Exterior Lights - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems &amp; Evaluations</b>					
900 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$15,075	\$0	\$11,773	\$2,259,329	\$7,541
Ending Reserve Balance	\$11,585,951	\$13,184,163	\$14,831,054	\$14,281,432	\$16,036,549





## Accuracy, Limitations, and Disclosures

"The 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."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
<b>Inflation</b>	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
<b>Interest</b>	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
<b>Percent Funded</b>	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.



## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## Site/Grounds

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**Comp #: 100 Concrete - Maintain/Repair****Quantity: Extensive quantity**

Location: The sidewalks, curbs, driveways, planters, benches, stairs, and walkways throughout the community.

Funded?: No.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 106 Gravel Areas - Refurbish****Quantity: Moderate quantity**

Location: The common area on the east side of the community.

Funded?: No. Costs are best handled with operating funds.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 112 Site Rail - Repair/Replace****Quantity: ~2,405 LF**

Location: The community walkways and stairs, including the entrances to units.

Funded?: Yes. The useful life is not predictable.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 206,000

Worst Case: \$227,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 120 Asphalt - Resurface****Quantity: ~23,900 SF**

Location: The community roadways.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 63,900

Worst Case: \$76,200

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 121 Asphalt - Repair & Seal****Quantity: ~23,900 SF**

Location: The community roadways.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 5,800

Worst Case: \$8,600

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 142 Trellises - Repair/Replace****Quantity: 2 ~14' wide x 12' tall**

Location: The east-west central walkway.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 9,100

Worst Case: \$12,400

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 157 Retaining Walls - Replace (a)****Quantity: Common retainage**

Location: Scattered throughout the community.

Funded?: No. The useful life is not predictable.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 158 Retaining Walls - Replace (b)****Quantity: 3 large stone**

Location: The south and west community perimeters along Highlands Dr NE and NE Discovery Dr.

Funded?: No. Reported to be the responsibility of Issaquah Highlands High Street Association.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 160 Pole Lights - Repair/Replace****Quantity: 58 fixtures**

Location: Throughout the community.

Funded?: No. Reported to be the responsibility of Puget Sound Energy.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 163 Bollard Lights - Replace****Quantity: 45 fixtures**

Location: Along the walkways throughout the community.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 24,700

Worst Case: \$34,000

Lower Allowance

Higher Allowance

Cost Source: Infalted Internet Research: 2020 Light

Poles Plus ~\$600/fixture

---

**Comp #: 165 Grounds Lighting - Repair/Replace****Quantity: 5 fixtures**

Location: The perimeters of the east-west central walkway.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 170 Landscape - Refurbish****Quantity: Shrubs, turf, etc.**

Location: Throughout the community.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 2,700

Worst Case: \$3,700

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 171 Artificial Turf - Maintain/Replace****Quantity: ~600 SF**

Location: Brooklyn Walk NE.

Funded?: No. The useful life is not predictable.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 175 Irrigation System - Repair****Quantity: Heads, piping, etc.**

Location: Throughout the landscaped areas of the community.

Funded?: Yes.

History: Prior repairs.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 4,400

Worst Case: \$6,200

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 182 Drainage & Stormwater - Maintain****Quantity: Catchbasins, drains, etc.**

Location: Throughout the community.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 190 Trees - Trim/Remove & Replace****Quantity: Common trees**

Location: Throughout the community.

Funded?: Yes.

History: Planted 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 9,100

Worst Case: \$12,400

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 200 Brick Monuments - Repair****Quantity: Common brickwork**

Location: Scattered throughout the community.

Funded?: No. The useful life is not predictable.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 201 Community Signage****Quantity: Common signage**

Location: Community markers and maps, and road and walkway signs throughout the community.

Funded?: No. Treat as operating item, per occurrence

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 205 Mailboxes - Repair/Replace****Quantity: 13 clusters**

Location: The north and south ends of Chelsea Walk NE &amp; Brooklyn Walk NE.

Funded?: Yes.

History: Installed 2015.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 28,800

Worst Case: \$39,100

Lower Allowance

Higher Allowance

Cost Source: Inflated Internet Research: 2020

Florence Mailboxes ~\$2,400/cluster

**Comp #: 215 Pet Stations - Maintain/Replace****Quantity: Moderate quantity**

Location: Scattered throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 221 Bike Racks - Maintain/Replace****Quantity: 4 metal units**

Location: Scattered throughout the community.

Funded?: No. The useful life is not predictable.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 226 Site Furniture - Repair/Replace****Quantity: 18 benches & 4  
trashcans**

Location: Scattered throughout the community.

Funded?: No. The useful life is not predictable.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Building Exteriors

**Comp #: 500 Roofs: Steep Slope - Replace****Quantity: ~218,480 SF comp shingle**

Location: The rooftops of the buildings.

Funded?: Yes.

History: Repairs 2022 ~\$21,800; Prior repairs; installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

It was reported that emergency roof repairs were issued and completed by Express Roofing and Remodeling in 2022. No scope of work available at the time of this study.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 1,240,000

Worst Case: \$1,440,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 516 Gutters & Downspouts-Replace****Quantity: ~25,440 LF metal**

Location: The perimeters of the buildings.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 227,000

Worst Case: \$278,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 522 Siding: Fiber Cement - Replace****Quantity: ~233,900 SF**

Location: The exterior walls of the buildings.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 50 years

Remaining Life: 43 years

Best Case: \$ 3,810,000

Worst Case: \$5,460,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 530 Brick Work - Maintain/Repoint****Quantity: ~80,050 SF**

Location: The exterior walls of the buildings.

Funded?: No. The useful life is not predictable.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 533 Exterior Surfaces - Paint & Caulk****Quantity: ~233,900 SF**

Location: The exterior wood and fiber cement surfaces of the buildings.

Funded?: Yes.

History: Painted 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 850,000

Worst Case: \$1,125,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History



**Comp #: 535 Windows & Sliding Doors****Quantity: 2,919 windows & 66 doors**

Location: The exterior walls of the buildings.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 2,680,000

Worst Case: \$4,020,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 540 Exterior Doors - Repair/Replace****Quantity: 438 metal**

Location: The entrances to each unit.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 546 Composite Decks - Repair****Quantity: ~20,130 SF**

Location: The elevated deck of each unit.

Funded?: Yes.

History: Constructed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 659,000

Worst Case: \$886,000

Lower Allowance

Higher Allowance

Cost Source: Inflated Internet Research: 2020

Improvenet ~\$35/SF

---

**Comp #: 555 Deck Rails - Repair/Replace****Quantity: ~3,355 LF**

Location: The perimeters of the elevated decks

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 371,000

Worst Case: \$443,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 560 Exterior Lights - Repair/Replace****Quantity: 1,032 fixtures**

Location: Mounted to the exterior walls and ceilings.

Funded?: Yes.

History: Installed 2016.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 28 years

Remaining Life: 21 years

Best Case: \$ 134,000

Worst Case: \$185,000

Lower Allowance

Higher Allowance

Cost Source: Inflated Internet Research: 2020

Lamps Plus ~\$140/fixture

---

**Comp #: 605 Garage Doors - Repair/Replace****Quantity: 176 units**

Location: The vehicle entrance of each garage.

Funded?: No. The useful life is not predictable.

History: Installed 2016.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Systems & Evaluations

**Comp #: 900 Plumbing - Systems Evaluation****Quantity: Supply & drain lines**

Location: Common plumbing

Funded?: Yes. The useful life is not predictable.

History: Installed 2016.

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. No major issues or repairs reported at this time.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$36,000

Lower allowance

Higher allowance

Cost Source: Budget Allowance: Kent Engineering  
206-455-5121

---

**Comp #: 901 Plumbing - Repair/Replace****Quantity: Supply & drain lines**

Location: Common plumbing

Funded?: No. Useful life not predictable, prior to systems evaluation

History: Installed 2016.

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. No major issues or repairs reported at this time.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 905 Electric - Maintain/Repair****Quantity: Main & branch systems**

Location: Throughout the community.

Funded?: No. The useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 912 Energy - Audit****Quantity: Energy consumption**

Location: The interiors of the buildings.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 980 Fire Hydrants - Maintain/Replace****Quantity: 9 units**

Location: Scattered throughout the community.

Funded?: No.

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 990 Ancillary Evaluations****Quantity: Specialty evaluations**

Location: To augment reserve planning.

Funded?: No. Operating expense in year of occurrence

History: None known

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time.

The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company to assess efficiency, and cost benefit to retrofit existing equipment

Note: There are several other important professional evaluations to augment reserve planning that are of heightened importance such as Life-Safety and/or Building Envelope & Structural issues, and Plumbing. Those components are addressed separately within this report.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 995 Building Envelope & Structure****Quantity: Annual update**

Location: The exterior walls, underlying waterproofing components, and structural components.

Funded?: No. Operating expense: cyclical timing and cost may vary after initial baseline study

History: None known.

Comments: A reserve study is a budget model, limited to visual exterior observations and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope and structural performance, as many of the key details are hidden from view. Many associations are required to have annual inspections by a qualified engineer or architect to assess the physical condition of the improvements - check your governing documents for any such requirements. Any areas of concern observable from our limited exterior observations, and cycles for repair & replacement, have been stated in the various component field notes throughout this report. We highly recommend regular professional specialty inspections by a qualified engineering, architectural, or building envelope consulting firm to evaluate the performance of the building envelope and structural components.

Many associations are required by their Declaration to have annual inspections by a qualified architect or engineer to assess the physical condition of the building envelope enclosure. The building envelope inspection typically covers at minimum the roofs, decks, siding, windows, doors, sealants/caulking, and flashings. As the building ages, and the waterproofing typically deteriorates, provide more frequent inspections.

Building envelope inspections can be either visual or intrusive. An intrusive investigation (where finished materials are removed to view and better understand the underlying systems, conditions and performance) should be of greater benefit, since a visual review provides only a limited amount of information derived from surface observations.

In addition, we recommend the association annually survey residents to inquire about conditions only visible from the unit interiors that the association may not be aware of. Survey questions may include, but are not limited to: water intrusion/organic growth (particularly at windows and doors, skylights, water heaters, plumbing fixtures, etc), cracking or any other movement of drywall or structural members, and any other general building concerns. Such surveys can be key in identifying potential concerns early, thus increasing the opportunity to conduct repairs before advanced deterioration/damage and, therefore, larger expenses occur.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 997 Unit High-Risk Components****Quantity: Inspection & report**

Location: Analysis of in-unit high-risk components.

Funded?: No. Elective - operating expense

History: None known

Comments: While this component does not meet the criteria for reserve funding, our experience in preparing well over 10,000 reserve studies in the Pacific NW indicates that most communities would benefit from a review of the high-risk components within the individual units. High-risk components are those with a history of failure, often leading to significant damage of unit interiors and surrounding common area structural components. High-risk components include, but are not limited to water heaters, washer and dryer hookups, ice maker lines, plumbing angle stops, electrical panels, window and door waterproofing, etc. The Board of Directors is charged with a duty to set the standard of care in the community. Many governing documents and state law governing Common Interest Communities (RCW 64.90.440) provide guidance for those physical components that pose a heightened risk.

It is our strong recommendation that you factor the cost for a high-risk component review within an upcoming operating budget. Consult with an engineering firm specializing in such inspections and analysis. The cost for such a study may be in the range of \$50 - \$200 per unit, depending upon the complexity and scope of work. High-risk component review is not within the scope of our services.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 999 Reserve Study - Update****Quantity: Annual update**

Location: The common and limited common elements of the community.

Funded?: No. Costs are best handled with operating funds.

History: NSV: 2023, 2022; 2021 Full.

Comments: Not funded -- no changes from previous reserve study.

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Brownstone at Issaquah Highlands Condominium Association**  
**AR Aging Detail by Posting Code with Name**  
**Period Through: 12/31/2022**

Account Number	Unit Name	Total Due	Current	30 days	60 days	90 days
110800160 Member Assessment Late Fee Payment Administrative Fee	1.6 Prabakaran Santhanakrishnan and Uma Pandurangan	\$121.00		\$120.00		\$1.00
110800460 Member Assessment Late Fee Payment Payment - US BANK ONLY	4.6 Brian and Noknoi Keane	\$77.00		\$77.00		
110800850 Member Assessment Late Fee Payment Payment - US BANK ONLY	8.5 Patricia and Russ Oberg	* \$1,107.00		\$279.00	\$279.00	\$539.00 \$10.00
110801110 Member Assessment Late Fee Payment Payment - US BANK ONLY	11.1 John and Tanya Wicht	\$30.00		\$30.00		
110801530 Member Assessment Late Fee Payment Administrative Fee Payment - US BANK ONLY	15.3 Haiyang Liu and Yi Zhange	* \$1,348.00		\$279.00	\$279.00	\$790.00
110801631 Member Assessment Payment	16.3 Christopher Wayne H. Palmer and Wen Hsu	\$558.00		\$279.00	\$279.00	
110801710 Member Assessment Late Fee Payment Administrative Fee	17.1 Herbert and Karin Cho	\$61.00		\$61.00		
110802210 Member Assessment Legal Fees Payment Administrative Fee	22.1 James and LeAnn Tuupo	* \$2,601.90		\$279.00	\$263.00	\$1,909.90 \$150.00
110802352 Member Assessment Payment	23.5 James M. and Michelle Yang	\$558.00		\$279.00	\$279.00	
110803041 Member Assessment Payment	30.4 Shije Xue	\$210.00		\$210.00		
110803120 Member Assessment Legal Fees Payment Administrative Fee	31.2 Shanda Boyd	* \$1,364.00		\$279.00	\$279.00	\$806.00
<b>Totals:</b>		<b>\$8,035.90</b>	<b>\$0.00</b>	<b>\$2,172.00</b>	<b>\$1,658.00</b>	<b>\$4,205.90</b>
Member Assessment		\$5,965.00	\$0.00	\$2,172.00	\$1,658.00	\$2,135.00
Legal Fees		\$1,909.90	\$0.00	\$0.00	\$0.00	\$1,909.90
Late Fee		\$11.00	\$0.00	\$0.00	\$0.00	\$11.00
Administrative Fee		\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
		<b>\$8,035.90</b>	<b>\$0.00</b>	<b>\$2,172.00</b>	<b>\$1,658.00</b>	<b>\$4,205.90</b>

**Brownstone at Issaquah Highlands Condominium Association**  
**Accounts Payable Aging Report**  
**Period Through: 12/31/2022**

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION	Jan'22 service	12/6/2022	12/19/2022	t0009296	17380- Prepaid High	\$17,968.56	\$17,968.56			
					Street Center					
					<b>Jan'22 service Total:</b>	<b>\$17,968.56</b>	<b>\$17,968.56</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
PREMIERE LAWN SERVICE, INC.	47720	12/27/2022	1/6/2023	Dec'22 service	50220- Landscaping	\$4,955.48	\$4,955.48			
					<b>47720 Total:</b>	<b>\$4,955.48</b>	<b>\$4,955.48</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
					<b>Totals:</b>	<b>\$22,924.04</b>	<b>\$22,924.04</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Brownstone at Issaquah Highlands Condominium Association**  
**Check Register Report**  
**12/1/2022 - 12/31/2022**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10000	359	12/9/2022 5904	AFFORDABLE HANDYWORK INC. service call-water stains	\$939.15	50300 Repairs & Maintenance	\$939.15	\$939.15
10000	360	12/9/2022 47206	PREMIERE LAWN SERVICE, INC. Nov'22 service	\$4,955.48	50220 Landscaping	\$4,955.48	\$4,955.48
10000	361	12/9/2022 BrownS-2368	DAUNTLESS SECURITY GROUP, INC. Dec'22	\$1,832.00	50290 Security/Traffic Patrol	\$1,832.00	\$1,832.00
10000	362	12/20/2022 11.2.22-12.2.22 11.2.22-12.2.22 11.2.22-12.2.22	PUGET SOUND ENERGY 220005561265 220005423573 220007822913	\$398.20	50121 Electricity - Street Lights 50121 Electricity - Street Lights 50121 Electricity - Street Lights	\$34.11 \$158.47 \$205.62	\$34.11 \$158.47 \$205.62
10000	363	12/20/2022 09.13.22-11.06.22 09.13.22-11.06.22 09.13.22-11.06.22 09.13.22-11.06.22 09.13.22-11.06.22 09.13.22-11.06.22 09.13.22-11.06.22	CITY OF ISSAQUAH 30-1043-00 30-1142-00 30-0938-00 30-0939-00 30-1143-00 30-0922-00	\$11,837.62	50104 Water - Irrigation 50104 Water - Irrigation 50104 Water - Irrigation 50104 Water - Irrigation 50104 Water - Irrigation 50108 Drainage	\$950.23 \$1,019.34 \$1,434.02 \$1,572.24 \$2,028.39 \$4,833.40	\$950.23 \$1,019.34 \$1,434.02 \$1,572.24 \$2,028.39 \$4,833.40
10000	364	12/20/2022 Jan'23 Ins Jan'23 Ins	AMERICAN FAMILY INSURANCE 678-641-751-66 686-671-735-53	\$3,662.00	17350 Prepaid Insurance 17350 Prepaid Insurance	\$362.44 \$3,299.56	\$362.44 \$3,299.56
10000	365	12/29/2022 1108.RMB.22P12 1108.RMB.22P12 1108.RMB.22P12 1108.RMB.22P12 1108.RMB.22P12 1108.RMB.22P12	Morris Management, Inc. Caliber File Storage Envelopes Copies Postage Mgmt Fee	\$3,907.53	55095 Website / Internet / IT 55050 File Storage 55010 Office Supplies 55040 Copying/Printing 55030 Postage/Courier 55310 Management Fees	\$15.00 \$33.00 \$37.80 \$89.00 \$107.73 \$3,625.00	\$15.00 \$33.00 \$37.80 \$89.00 \$107.73 \$3,625.00
10000	366	12/29/2022 194	Express Roofing & Remodeling, LLC roof repair	\$4,950.00	50630 Roof Maintenance/Repairs	\$4,950.00	\$4,950.00
<b>Total:</b>				\$32,481.98			

**Brownstone at Issaquah Highlands Condominium Association**  
**Income Statement - Operating**  
**1/1/2022 - 12/31/2022**

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	YTD
<b>Income</b>													
<b><u>Operating Income</u></b>													
46200 - Monthly Assessments	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$49,104.00	\$589,248.00
46500 - Late Fees	\$70.00	\$30.00	\$90.00	\$30.00	\$10.00	(\$5.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.00
46950 - Legal Fees Reimbursement	\$2,687.07	\$55.00	\$353.02	\$584.17	\$733.50	\$130.00	\$1,252.99	\$939.49	\$0.00	\$0.00	\$0.00	\$0.00	\$6,735.24
46970 - Settlement Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$412,670.97	\$0.00	\$0.00	\$412,670.97
<b>Total Operating Income</b>	<b>\$51,861.07</b>	<b>\$49,189.00</b>	<b>\$49,547.02</b>	<b>\$49,718.17</b>	<b>\$49,847.50</b>	<b>\$49,229.00</b>	<b>\$50,356.99</b>	<b>\$50,043.49</b>	<b>\$49,104.00</b>	<b>\$461,774.97</b>	<b>\$49,104.00</b>	<b>\$49,104.00</b>	<b>\$1,008,879.21</b>
<b>Total Income</b>	<b>\$51,861.07</b>	<b>\$49,189.00</b>	<b>\$49,547.02</b>	<b>\$49,718.17</b>	<b>\$49,847.50</b>	<b>\$49,229.00</b>	<b>\$50,356.99</b>	<b>\$50,043.49</b>	<b>\$49,104.00</b>	<b>\$461,774.97</b>	<b>\$49,104.00</b>	<b>\$49,104.00</b>	<b>\$1,008,879.21</b>
<b>Expense</b>													
<b><u>Utilities</u></b>													
50102 - Water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
50104 - Water - Irrigation	\$0.00	\$113.30	\$0.00	\$121.80	\$0.00	\$163.08	\$0.00	\$4,322.63	\$0.00	\$19,596.62	\$0.00	\$7,004.22	\$31,321.65
50108 - Drainage	\$0.00	\$4,580.86	\$0.00	\$4,833.40	\$0.00	\$4,833.40	\$0.00	\$4,833.40	\$0.00	\$4,833.40	\$0.00	\$4,833.40	\$28,747.86
50121 - Electricity - Street Lights	\$392.78	\$410.46	\$339.19	\$315.15	\$268.91	\$258.77	\$221.05	\$226.70	\$268.27	\$291.43	\$384.29	\$398.20	\$3,775.20
<b>Total Utilities</b>	<b>\$392.78</b>	<b>\$5,104.62</b>	<b>\$339.19</b>	<b>\$5,270.35</b>	<b>\$268.91</b>	<b>\$5,255.25</b>	<b>\$221.05</b>	<b>\$9,382.73</b>	<b>\$268.27</b>	<b>\$24,721.45</b>	<b>\$384.29</b>	<b>\$12,235.82</b>	<b>\$63,844.71</b>
<b><u>Maintenance</u></b>													
50220 - Landscaping	\$4,858.32	\$4,858.32	\$4,858.32	\$4,955.48	\$4,955.48	\$4,955.48	\$4,955.48	\$4,955.48	\$5,332.45	\$4,955.48	\$4,955.48	\$4,955.48	\$59,551.25
50230 - Non-Contract Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,770.75	\$455.25	\$475.65	\$0.00	\$0.00	\$2,701.65
50290 - Security/Traffic Patrol	\$0.00	\$3,494.00	\$3,494.00	\$1,764.00	\$0.00	\$1,730.00	\$1,764.00	\$1,730.00	\$1,764.00	\$1,730.00	\$1,764.00	\$1,832.00	\$21,066.00
50300 - Repairs & Maintenance	\$0.00	\$977.13	\$3,217.87	\$302.78	\$8,802.50	\$0.00	\$0.00	\$0.00	\$0.00	\$277.19	\$939.15	\$0.00	\$14,516.62
50325 - High Street District Maintenance	\$15,499.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,499.27
50335 - Light Bulb Changing Maint.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$335.81	\$337.12	\$0.00	\$672.93
50430 - Pressure Washing - Residential	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,368.50	\$0.00	\$0.00	\$0.00	\$0.00	\$20,368.50
50450 - Gutter Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$330.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$330.00
50630 - Roof Maintenance/Repairs	\$1,854.09	\$0.00	\$4,180.00	\$0.00	\$6,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,950.00	\$17,584.09
50700 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$407.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.20	\$0.00	\$627.83
50710 - Irrigation Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,889.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,889.94
50802 - Pet Bags	\$0.00	\$282.62	\$0.00	\$293.49	\$0.00	\$554.37	\$0.00	\$0.00	\$0.00	\$288.27	\$0.00	\$0.00	\$1,418.75
<b>Total Maintenance</b>	<b>\$22,211.88</b>	<b>\$9,612.07</b>	<b>\$15,750.19</b>	<b>\$7,315.75</b>	<b>\$20,765.61</b>	<b>\$7,569.85</b>	<b>\$9,609.42</b>	<b>\$28,824.73</b>	<b>\$7,551.70</b>	<b>\$8,062.40</b>	<b>\$8,215.95</b>	<b>\$11,737.48</b>	<b>\$157,226.83</b>
<b><u>Administrative</u></b>													
55010 - Office Supplies	\$46.20	\$8.40	\$6.40	\$9.60	\$7.60	\$3.80	\$10.60	\$1.60	\$2.00	\$41.40	\$2.80	\$37.80	\$178.20
55020 - Administrative Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
55030 - Postage/Courier	\$260.99	\$22.46	\$16.96	\$25.64	\$20.14	\$10.07	\$28.09	\$4.48	\$5.70	\$116.02	\$7.98	\$107.73	\$626.26
55040 - Copying/Printing	\$0.40	\$15.40	\$0.40	\$0.00	\$1.30	\$83.70	\$8.30	\$2.60	\$8.60	\$72.20	\$1.30	\$89.00	\$283.20
55045 - Assessment Coupons/Envelopes	\$201.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$201.18
55050 - File Storage	\$33.00	\$33.00	\$33.00	\$36.40	\$33.00	\$39.60	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$406.00
55095 - Website / Internet / IT	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$180.00
55250 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
55310 - Management Fees	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$3,625.00	\$43,500.00
55320 - Accounting (Audit/Tax Return)	\$0.00	\$0.00	\$235.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$235.00
55330 - Legal Fees	\$2,687.07	\$55.00	\$353.02	\$584.17	\$733.50	\$130.00	\$1,252.49	\$939.49	\$0.00	\$0.00	\$0.00	\$0.00	\$6,734.74
55345 - Reserve Study / Update	\$0.00	\$0.00	\$0.00	\$925.00	\$925.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,850.00
55350 - Insurance	\$3,667.83	\$3,667.83	\$3,667.83	\$3,016.07	\$3,403.28	\$3,403.28	\$3,403.28	\$3,403.28	\$3,403.28	\$3,403.28	\$3,403.28	\$3,403.28	\$41,245.80
55950 - Replacement Fund Contribution	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.37	\$304,000.00
<b>Total Administrative</b>	<b>\$35,870.00</b>	<b>\$32,775.42</b>	<b>\$33,285.94</b>	<b>\$33,570.21</b>	<b>\$34,097.15</b>	<b>\$32,643.78</b>	<b>\$33,709.09</b>	<b>\$33,417.78</b>	<b>\$32,425.91</b>	<b>\$32,639.23</b>	<b>\$32,421.69</b>	<b>\$32,644.18</b>	<b>\$399,500.38</b>
<b><u>Reserve Expense</u></b>													
62450 - Roof Maintenance/Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Expense</b>	<b>\$58,474.46</b>	<b>\$47,492.11</b>	<b>\$49,375.32</b>	<b>\$46,156.31</b>	<b>\$55,131.67</b>	<b>\$45,468.88</b>	<b>\$43,539.56</b>	<b>\$71,625.24</b>	<b>\$40,245.88</b>	<b>\$65,423.08</b>	<b>\$41,021.93</b>	<b>\$56,617.48</b>	<b>\$620,571.92</b>
<b>Operating Net Income</b>	<b>(\$6,613.39)</b>	<b>\$1,696.89</b>	<b>\$171.70</b>	<b>\$3,561.86</b>	<b>(\$5,284.17)</b>	<b>\$3,760.12</b>	<b>\$6,817.43</b>	<b>(\$21,581.75)</b>	<b>\$8,858.12</b>	<b>\$396,351.89</b>	<b>\$8,082.07</b>	<b>(\$7,513.48)</b>	<b>\$388,307.29</b>
<b>Net Income</b>	<b>(\$6,613.39)</b>	<b>\$1,696.89</b>	<b>\$171.70</b>	<b>\$3,561.86</b>	<b>(\$5,284.17)</b>	<b>\$3,760.12</b>	<b>\$6,817.43</b>	<b>(\$21,581.75)</b>	<b>\$8,858.12</b>	<b>\$396,351.89</b>	<b>\$8,082.07</b>	<b>(\$7,513.48)</b>	<b>\$388,307.29</b>



**Brownstone at Issaquah Highlands Condominium Association**  
**Income Statement - Reserve**  
**1/1/2022 - 12/31/2022**

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	YTD
<b>Income</b>													
<u><b>Reserve Income</b></u>													
47500 - Replacement Fund Contribution	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.33	\$25,333.37	\$304,000.00
47600 - Interest Income - Repl Fund	\$75.83	\$70.90	\$80.03	\$80.15	\$84.84	\$84.20	\$127.27	\$217.62	\$367.60	\$239.63	\$237.96	\$252.66	\$1,918.69
47610 - Interest Income - Investment	\$2,109.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,109.18
<u><b>Total Reserve Income</b></u>	<u>\$27,518.34</u>	<u>\$25,404.23</u>	<u>\$25,413.36</u>	<u>\$25,413.48</u>	<u>\$25,418.17</u>	<u>\$25,417.53</u>	<u>\$25,460.60</u>	<u>\$25,550.95</u>	<u>\$25,700.93</u>	<u>\$25,572.96</u>	<u>\$25,571.29</u>	<u>\$25,586.03</u>	<u>\$308,027.87</u>
<b>Total Income</b>	\$27,518.34	\$25,404.23	\$25,413.36	\$25,413.48	\$25,418.17	\$25,417.53	\$25,460.60	\$25,550.95	\$25,700.93	\$25,572.96	\$25,571.29	\$25,586.03	\$308,027.87
<b>Expense</b>													
<u><b>Reserve Expense</b></u>													
62440 - Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,515.80	\$0.00	\$0.00	\$149,515.80
62450 - Roof Maintenance/Replacement	\$0.00	\$0.00	\$21,780.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,780.00
<u><b>Total Reserve Expense</b></u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$21,780.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$149,515.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$171,295.80</u>
<b>Total Expense</b>	\$0.00	\$0.00	\$21,780.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149,515.80	\$0.00	\$0.00	\$171,295.80
<b>Operating Net Income</b>	<u>\$27,518.34</u>	<u>\$25,404.23</u>	<u>\$3,633.36</u>	<u>\$25,413.48</u>	<u>\$25,418.17</u>	<u>\$25,417.53</u>	<u>\$25,460.60</u>	<u>\$25,550.95</u>	<u>\$25,700.93</u>	<u>(\$123,942.84)</u>	<u>\$25,571.29</u>	<u>\$25,586.03</u>	<u>\$136,732.07</u>
<b>Net Income</b>	<u>\$27,518.34</u>	<u>\$25,404.23</u>	<u>\$3,633.36</u>	<u>\$25,413.48</u>	<u>\$25,418.17</u>	<u>\$25,417.53</u>	<u>\$25,460.60</u>	<u>\$25,550.95</u>	<u>\$25,700.93</u>	<u>(\$123,942.84)</u>	<u>\$25,571.29</u>	<u>\$25,586.03</u>	<u>\$136,732.07</u>

**Brownstone at Issaquah Highlands Condominium Association**  
**Income Statement - Other**  
**1/1/2022 - 12/31/2022**

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	YTD
<b>Income</b>													
<i>Total Income</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Expense</b>													
<i>Total Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Operating Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



# Brownstone Townhomes Reconciliation Report

- Reserve: HSB7148 MM-15220  
Statement Date: 11/30/2022

Statement Balance:	\$40,345.24
GL Balance:	\$40,345.24
Last Statement Balance:	\$40,341.92
Outstanding Checks:	\$0.00
Outstanding Deposits:	\$0.00
Calculated Balance:	\$40,345.24
GL vs. Balance Difference:	\$0.00

## Cleared

Checks	Description	Date	Check #	Amount
Total Cleared Checks:				\$0.00
Deposits	Description	Date		Amount
	47600 - Interest Income - Repl Fund	12/14/2022		\$3.32
Total Cleared Deposits:				\$3.32

## Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00
Deposits	Description	Date		Amount
Total Outstanding Deposits:				\$0.00



Operations Support  
33405 8th Ave S, Suite 100  
Federal Way, WA 98003

**Return Service Requested**

Page 1 of 2

00002787-0011145-0001-0002-TIMR8006431130229979

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDO  
C/O MORRIS MANAGEMENT  
325-118TH AVE SE SUITE 204  
BELLEVUE WA 98005

Last statement: October 31, 2022  
This statement: November 30, 2022  
Total days in statement period: 30

5352747148  
( 0)

Direct inquiries to:  
800 719-8080

HomeStreet Bank  
601 Union St, Suite 2000  
Seattle WA 98101

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**Community Partnership Checking**

Account number	5352747148	Beginning balance	\$40,341.92
Low balance	\$40,341.92	Total additions	3.32
Average balance	\$40,341.92	Total subtractions	0.00
Interest paid year to date	\$36.90	Ending balance	\$ 40,345.24

**CREDITS**

Date	Description	Store/Location #	Additions
11-30	Interest Credit		3.32

**DAILY BALANCES**

Date	Amount	Date	Amount	Date	Amount
10-31	40,341.92	11-30	40,345.24		

**INTEREST INFORMATION**

Annual percentage yield earned	0.10%
Interest-bearing days	30
Average balance for APY	\$40,341.92
Interest earned	\$3.32



Operations Support  
33405 8th Ave S, Suite 100  
Federal Way, WA 98003

**Return Service Requested**

Page 2 of 2

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDO  
November 30, 2022

5352747148

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total NSF Returned Item Fees	\$0.00	\$0.00

00002787-0011147-0002-0002-TIMR8006431130229979(00002787)-000011149



*Thank you for banking with HomeStreet Bank*

This contains 30% recycled  
post-consumer waste fibers. FDIC

00002787-0011147-0002-0002-TIMR8006431130229979(00002787)-000011149



# Brownstone Townhomes Reconciliation Report

Pacific Premier Bank - Operating Account PPB0282-10000  
Statement Date: 12/30/2022

Statement Balance: \$11,991.50  
GL Balance: \$5,142.96  
Last Statement Balance: \$21,060.72  
Outstanding Checks: \$9,579.53  
Outstanding Deposits: \$2,730.99  
Calculated Balance: \$11,991.50  
GL vs. Balance Difference: \$0.00

## Cleared

Checks	Description	Date	Check #	Amount
	Payment: ILLUMINATION SERVICES, LLC, Check #: 352, Invoice #: 30265	11/18/2022	352	-\$337.12
	REVERSAL - [Payment Received]	11/25/2022		-\$279.00
	Payment: Morris Management, Inc., Check #: 355, Invoice #: 1108.RMB.22P10	11/29/2022	355	-\$3,685.08
	Payment: PREMIERE LAWN SERVICE, INC., Check #: 356, Invoice #: 47398	11/29/2022	356	-\$220.20
	Payment: DAUNTLESS SECURITY GROUP, INC., Check #: 357, Invoice #: Browns-2229	11/29/2022	357	-\$1,764.00
	Payment: AMERICAN FAMILY INSURANCE, Check #: 358, Invoice #: Dec'22 Ins	11/29/2022	358	-\$3,662.00
	Transfer to 12000 - Replacement Fund PPB0299	12/6/2022		-\$25,333.37
	Payment: AFFORDABLE HANDYWORK INC., Check #: 359, Invoice #: 5904	12/9/2022	359	-\$939.15
	Payment: PREMIERE LAWN SERVICE, INC., Check #: 360, Invoice #: 47206	12/9/2022	360	-\$4,955.48
	Payment: DAUNTLESS SECURITY GROUP, INC., Check #: 361, Invoice #: Browns-2368	12/9/2022	361	-\$1,832.00
	REVERSAL - [Payment Received - escrow: Dec dues \$279, prepaid Jan dues \$279]	12/14/2022		-\$558.00
	REVERSAL - [Payment Received]	12/15/2022		-\$20.00
	REVERSAL - [Payment Received - escrow: prepaid Jan dues]	12/19/2022		-\$279.00
	Payment: PUGET SOUND ENERGY, Check #: 362, Invoice #: 11.2.22-12.2.22	12/20/2022	362	-\$398.20
	Payment: CITY OF ISSAQUAH, Check #: 363, Invoice #: 09.13.22-11.06.22	12/20/2022	363	-\$11,837.62
	Payment: AMERICAN FAMILY INSURANCE, Check #: 364, Invoice #: Jan'23 Ins	12/20/2022	364	-\$3,662.00
	REVERSAL - [Payment Received]	12/25/2022		-\$279.00
Total Cleared Checks:				\$60,041.22

Deposits	Description	Date	Amount
	Payment Received	11/25/2022	\$279.00
	CalPay ACH Transactions (Date: 2022-12-01, Transactions: 1, Amount: \$249.00)	12/1/2022	\$249.00
	Lockbox Payment	12/1/2022	\$299.00
	CalPay ACH Transactions (Date: 2022-12-02, Transactions: 2, Amount: \$508.00)	12/2/2022	\$508.00
	Lockbox Payment	12/2/2022	\$279.00
	Lockbox Payment	12/2/2022	\$279.00
	CalPay ACH Transactions (Date: 2022-12-05, Transactions: 7, Amount: \$1933.00)	12/5/2022	\$1,933.00
	Lockbox Payment	12/5/2022	\$1,056.00
	12.05.22 ACH.OTR sf	12/5/2022	\$28,730.00
	CalPay ACH Transactions (Date: 2022-12-06, Transactions: 15, Amount: \$4145.00)	12/6/2022	\$4,145.00
	Lockbox Payment	12/6/2022	\$1,395.00
	Lockbox Payment	12/7/2022	\$279.00
	CalPay ACH Transactions (Date: 2022-12-08, Transactions: 5, Amount: \$1674.00)	12/8/2022	\$1,674.00



# Brownstone Townhomes Reconciliation Report

Pacific Premier Bank - Operating Account PPB0282-10000

Statement Date: 12/30/2022

Statement Balance:	\$11,991.50
GL Balance:	\$5,142.96
Last Statement Balance:	\$21,060.72
Outstanding Checks:	\$9,579.53
Outstanding Deposits:	\$2,730.99
Calculated Balance:	\$11,991.50
GL vs. Balance Difference:	\$0.00

CalPay CC Transactions (Date: 2022-12-08, Transactions: 1, Amount: \$279.00)	12/8/2022	\$279.00
Lockbox Payment	12/8/2022	\$279.00
CalPay ACH Transactions (Date: 2022-12-12, Transactions: 1, Amount: \$279.00)	12/12/2022	\$279.00
CalPay ACH Transactions (Date: 2022-12-14, Transactions: 1, Amount: \$279.00)	12/14/2022	\$279.00
Payment Received - escrow: Dec dues \$279, prepaid Jan dues \$279	12/14/2022	\$558.00
Payment Received - escrow: prepaid Jan dues \$279	12/14/2022	\$279.00
Payment Received - escrow: prepaid Jan dues \$279	12/14/2022	\$279.00
Payment Received	12/15/2022	\$20.00
CalPay ACH Transactions (Date: 2022-12-19, Transactions: 1, Amount: \$279.00)	12/19/2022	\$279.00
Payment Received - escrow: prepaid Jan dues	12/19/2022	\$279.00
Payment Received - escrow: prepaid Jan dues	12/19/2022	\$279.00
CalPay ACH Transactions (Date: 2022-12-20, Transactions: 2, Amount: \$1694.00)	12/20/2022	\$1,694.00
CalPay ACH Transactions (Date: 2022-12-21, Transactions: 1, Amount: \$120.00)	12/21/2022	\$120.00
CalPay ACH Transactions (Date: 2022-12-22, Transactions: 2, Amount: \$558.00)	12/22/2022	\$558.00
Payment Received	12/25/2022	\$279.00
Lockbox Payment	12/27/2022	\$299.00
Lockbox Payment	12/27/2022	\$827.00
CalPay ACH Transactions (Date: 2022-12-28, Transactions: 1, Amount: \$141.00)	12/28/2022	\$141.00
Lockbox Payment	12/28/2022	\$299.00
Lockbox Payment	12/29/2022	\$299.00
Lockbox Payment	12/29/2022	\$299.00
CalPay ACH Transactions (Date: 2022-12-30, Transactions: 7, Amount: \$1963.00)	12/30/2022	\$1,963.00
<b>Total Cleared Deposits:</b>		<b>\$50,972.00</b>

## Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Yue Lin, Check #: 345, Invoice #: Refund	10/28/2022	345	-\$279.00
	Payment: JianQi Bao, Check #: 348, Invoice #: Refund	10/28/2022	348	-\$194.00
	Payment: Hongfei Liang and Honghui Li, Check #: 354, Invoice #: Refund	11/18/2022	354	-\$249.00
	Payment: Morris Management, Inc., Check #: 365, Invoice #: 1108.RMB.22P12	12/29/2022	365	-\$3,907.53
	Payment: Express Roofing & Remodeling, LLC, Check #: 366, Invoice #: 194	12/29/2022	366	-\$4,950.00
	<b>Total Outstanding Checks:</b>			<b>\$9,579.53</b>

Deposits	Description	Date	Amount
	Payment Received	12/29/2022	\$279.00
	Payment Received	12/29/2022	\$229.00
	Payment Received	12/30/2022	\$249.00
	Payment Received	12/30/2022	\$299.00
	Payment Received	12/30/2022	\$279.00
	Payment Received	12/31/2022	\$289.00
	Payment Received	12/31/2022	\$279.00
	Payment Received	12/31/2022	\$279.00
	Payment Received	12/31/2022	\$299.99
	CalPay ACH Transactions (Date: 2023-01-02, Transactions: 1, Amount: \$249.00)	1/2/2023	\$249.00
	<b>Total Outstanding Deposits:</b>		<b>\$2,730.99</b>

1/3/2023



# PACIFIC PREMIER BANK®

## STATEMENT OF ACCOUNT ACTIVITY

866-353-1476

www.ppbi.com

BROWNSTONE AT ISSAQUAH HIGHLANDS  
CONDOMINIUM ASSOCIATION  
MORRIS MANAGEMENT, INC.  
325 118TH AVE SE  
BELLEVUE WA 98005-3539

Page 1 of 6  
Branch 010  
Account Number: 2781000282  
Date 12/30/2022

EM

Don't miss paying a bill or receiving money electronically.  
Effective immediately, for your account protection, Pacific Premier Bank  
will no longer repair incoming electronic debits (ACH) containing  
incorrect information. We strongly recommend reviewing and updating  
your account information with any parties authorized to send electronic  
ACH transactions.

### HOA NON INT CKG

Acct 2781000282

#### Summary of Activity Since Your Last Statement

Beginning Balance	12/01/22	444,215.89	Stmnt Bal:	435,146.67
Deposits / Misc Credits	29	49,557.00	Less: GL10060	-423,155.17
Withdrawals / Misc Debits	12	58,626.22	Adj Bal:	=\$ 11,991.50
** Ending Balance	12/31/22	435,146.67	**	
Service Charge		.00		
Enclosures		11		

#### Deposits and Credits

Date	Deposits	Withdrawals	Activity Description
12/01	249.00		PAYLEASE.COM/CREDIT 285565915 Morris Management, Inc
12/01	299.00		Morris Managemen/ACH PMT 7657 eKlik
12/02	279.00		Morris Managemen/ACH PMT 7657 eKlik
12/02	508.00		PAYLEASE.COM/CREDIT 285829330 Morris Management, Inc
12/02	279.00		HOA LOCKBOX DEPOSIT
12/05	1,933.00		PAYLEASE.COM/CREDIT 286683675 Morris Management, Inc
12/05	28,730.00		Brownstone Townh/HOA Dues Brownstone Townhomes
12/05	1,056.00		HOA LOCKBOX DEPOSIT
12/06	4,145.00		PAYLEASE.COM/CREDIT 287556011 Morris Management, Inc
12/07	279.00		HOA LOCKBOX DEPOSIT
12/07	1,395.00		HOA LOCKBOX DEPOSIT





# PACIFIC PREMIER BANK®

## STATEMENT OF ACCOUNT ACTIVITY

866-353-1476

www.ppbi.com

BROWNSTONE AT ISSAQUAH HIGHLANDS  
CONDOMINIUM ASSOCIATION  
MORRIS MANAGEMENT, INC.  
325 118TH AVE SE  
BELLEVUE WA 98005-3539

Page 2 of 6  
Branch 010  
Account Number: 2781000282  
Date 12/30/2022

EM

### Deposits and Credits

Date	Deposits	Withdrawals	Activity Description
12/08	279.00		PAYLEASE.COM/CREDIT 288418164 Morris Management, Inc
12/08	1,674.00		PAYLEASE.COM/CREDIT 288239739 Morris Management, Inc
12/08	279.00		HOA LOCKBOX DEPOSIT
12/12	279.00		PAYLEASE.COM/CREDIT 288612962 Morris Management, Inc
12/14	279.00		PAYLEASE.COM/CREDIT 288902642 Morris Management, Inc
12/14	558.00		REMOTE CAPTURE DEPOSIT
12/19	279.00		PAYLEASE.COM/CREDIT 289151242 Morris Management, Inc
12/19	279.00		REMOTE CAPTURE DEPOSIT
12/20	1,694.00		PAYLEASE.COM/CREDIT 289244670 Morris Management, Inc
12/21	120.00		PAYLEASE.COM/CREDIT 289323732 Morris Management, Inc
12/22	558.00		PAYLEASE.COM/CREDIT 289383051 Morris Management, Inc
12/27	827.00		Morris Managemen/ACH PMT 7657 eKlik
12/27	299.00		HOA LOCKBOX DEPOSIT
12/28	141.00		PAYLEASE.COM/CREDIT 289661382 Morris Management, Inc
12/28	299.00		HOA LOCKBOX DEPOSIT
12/29	299.00		Morris Managemen/ACH PMT 7657 eKlik
12/29	299.00		HOA LOCKBOX DEPOSIT
12/30	1,963.00		PAYLEASE.COM/CREDIT 289879010 Morris Management, Inc

### Withdrawals and Debits

Date	Deposits	Withdrawals	Activity Description
12/06		25,333.37	DataVault Transfer to #0299

### Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
12/14	352	337.12	12/05	357	1,764.00	12/22	360	4,955.48
12/01	355*	3,685.08	12/07	358	3,662.00	12/19	361	1,832.00
12/09	356	220.20	12/14	359	939.15	12/28	362	398.20



# PACIFIC PREMIER BANK®

## STATEMENT OF ACCOUNT ACTIVITY

866-353-1476

www.ppbi.com

BROWNSTONE AT ISSAQUAH HIGHLANDS  
CONDOMINIUM ASSOCIATION  
MORRIS MANAGEMENT, INC.  
325 118TH AVE SE  
BELLEVUE WA 98005-3539

Page 3 of 6  
Branch 010  
Account Number: 2781000282  
Date 12/30/2022

EM

### Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
12/23	363	11,837.62	12/28	364	3,662.00			
* indicates a break in check number sequence								

### Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
12/01	441,078.81	12/09	450,935.24	12/22	446,917.49
12/02	442,144.81	12/12	451,214.24	12/23	435,079.87
12/05	472,099.81	12/14	450,774.97	12/27	436,205.87
12/06	450,911.44	12/19	449,500.97	12/28	432,585.67
12/07	448,923.44	12/20	451,194.97	12/29	433,183.67
12/08	451,155.44	12/21	451,314.97	12/30	435,146.67

Page 4 of 6  
 Account: 2781000282  
 Date 12/30/22

Brownstone at Issaquah Highlands  
 C/o Morris Management, Inc., AAMC  
 325 - 118th Avenue SE, Suite 204  
 Bellevue, WA 98005

Pacific Premier Bank  
 12001 N Central Expressway, #1155  
 Dallas, Texas 75243  
 32-25451110

000352  
 November 18, 2022

PAY TO THE ORDER OF ILLUMINATION SERVICES, LLC \$337.12

THREE HUNDRED THIRTY SEVEN AND 12/100 \*\*\*\*\* DOLLARS

ILLUMINATION SERVICES, LLC  
 16915 SE 272nd St. Suite 100  
 PMB#167  
 Covington, WA 98042

*Lucy Day*  
*Amagins*

⑈000352⑈ ⑆111025453⑆ 2781000282⑈ ⑈000033712⑈

12/14/2022 352 \$337.12

Seq: 42  
 Batch: 836545  
 Date: 12/13/22

Can 98863 12/13/22  
 PAY 98863 CC: 133688855  
 MP: 80 LOTS: 00168 PF  
 DC: CREDITCARD CHARGE BC 441-245

DO NOT WRITE IN SPACES BELOW THIS LINE

Brownstone at Issaquah Highlands  
 C/o Morris Management, Inc., AAMC  
 325 - 118th Avenue SE, Suite 204  
 Bellevue, WA 98005

Pacific Premier Bank  
 12001 N Central Expressway, #1155  
 Dallas, Texas 75243  
 32-25451110

000355  
 November 29, 2022

PAY TO THE ORDER OF MORRIS MANAGEMENT, INC. \$3,685.08

THREE THOUSAND SIX HUNDRED EIGHTY FIVE AND 08/100 \*\*\*\*\* DOLLARS

Morris Management, Inc.  
 325 - 118th Avenue SE  
 Suite 204  
 Bellevue, WA 98005

*Lucy Day*  
*Amagins*

⑈000355⑈ ⑆111025453⑆ 2781000282⑈ ⑈000036850⑈

12/01/2022 355 \$3,685.08

Seq: 42  
 Batch: 836545  
 Date: 12/13/22

Can 98863 12/13/22  
 PAY 98863 CC: 133688855  
 MP: 80 LOTS: 00168 PF  
 DC: CREDITCARD CHARGE BC 441-245

DO NOT WRITE IN SPACES BELOW THIS LINE

Brownstone at Issaquah Highlands  
 C/o Morris Management, Inc., AAMC  
 325 - 118th Avenue SE, Suite 204  
 Bellevue, WA 98005

Pacific Premier Bank  
 12001 N Central Expressway, #1155  
 Dallas, Texas 75243  
 32-25451110

000356  
 November 29, 2022

PAY TO THE ORDER OF PREMIERE LAWN SERVICE, INC. \$220.20

TWO HUNDRED TWENTY AND 20/100 \*\*\*\*\* DOLLARS

PREMIERE LAWN SERVICE, INC.  
 13300 Bothell Everett Hwy  
 PMB 303-867  
 Mill Creek, WA 98012

*Lucy Day*  
*Amagins*

⑈000356⑈ ⑆111025453⑆ 2781000282⑈ ⑈000022020⑈

12/09/2022 356 \$220.20

Seq: 42  
 Batch: 836545  
 Date: 12/13/22

Can 98863 12/13/22  
 PAY 98863 CC: 133688855  
 MP: 80 LOTS: 00168 PF  
 DC: CREDITCARD CHARGE BC 441-245

DO NOT WRITE IN SPACES BELOW THIS LINE

Brownstone at Issaquah Highlands  
 C/o Morris Management, Inc., AAMC  
 325 - 118th Avenue SE, Suite 204  
 Bellevue, WA 98005

Pacific Premier Bank  
 12001 N Central Expressway, #1155  
 Dallas, Texas 75243  
 32-25451110

000357  
 November 29, 2022

PAY TO THE ORDER OF DAUNTLESS SECURITY GROUP, INC. \$1,764.00

ONE THOUSAND SEVEN HUNDRED SIXTY FOUR AND 00/100 \*\*\*\*\* DOLLARS

DAUNTLESS SECURITY GROUP, INC.  
 320 34th Ave. NW  
 Gig Harbor, WA 98335-781

*Lucy Day*  
*Amagins*

⑈000357⑈ ⑆111025453⑆ 2781000282⑈ ⑈0000176400⑈

12/05/2022 357 \$1,764.00

Seq: 42  
 Batch: 836545  
 Date: 12/13/22

Can 98863 12/13/22  
 PAY 98863 CC: 133688855  
 MP: 80 LOTS: 00168 PF  
 DC: CREDITCARD CHARGE BC 441-245

DO NOT WRITE IN SPACES BELOW THIS LINE

Brownstone at Issaquah Highlands  
 C/o Morris Management, Inc., AAMC  
 325 - 118th Avenue SE, Suite 204  
 Bellevue, WA 98005

Pacific Premier Bank  
 12001 N Central Expressway, #1155  
 Dallas, Texas 75243  
 32-25451110

000358  
 November 29, 2022

PAY TO THE ORDER OF AMERICAN FAMILY INSURANCE \$3,662.00

THREE THOUSAND SIX HUNDRED SIXTY TWO AND 00/100 \*\*\*\*\* DOLLARS

AMERICAN FAMILY INSURANCE  
 P.O. Box 52230  
 Phoenix, AZ 85072-2230

*Lucy Day*  
*Amagins*

⑈000358⑈ ⑆111025453⑆ 2781000282⑈ ⑈0000366200⑈

12/07/2022 358 \$3,662.00

Seq: 42  
 Batch: 836545  
 Date: 12/13/22

Can 98863 12/13/22  
 PAY 98863 CC: 133688855  
 MP: 80 LOTS: 00168 PF  
 DC: CREDITCARD CHARGE BC 441-245

DO NOT WRITE IN SPACES BELOW THIS LINE

Page  
Account:  
Date

5 of 6  
2781000282  
12/30/22

Brownstone at Issaquah Highlands  
C/o: Morris Management, Inc., AAMC  
325 - 118th Avenue SE, Suite 204  
Bellevue, WA 98005

Pacific Premier Bank  
12001 N. Central Expressway, #1165  
Dallas, Texas 75243  
22-25481110

000359  
December 09, 2022

PAY TO THE ORDER OF AFFORDABLE HANDYWORK INC. \$939.15

NINE HUNDRED THIRTY NINE AND 15/100 \*\*\*\*\* DOLLARS

AFFORDABLE HANDYWORK INC.  
3504 96th Ave NE  
Kirkland, WA 98033

12/14/2022 359 \$939.15

DO NOT WRITE, SIGNATURE REQUIRED HERE

12/14/2022 359 \$939.15

Brownstone at Issaquah Highlands  
C/o: Morris Management, Inc., AAMC  
325 - 118th Avenue SE, Suite 204  
Bellevue, WA 98005

Pacific Premier Bank  
12001 N. Central Expressway, #1165  
Dallas, Texas 75243  
22-25481110

000360  
December 09, 2022

PAY TO THE ORDER OF PREMIERE LAWN SERVICE, INC. \$4,955.48

FOUR THOUSAND NINE HUNDRED FIFTY FIVE AND 48/100 \*\*\*\*\* DOLLARS

PREMIERE LAWN SERVICE, INC.  
13300 Bothell Everett Hwy  
PMB 303-667  
Mill Creek, WA 98012

12/22/2022 360 \$4,955.48

DO NOT WRITE, SIGNATURE REQUIRED HERE

12/22/2022 360 \$4,955.48

Brownstone at Issaquah Highlands  
C/o: Morris Management, Inc., AAMC  
325 - 118th Avenue SE, Suite 204  
Bellevue, WA 98005

Pacific Premier Bank  
12001 N. Central Expressway, #1165  
Dallas, Texas 75243  
22-25481110

000361  
December 09, 2022

PAY TO THE ORDER OF DAUNTLESS SECURITY GROUP, INC. \$1,832.00

ONE THOUSAND EIGHT HUNDRED THIRTY TWO AND 00/100 \*\*\*\*\* DOLLARS

DAUNTLESS SECURITY GROUP, INC.  
320 34th Ave NW  
Gig Harbor, WA 98335-781

12/19/2022 361 \$1,832.00

DO NOT WRITE, SIGNATURE REQUIRED HERE

12/19/2022 361 \$1,832.00

Brownstone at Issaquah Highlands  
C/o: Morris Management, Inc., AAMC  
325 - 118th Avenue SE, Suite 204  
Bellevue, WA 98005

Pacific Premier Bank  
12001 N. Central Expressway, #1165  
Dallas, Texas 75243  
22-25481110

000362  
December 20, 2022

PAY TO THE ORDER OF PUGET SOUND ENERGY \$398.20

THREE HUNDRED NINETY EIGHT AND 20/100 \*\*\*\*\* DOLLARS

PUGET SOUND ENERGY  
P.O. Box 91269  
Bellevue, WA 98009-9269

12/28/2022 362 \$398.20

12/27/2022 - 16 - 213  
For Deposit to DDA#4430000808

12/27/2022-03371405-08TR 3235Q 1819 PSE PH#R2

Brownstone at Issaquah Highlands  
C/o: Morris Management, Inc., AAMC  
325 - 118th Avenue SE, Suite 204  
Bellevue, WA 98005

Pacific Premier Bank  
12001 N. Central Expressway, #1165  
Dallas, Texas 75243  
22-25481110

000363  
December 20, 2022

PAY TO THE ORDER OF CITY OF ISSAQUAH \$11,837.62

ELEVEN THOUSAND EIGHT HUNDRED THIRTY SEVEN AND 62/100 \*\*\*\*\* DOLLARS

CITY OF ISSAQUAH  
Utility Billing  
P.O. Box 3825  
Seattle, WA 98124-3825

12/23/2022 363 \$11,837.62

DO NOT WRITE, SIGNATURE REQUIRED HERE

12/23/2022 363 \$11,837.62

12/28/2022	364	\$3,662.00
------------	-----	------------

1. <b>Check or money order payable to:</b> Doctor's Emergency Fund for Disaster Relief 1000 N. 17th St., Suite 100 Phoenix, AZ 85016		2. <b>Check or money order number:</b>  
3. <b>Check or money order date:</b>  		4. <b>Check or money order amount:</b>  
5. <b>Check or money order expiration date:</b>  		6. <b>Check or money order type:</b>  
7. <b>Check or money order description:</b>  		8. <b>Check or money order reference number:</b>  
9. <b>Check or money order serial number:</b>  		10. <b>Check or money order MICR line:</b>  

## CHANGE OF ADDRESS FOR EXISTING ACCOUNTS

<b>ENTER NAME AND CORRECT ADDRESS BELOW, THEN CUT OFF THIS PORTION AND RETURN IT TO THE ADDRESS BELOW</b>	<b>CHECKING ACCOUNT NUMBER:</b>	
	<b>IF YOU HAVE ANY OTHER ACCOUNTS, PLEASE LIST BELOW.</b>	
NAME	TYPE	ACCOUNT NUMBER
NAME		
STREET ADDRESS		
CITY		
STATE ZIP CODE		
TAX PAYER'S IDENTIFYING NO.	PHONE	
SIGNATURE		

*Detach And Return To Bank*

CHECK / ATM / DEBIT WITHDRAWALS OUTSTANDING						CHECKBOOK RECONCILIATION	
DATE OR #	AMOUNT	DATE OR #	AMOUNT	DATE OR #	AMOUNT		
						<b>ENTER</b> BALANCE THIS STATEMENT	
						<b>ADD</b> RECENT DEPOSITS (NOT CREDITED ON THIS STATEMENT)	
						<b>SUBTOTAL</b>	
						<b>SUBTRACT</b> TOTAL CHECKS / ATM WITHDRAWALS OUTSTANDING	
						<b>BALANCE</b>	
					<b>TOTAL \$</b>		

BALANCE should agree with your checkbook balance after deducting charges and adding credits not shown in your checkbook but included on this statement as follows:  
Interest - Add | Check Printing\* - Deduct | Automatic Payment - Deduct | Transfer - Add | Service Charge - Deduct

BALANCE should agree with your checkbook balance after deducting charges and adding credits not shown in your checkbook but included on this statement as follows:

PLEASE REPORT ANY ERRORS OR OMISSIONS WITHIN 30 DAYS, OTHERWISE, STATEMENT WILL BE CONSIDERED CORRECT AND CHECKS GENUINE. ALL DEPOSITS AND CREDITS ARE SUBJECT TO FINAL PAYMENT.

\*Printed check charges include tax and shipping

If your checkbook and statement do not balance, have you:

- ☐ Accounted for bank charges? ☐ Verified additions and subtractions in your checkbook ☐ Compared cancelled/images checks to checkbook ☐ Compared deposit amounts on statement to your checkbook?

## IN CASE OF ERRORS, INQUIRIES, OR PREAUTHORIZED TRANSFER VERIFICATION

Please contact us Monday through Friday 9:00 a.m. - 5:00 p.m. at:

Pacific Premier Bank  
Attn: Branch Support  
P.O. Box 25171  
Santa Ana, CA 92799-9810  
(866) 353-1476

Please Include:

1. Your name and account number
2. Describe the error or question, explaining as clearly as possible
3. Tell us the transaction and dollar amount you question, if applicable

As a consumer, additional information on a summary of your rights and responsibilities is included in the Deposit Account Agreement and Information Brochure. To report a lost or stolen card during non-business hours, call (866) 353-1476.



# Brownstone Townhomes Reconciliation Report

Pacific Premier Bank - Replacement Fund PPB0299-12000

Statement Date: 12/30/2022

Statement Balance:	\$982,920.63
GL Balance:	\$982,920.63
Last Statement Balance:	\$957,337.92
Outstanding Checks:	\$0.00
Outstanding Deposits:	\$0.00
Calculated Balance:	\$982,920.63
GL vs. Balance Difference:	\$0.00

**Cleared**

Checks	Description	Date	Check #	Amount
Total Cleared Checks:				\$0.00
Deposits	Description	Date		Amount
	Transfer from 10000 - OPERATING ACCOUNT PPB0282	12/6/2022		\$25,333.37
	47600 - Interest Income - Repl Fund	12/31/2022		\$249.34
Total Cleared Deposits:				\$25,582.71

**Outstanding**

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00
Deposits	Description	Date		Amount
Total Outstanding Deposits:				\$0.00



# PACIFIC PREMIER BANK®

## STATEMENT OF ACCOUNT ACTIVITY

866-353-1476

www.ppbi.com

BROWNSTONE AT ISSAQUAH HIGHLANDS  
CONDOMINIUM ASSOCIATION  
MORRIS MANAGEMENT, INC.  
325 118TH AVE SE  
BELLEVUE WA 98005-3539

Page 1 of 1  
Branch 010  
Account Number: 2782000299  
Date 12/30/2022

EM

Don't miss paying a bill or receiving money electronically.  
Effective immediately, for your account protection, Pacific Premier Bank  
will no longer repair incoming electronic debits (ACH) containing  
incorrect information. We strongly recommend reviewing and updating  
your account information with any parties authorized to send electronic  
ACH transactions.

### HOA MONEY MARKET

Acct 2782000299

#### Summary of Activity Since Your Last Statement

Beginning Balance	12/01/22	957,337.92
Deposits / Misc Credits	2	25,582.71
Withdrawals / Misc Debits	0	.00
** Ending Balance	12/31/22	982,920.63 **
Service Charge		.00
Interest Paid Thru 12/31/22		249.34
Interest Paid Year To Date		1,878.37
Average Rate / Cycle Days		.30000 / 31

#### Deposits and Credits

Date	Deposits	Withdrawals	Activity Description
12/06	25,333.37		DataVault Transfer from #0282
12/30	249.34		INTEREST EARNED

#### Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
12/06	982,671.29	12/30	982,920.63		



## CHANGE OF ADDRESS FOR EXISTING ACCOUNTS

<b>ENTER NAME AND CORRECT ADDRESS BELOW, THEN CUT OFF THIS PORTION AND RETURN IT TO THE ADDRESS BELOW</b>		<b>CHECKING ACCOUNT NUMBER:</b>	
		<b>IF YOU HAVE ANY OTHER ACCOUNTS, PLEASE LIST BELOW.</b>	
NAME		TYPE	ACCOUNT NUMBER
NAME			
STREET ADDRESS			
CITY			
STATE	ZIP CODE		
TAX PAYER'S IDENTIFYING NO.	PHONE		
SIGNATURE			

*Detach And Return To Bank*

[illegible]

BALANCE should agree with your checkbook balance after deducting charges and adding credits not shown in your checkbook but included on this statement as follows:

PLEASE REPORT ANY ERRORS OR OMISSIONS WITHIN 30 DAYS, OTHERWISE, STATEMENT WILL BE CONSIDERED CORRECT AND CHECKS GENUINE. ALL DEPOSITS AND CREDITS ARE SUBJECT TO FINAL PAYMENT.

\*Printed check charges include tax and shipping

If your checkbook and statement do not balance, have you:

- ☐
- Accounted for bank charges?
- ☐
- Verified additions and subtractions in your checkbook
- ☐
- Compared cancelled/images checks to checkbook
- ☐
- Compared deposit amounts on statement to your checkbook?

## IN CASE OF ERRORS, INQUIRIES, OR PREAUTHORIZED TRANSFER VERIFICATION

Please contact us Monday through Friday 9:00 a.m. - 5:00 p.m. at:

Pacific Premier Bank  
Attn: Branch Support  
P.O. Box 25171  
Santa Ana, CA 92799-9810  
(866) 353-1476

Please Include:

1. Your name and account number
2. Describe the error or question, explaining as clearly as possible
3. Tell us the transaction and dollar amount you question, if applicable

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