SUNSHINE CREEK
Condominiums
C/O 6107 SW Murray Blvd., #313
Beaverton, OR 97008
www.SunshineCreekCondos.com

SUNSHINE CREEK CONDOMINIUMS
2020 OWNER PACKET

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IMPORTANT DOCUMENTS ENCLOSED!
PLEASE REVIEW CAREFULLY.
NOTICE OF DUES INCREASE ENCLOSED.

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YEAR-END SUMMARY

- Your Board of Directors adopted a 2020 budget at the October 2019 board meeting. It is the result of a proposed budget presented by Management along with the review and input of each of the Board members.
- The 2020 overall increase is 12.38%. The increase in reserve contributions for 2020 is 3.0% and 16.56% for the Operating budget. The increases are elevated due to projected needs of the Association and are the result of working to avoid special assessments to each unit. Reserve contributions will progress as defined in the new 2019 30-year Reserve Study (included). The Association's Reserve Funds are projected to complete projected repairs identified in the Reserve Study and 30-year Maintenance Plan.
- The combined operating and capital reserves for the 2020 budget is $200,350 – compared to $178,285 in 2019 and $176,035 in 2018.
- Based on 2019 expenses, the Board approved the Budget expense categories as follows:

  Ground & Maintenance Repair……. + 19.60%
  Building Repairs & Maintenance……. + 21.69%
  Utility Expenses……...……. + 7.55%
  General Operating Expenses …… + 26.20%

  The above percentages are based on the needs from actual spending in 2019 and projected trends that are expected in 2020.
- Grounds and Maintenance increased to accommodate long needed deferred maintenance throughout the community. There are also anticipated irrigation needs. Sidewalk repairs and tree maintenance will continue to be needed and performed on an ongoing basis.
- Building Repairs and Maintenance increased from previous years and will help reduce the need for special assessments and address many maintenance needs including the repair and replacement needs in many areas of siding, decks landing and steps, handrails, drainage, gutter, lighting, and roofing. The operating contingency previously included in the operating expenses has been removed and now been absorbed in the building & maintenance portion of the budget. While the increase identified above seems high, the Building & Repairs portion of the budget only consists of 11.22% of the budget. The overall monetary increase from 2019 is $4,350.00.
- Utility expenses increased due to water, sewer, and waste removal cost increases that are beyond the control of the Association. Utilities are the largest component of the budget at 30.46%. The line items in the budget category will now reflect the current and projected spending trends to the Association keep within the budgeted amount on an annual basis.

Please notify management immediately if your toilets are running, or if you are aware of any other plumbing leaks or drips or lighting outages.

- The was an increase in General Operating Expenses due largely to an accurate reflection of insurance and management costs. In years past the Association would consistently come in over budget on line items in the category. The insurance premiums from 2017 through 2019 remained level in the budget and did not account for the necessary annual increases. The operating contingency in this category has been removed and will be absorbed in the building R&M portion of the budget. The line items in the budget category will now reflect the current projected spending trend and help to keep the Association within the budgeted amount on an annual basis.
- The Board and Management are managing collections & delinquencies effectively. As of November 30, 2019, the majority of amounts past due are still Owners transitioning to the new payment portal provided by current management.
- The Reserve Study and 30-year Maintenance plan has been completely remodeled to reflect the long-term needs of the Association. Projections indicate that the proposed funding model will adequately accommodate the needs of the Association. The 2019 Reserve Study added many components that will continue to improve the community over the next 30 years. The reserve funding is stable and there is no anticipated need for any special assessments in order to proceed with the needed maintenance.
- All Owners are now paying their COA dues online through the portal at www.PaySCCDues.com. On September 1, 2019 Management became paperless and no longer accepts paper check or bill pay checks. The result is a higher level of security and timeliness of payments. Monthly recurring payments can be set up to post on any day between the 1st of the month, and the 10th of the month to avoid late fees. Additionally, maintenance requests can also be submitted from this portal. Management is happy to help you set up or process payments.
- The Association website at www.SunshineCreekCondos.com continues to grow with an abundance of information about the Association. You can now download most documents directly from the website for free. Unlike most Associations who charge for documents through services like CondoCerts, Sunshine Creek now provides access to documents at no charge to Owners, or prospective Buyers.
- The Association adopted an updated enforcement resolution which has been included in the packet. Please be aware of the rules and regulations throughout the community
- The Board is happy to announce that there are no pending special assessments, pending litigation, or any other areas of concern as of the end of 2019.

Sunshine Creek Condominiums 2020 Annual Budget							
(11/6/2019 Final)							
Revenues:	% of Budge	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2019-2020	% Change
Assessment Income		117,885.00	128,035.00	123,285.00	143,700.00	20,415.00	16.56%
Reserve Income		50,000.00	48,000.00	55,000.00	56,650.00	1,650.00	3.00%
Capital Contribution		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	0.00	250.00	250.00	100.00%
Interest Income		0.00	0.00	0.00	0.00	0.00	0.00%
Key Income		0.00	0.00	0.00	0.00	0.00	0.00%
Late Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Parking Income		0.00	0.00	0.00	0.00	0.00	0.00%
Violation Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL INCOME		167,885.00	176,035.00	178,285.00	200,350.00	22,315.00	12.38%
Expenses:		2017 Budget	2018 Budget	2019 Budget	2019 Budget	2019 Budget	% Change
Landscape Contract - Base		10,900.00	11,460.00	11,460.00	12,500.00	1,040.00	9.08%
Landscape Services (Additional)		0.00	3,000.00	1,000.00	2,000.00	1,000.00	100.00%
Irrigation		1,000.00	1,000.00	500.00	1,000.00	500.00	100.00%
Snow removal contracts		0.00	0.00	0.00	0.00	0.00	0.00%
Total Ground & Maintenance Repair	7.27%	11,900.00	15,460.00	12,960.00	15,500.00	2,540.00	19.60%
Cleaning Service		2,280.00	4,870.00	2,400.00	2,400.00	0.00	0.00%
Electric Lamping/Ballast - R&M		0.00	0.00	0.00	500.00	500.00	100.00%
Exterior Roof R&M		0.00	0.00	810.00	2,500.00	1,690.00	208.64%
General Bldg. - R&M		5,000.00	5,000.00	5,000.00	6,000.00	1,000.00	20.00%
Gutters - R&M		500.00	1,000.00	1,350.00	1,500.00	150.00	11.11%
Pest Control Services		590.00	590.00	750.00	750.00	0.00	0.00%
Plumbing R&M		0.00	0.00	0.00	500.00	500.00	100.00%
Staff (Maintenance)		0.00	0.00	0.00	0.00	0.00	0.00%
Pool Maint. & Supplies		9,700.00	9,700.00	9,700.00	9,700.00	0.00	0.00%
Pool Chemical Reads		0.00	0.00	0.00	0.00	0.00	0.00%
Exercise Equipment Maint.		0.00	0.00	0.00	500.00	500.00	100.00%
Total Building & Repairs & Maintenance	11.22%	18,070.00	21,160.00	20,010.00	24,350.00	4,340.00	21.69%
Alarm System Testing & Maintenance		500.00	500.00	800.00	800.00	0.00	0.00%
Garbage & Recycle (Waste Management)		5,500.00	5,500.00	5,500.00	6,500.00	1,000.00	18.18%
Electricity - Common Area		4,500.00	4,500.00	4,000.00	4,200.00	200.00	5.00%
Gas		2,500.00	2,500.00	2,000.00	2,200.00	200.00	10.00%
Telephone/Cable/Internet Basic Service (Comcast)		2,510.00	2,510.00	3,500.00	3,500.00	0.00	0.00%
Water/Sewer (6% anticipated increase, City of Beaverton >July		37,500.00	37,500.00	38,500.00	41,200.00	2,700.00	7.01%
Utility Expenses	30.46%	53,010.00	53,010.00	54,300.00	58,400.00	4,100.00	7.55%
Audit Fees		4,560.00	4,560.00	1,850.00	2,200.00	350.00	18.92%
Bank Charges		0.00	0.00	0.00	250.00	250.00	100.00%
Copy/Fax		0.00	0.00	0.00	250.00	250.00	100.00%
General Liability Insurance		14,175.00	14,175.00	14,175.00	21,000.00	6,825.00	48.15%
General Office Expenses		1,000.00	1,000.00	2,000.00	500.00	-1,500.00	-75.00%
Legal Fees		750.00	8,250.00	6,295.00	3,000.00	-3,295.00	-52.34%
Licenses/Fees/Permits		500.00	500.00	75.00	1,100.00	1,025.00	1366.67%
Management Fee - Base		7,920.00	7,920.00	9,720.00	16,400.00	6,680.00	68.72%
Management Services - Extra		0.00	0.00	900.00	0.00	-900.00	-100.00%
Operating Contingency		6,000.00	2,000.00	1,000.00	0.00	-1,000.00	-100.00%
Reserve Study Fee		0.00	0.00	0.00	750.00	750.00	0.00%
Operating Expenses	20.20%	34,905.00	38,405.00	36,015.00	45,450.00	9,435.00	26.20%
Total Ground, Building, Utility, & Operating	69.15%	117,885.00	128,035.00	123,285.00	143,700.00	20,415.00	16.56%
		2017 Budget	2018 Budget	2019 Budget	2019 Budget	2019 Budget	% Change
Reserves	30.85%	50,000.00	48,000.00	55,000.00	56,650.00	1,650.00	3.00%
		2017 Budget	2018 Budget	2019 Budget	2019 Budget	2019 Budget	% Change
Calculated Expenses Plus Reserves	100.00%	167,885.00	176,035.00	178,285.00	200,350.00	22,065.00	12.38%
2020 Annual Budget (final)					200,350.00		

Sunshine Creek Condominiums 2019-2020 Fee Allocations											
(11/6/2019 Final)											
Unit Address	**Unit Int.**	**Garage**	**Gar Int.**	**Carport**	**CP Int.**	**Tot. Int.**	**'19 Dues**	**'20 Dues**	**Oper. %**	**Reser. %**	**'19-'20**
10620 SW Davies Rd #1	1.39585			C-20	0.00001	1.39586	207.38	233	168	65	26
10620 SW Davies Rd #2	1.43880			C-20	0.00001	1.43881	213.77	240	173	67	26
10620 SW Davies Rd #3	1.43880					1.43880	213.76	240	173	67	26
10620 SW Davies Rd #4	1.39585			C-3	0.00001	1.39586	207.38	233	168	65	26
10620 SW Davies Rd #5	1.41302			C-4	0.00001	1.41303	209.94	236	170	66	26
10620 SW Davies Rd #6	1.41302			C-5	0.00001	1.41303	209.94	236	170	66	26
10620 SW Davies Rd #7	1.39585					1.39585	207.38	233	168	65	26
10620 SW Davies Rd #8	1.41302	G-2	0.00001	C-8	0.00001	1.41304	209.94	236	170	66	26
10620 SW Davies Rd #9	1.41302	G-4	0.00001			1.41303	209.94	236	170	66	26
10620 SW Davies Rd #10	1.39585			C-7	0.00001	1.39586	207.38	233	168	65	26
10620 SW Davies Rd #11	1.41302	G-1	0.00001			1.41303	209.94	236	170	66	26
10620 SW Davies Rd #12	1.41302			C-1	0.00001	1.41303	209.94	236	170	66	26
10620 SW Davies Rd #13	1.39585					1.39585	207.38	233	168	65	26
10620 SW Davies Rd #14	1.41302					1.41302	209.93	236	170	66	26
10660 SW Davies Rd #15	1.41302			C-6	0.00001	1.41303	209.94	236	170	66	26
10640 SW Davies Rd #16	1.39586					1.39586	207.38	233	168	65	26
10640 SW Davies Rd #17	1.43880	G-3	0.00001			1.43881	213.77	240	173	67	26
10640 SW Davies Rd #18	1.43880	G-5	0.00001			1.43881	213.77	240	173	67	26
10640 SW Davies Rd #19	2.24412					2.24412	333.41	375	270	105	41
10640 SW Davies Rd #20	2.28063	G-6	0.00001	C-10	0.00001	2.28065	338.84	381	274	107	42
10640 SW Davies Rd #21	2.25915			C-17	0.00001	2.25916	335.65	377	272	106	42
10640 SW Davies Rd #22	2.31284	G-17	0.00001	C-9	0.00001	2.31286	343.62	386	278	108	43
10640 SW Davies Rd #23	2.31284			C-13	0.00001	2.31285	343.62	386	278	108	43
10640 SW Davies Rd #24	2.25915	G-12	0.00001	C-18	0.00001	2.25917	335.65	377	272	106	42
10640 SW Davies Rd #25	2.31284	G-11	0.00001	C-11, C-12	0.00002	2.31287	343.62	386	278	108	43
10660 SW Davies Rd #26	2.31284	G-8	0.00001			2.31285	343.62	386	278	108	43
10640 SW Davies Rd #27	2.24412	G-18	0.00001	C-14	0.00001	2.24414	331.41	375	270	105	43
10640 SW Davies Rd #28	2.28063	G-7	0.00001			2.28064	338.84	381	274	107	42
10660 SW Davies Rd #29	2.02937			C-19	0.00001	2.02938	301.51	339	244	95	37
10640 SW Davies Rd #30	2.05300			C-15	0.00001	2.05301	305.02	343	247	96	38
10660 SW Davies Rd #31	2.05300			C-16	0.00001	2.05301	305.02	343	247	96	38
10660 SW Davies Rd #32	2.02937			C-26	0.00001	2.02938	301.51	339	244	95	37
10660 SW Davies Rd #33	2.05300			C-22	0.00001	2.05301	305.02	343	247	96	38
10660 SW Davies Rd #34	2.05300	G-13	0.00001	C-24	0.00001	2.05302	305.02	343	247	96	38
10660 SW Davies Rd #35	2.02937			C-21	0.00001	2.02938	301.51	339	244	95	37
10690 SW Davies Rd #36	2.05300			C-25	0.00001	2.05301	305.02	343	247	96	38
10690 SW Davies Rd #37	2.05300	G-9	0.00001			2.05301	305.02	343	247	96	38
10660 SW Davies Rd #38	2.02937	G-16	0.00001	C-27	0.00001	2.02939	310.51	339	244	95	28
10660 SW Davies Rd #39	2.05300	G-15	0.00001	C-23	0.00001	2.05302	305.02	343	247	96	38

10660 SW Davies Rd #40	2.05300	G-14	0.00001			2.05301	305.02	343	247	96	38
10660 SW Davies Rd #41	2.02937	G-10	0.00001	C-32	0.00001	2.02939	301.51	339	244	95	37
10660 SW Davies Rd #42	2.05300			C-28	0.00001	2.05301	305.02	343	247	96	38
10660 SW Davies Rd #43	2.05300			C-29	0.00001	2.05301	305.02	343	247	96	38
10660 SW Davies Rd #44	2.02937	G-19	0.00001	C-33	0.00001	2.02939	301.51	339	244	95	37
10660 SW Davies Rd #45	2.05300			C-30	0.00001	2.05301	305.02	343	247	96	38
10660 SW Davies Rd #46	2.05300			C-31	0.00001	2.05301	305.02	343	247	96	38
10690 SW Davies Rd #47	1.87689			C-35	0.00001	1.87690	278.85	313	226	88	35
10690 SW Davies Rd #48	1.90911			C-36	0.00001	1.90912	283.64	319	229	89	35
10690 SW Davies Rd #49	1.82320			C-34	0.00001	1.82321	270.88	304	219	85	34
10690 SW Davies Rd #50	1.85757					1.85757	275.98	310	223	87	34
10690 SW Davies Rd #51	1.82320			C-38	0.00001	1.82321	270.88	304	219	85	34
10690 SW Davies Rd #52	1.85757			C-39	0.00001	1.85758	275.98	310	223	87	34
10690 SW Davies Rd #53	1.87689			C-40	0.00001	1.87690	278.85	313	226	88	35
10690 SW Davies Rd #54	1.90911			C-41, C-37	0.00002	1.90913	283.64	319	229	89	35
10680 SW Davies Rd.	HOA	G-20	0.00001			0.00001	0.02	0	0	0	0
Totals.....	**99.99939**		**0.00020**		**0.00041**	**100.00000**	**14,864.16**	**16,696**	**12,021**	**4,675**	
							2019 Total	*2020 Total*	*Operating*	*Reserves*	
						Monthly Budget:	**14,857**	**16,696**	**11,975**	**4,721**	
						Annual Budget:	**178,285**	**200,350**	**143,700**	**56,650**	
						Avg. Ann. p/door:	**3,302**	**3,710**	**2,661**	**1,049**	
						% of budget:			**72%**	**28%**	

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NOTICE TO OWNERS

- **This packet serves as your notice of increase in monthly HOA dues beginning January 1, 2020.**
- If your payment is auto drafted via the www.PaySCCDues.com portal, unless we hear differently from you, your monthly payment will automatically be adjusted for your January payment.
- **AS OF SEPTEMBER 1, 2019, PAPER CHECKS ARE NO LONGER ACCEPTED FOR PAYMENT OF HOA DUES. PLEASE LOG INTO THE HOA PORTAL AT www.PaySCCDues.com TO MAKE PAYMENTS ELECTRONICALLY.**
- Payment coupons will not be provided as they are not necessary to make your monthly HOA payment. Monthly statements are emailed out on the 1st of each month, and receipts are delivered electronically as soon as your payment posts to your account.
- Please reference the fee allocation included in this packet on pages 5 & 6 for the amount of your 2020 HOA dues.

✓ **Reminder:** Each Unit Owner shall be responsible for obtaining at his or her own expense, insurance covering his or her property not insured under the Condominium's property loss policy and against his liability not covered under the Condominium's liability policy (AOUO Sunshine Creek Condominiums Bylaws Section 10.9(c).

READ → ✓ **Are you in Compliance?:** If you are leasing your Unit, you are required to provide a copy of your lease and evidence of the Renters insurance policy in place for the unit (AOUO Sunshine Creek Condominiums Leasing Resolution effective May 5, 2018). If you have not done so already, all Leases or lease updates should be emailed to Manager@FRESHSTARTofOregon.com **no later than January 31, 2020**.

ASSOCIATION OF UNIT OWNERS OF SUNSHINE CREEK CONDOMINIUMS

MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION

Year Built: **1998**

Prepared by:

FRESH START REAL ESTATE INC.
Sellers. Buyers. Property Management.
503-319-5848 Cell-Text-MMS/SMS

Revised: 10/23/2019

Association Of Unit Owners Of Sunshine Creek Condominiums - RESERVE STUDY: Component Summary By Year **Revised:** 10/23/2019

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Ending Balance	2016	8-Jul												(2016)
Concrete Curb & Gutter	2017		15	0	15	1	3,216.00	3,216.00	0.00	3,216.00	3,216.00	85,130.19	74,778.62	(2017)
None	2018		0	0	0	1	0.00	0.00	0.00	0.00	0.00	126,684.62	126,684.62	(2018)
Building - Envelope Inspection	2019		10	0	10	1	15,000.00	15,000.00	0.00	15,000.00				
Decks, Landings, Stairways, & Substructure	2019		10	0	10	1	5,415.00	5,415.00	0.00	5,415.00				
Hot Tub - Cover (replacement)	2019		5	1	4	1	491.70	491.70	0.00	491.70				
Landscaping - Renovation	2019		5	0	5	1	630.00	630.00	0.00	630.00				
Lighting - exterior	2019		10	0	10	1	2,540.00	2,540.00	0.00	2,540.00				
Pool - Cover (replacement)	2019		10	0	10	1	1,815.00	1,815.00	0.00	1,815.00				
Pool Heater Replacement	2019		10	0	10	1	2,300.00	2,300.00	2,300.00	0.00				
Spa Heater Replacement	2019		10	0	10	1	1,650.00	1,650.00	1,650.00	0.00	29,841.70	151,842.92	151,842.92	(2019)
Asphalt Pavement Sealcoat	2020	2013	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt Pavement Crackseal	2020	2013	7	0	7	1	681.00	681.00	681.00	0.00				
Barkdust Replacement (1 of 3)	2020	2017	3	0	3	1	2,500.00	2,500.00	0.00	2,500.00				
Gutter Maintenance	2020	2017	3	1	2	1	3,500.00	3,500.00	0.00	3,500.00				
Landscaping - Renovation	2020	2015	5	0	5	1	1,500.00	1,500.00	0.00	1,500.00				
Painting - Siding & Trim (1 of 3)	2020	2013	7	0	7	1	4,000.00	4,000.00	0.00	4,000.00				
Siding & Trim. Wood - Replacement 2020	2020	2015	5	0	5	1	20,000.00	20,000.00	0.00	20,000.00				
Tree Trimming - Moderate	2020	2014	6	0	6	1	2,000.00	2,000.00	0.00	2,000.00				
Unit Decks - Maintenance	2020	2016	4	0	4	1	28,145.70	28,145.70	0.00	28,145.70	68,811.70	139,681.22	139,681.22	(2020)
Barkdust Replacement (2 of 3)	2021	2018	3	0	3	1	2,563.00	2,563.00	0.00	2,563.00				
Chimney Inspections & Cleaning	2021	2018	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00				
Gutter Maintenance	2021	2018	3	0	3	1	3,500.00	3,500.00	0.00	3,500.00				
Painting - Siding & Trim (2 of 3)	2021	2014	7	0	7	1	4,000.00	4,000.00	0.00	4,000.00				
Pressure Washing (1 of 3)	2021	2018	3	0	3	1	2,500.00	2,500.00	0.00	2,500.00				
Roof - Maintenance	2021	2016	5	0	5	1	3,000.00	3,000.00	0.00	3,000.00	18,563.00	179,467.72	179,467.72	(2021)
Barkdust Replacement (3 of 3)	2022	2019	3	0	3	1	2,627.00	2,627.00	0.00	2,627.00				
Dryer Vent - Cleaning	2022	2019	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00				
Gutter Maintenance	2022	2019	3	1	2	1	3,500.00	3,500.00	0.00	3,500.00				
Painting - Siding & Trim (3 of 3)	2022	2015	7	0	7	1	4,000.00	4,000.00	0.00	4,000.00				
Pressure Washing (1 of 3)	2022	2019	3	3	0	1	2,563.00	2,563.00	0.00	2,563.00				
Roof - Maintenance	2022	2017	5	0	5	1	3,000.00	3,000.00	0.00	3,000.00				
Dryer Vent - Cleaning	2022	2015	7	0	7	1	1,750.00	1,750.00	0.00	1,750.00				
Security, video camera system	2022	2015	7	0	7	1	750.00	750.00	750.00	0.00	21,190.00	218,377.71	218,377.71	(2022)
Barkdust Replacement (1 of 3)	2023	2020	3	0	3	1	2,692.00	2,692.00	0.00	2,692.00				
Concrete Curb & Gutter	2023	2008	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Clubhouse TV area updateing	2023	2013	10	0	10	1	850.00	850.00	850.00	0.00				

Fitness Roof Television	2023	2013	10	0	10	1	400.00	400.00	400.00	0.00				
Painting - Siding & Trim (2 of 3)	2023	2016	7	0	7	1	4,000.00	4,000.00	0.00	4,000.00				
Pressure Washing (2 of 3)	2023	2020	3	0	3	1	2,627.00	2,627.00	0.00	2,627.00				
Tree Trimming - Elevated	2023	2017	6	0	6	1	6,000.00	6,000.00	0.00	6,000.00	19,785.00	261,697.69	261,697.69	(2023)
Barkdust Replacement (2 of 3)	2024	2021	3	0	3	1	2,760.00	2,760.00	0.00	2,760.00				
Chimney Inspections & Cleaning	2024	2021	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00				
Hot tub filter - Replacement	2024	2019	5	0	5	1	650.00	650.00	650.00	0.00				
Hot tub pump - Replacement	2024	2014	10	0	10	1	1,250.00	1,250.00	1,250.00	0.00				
Hot tub whitecoat	2024	2014	10	0	10	1	731.00	731.00	731.00	0.00				
Hot tub waterline tile	2024	2009	15	0	15	1	254.00	254.00	254.00	0.00				
Pool filter	2024	2014	10	0	10	1	4,680.00	4,680.00	4,680.00	0.00				
Pool Pump - Replacement	2024	2014	10	0	10	1	4,680.00	4,680.00	4,680.00	0.00				
Pool whitecoat	2024	2014	10	0	10	1	4,680.00	4,680.00	4,680.00	0.00				
Pool waterline tile	2024	2009	15	0	15	1	1,218.00	1,218.00	1,218.00	0.00				
Pressure Washing (3 of 3)	2024	2021	3	0	3	1	2,692.00	2,692.00	0.00	2,692.00	26,595.00	301,362.92	301,362.92	(2024)
Barkdust Replacement (3 of 3)	2025	2022	3	0	3	1	2,829.00	2,829.00	0.00	2,829.00				
Dryer Vent - Cleaning	2025	2018	7	0	7	1	1,885.00	1,885.00	0.00	1,885.00				
Gutter Maintenance	2025	2018	7	0	7	1	2,430.00	2,430.00	2,430.00	0.00				
Landscaping - Renovation	2025	2020	5	0	5	1	4,000.00	4,000.00	0.00	4,000.00				
Light Poles (8' tall)	2025	2010	15	0	15	1	6,000.00	6,000.00	6,000.00	0.00				
Mailboxes - Replacement	2025	2010	15	0	15	1	4,590.00	4,590.00	4,590.00	0.00				
Monument Sign	2025	2015	10	0	10	1	500.00	500.00	500.00	0.00				
Plumbing, sanitary, repairs	2025	2010	15	0	15	1	9,000.00	9,000.00	9,000.00	0.00				
Pressure Washing (1 of 3)	2025	2022	3	0	3	1	2,760.00	2,760.00	1,218.00	1,542.00				
Siding & cementile	2025	2010	15	0	15	1	86,100.00	86,100.00	86,100.00	0.00	120,094.00	250,842.17	250,842.17	(2025)
Barkdust Replacement (1 of 3)	2026	2023	3	0	3	1	2,899.00	2,899.00	0.00	2,899.00				
Asphalt - Mill & Overcoat	2026	2011	15	0	15	1	53,501.00	53,501.00	53,501.00	0.00				
Asphalt - Seal Coat	2026	2019	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt - Crackseal	2026	2019	7	0	7	1	681.00	681.00	681.00	0.00				
Concrete flatwork (3%)	2026	2011	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Dumpster Gate Replacement	2026	2006	20	0	20	1	3,289.69	3,289.69	0.00	3,289.69				
Electrical System Inspection	2026	1986	40	0	40	1	10,000.00	10,000.00	0.00	10,000.00				
Grading & Drainage	2026	2014	12	0	12	1	8,000.00	8,000.00	0.00	8,000.00				
Pressure Washing (2 of 3)	2026	2023	3	0	3	1	2,829.00	2,829.00	0.00	2,829.00				
Tree Trimming - Moderate	2026	2021	5	0	5	1	2,319.00	2,319.00	0.00	2,319.00	91,341.69	234,639.58	234,639.58	(2026)
Barkdust Replacement (2 of 3)	2027	2024	3	0	3	1	2,972.00	2,972.00	0.00	2,972.00				
Chimney Inspections & Cleaning	2027	2024	3	0	3	1	3,231.00	3,231.00	0.00	3,231.00				
Concrete stairs & treads (10%	2027	2012	15	0	15	1	907.00	907.00	907.00	0.00				
Doors, exterior, single, utility	2027	2012	15	0	15	1	1,300.00	1,300.00	1,300.00	0.00				
Fireplace - clubhouse	2027	2012	15	0	15	1	350.00	350.00	350.00	0.00				

Furniture - Office	2027	2017	10	0	10	1	1,675.00	1,675.00	1,675.00	0.00				
Gutter & Downspouts	2027	2012	15	0	15	1	2,160.00	2,160.00	2,160.00	0.00				
Gutter & Downspouts (clubhouse)	2027	2012	15	0	15	1	1,350.00	1,350.00	1,350.00	0.00				
Paint Siding/Trim (1 of 3)	2027	2020	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Patios & decks - ground level	2027	2012	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (3 of 3)	2027	2024	3	0	3	1	2,899.00	2,899.00	0.00	2,899.00				
Television - clubhouse	2027	2017	10	0	10	1	850.00	850.00	3,216.00	-2,366.00				
Television - fitness room	2027	2017	10	0	10	1	400.00	400.00	400.00	0.00				
Window Replacement - clubhouse	2027	1997	30	0	30	1	6,156.00	6,156.00	6,156.00	0.00	28,250.00	287,539.82	287,539.82	(2027)
Barkdust Replacement (2 of 3)	2028	2025	3	0	3	1	3,046.00	3,046.00	0.00	3,046.00				
Dryer Vent - Cleaning	2028	2025	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00				
Paint Siding/Trim (2 of 3)	2028	2021	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (1 of 3)	2028	2025	3	0	3	1	2,972.00	2,972.00	0.00	2,972.00	11,018.00	364,164.07	364,164.07	(2028)
Barkdust Replacement (3 of 3)	2029	2026	3	0	3	1	3,122.00	3,122.00	0.00	3,122.00				
Concrete Curb & Gutter	2029	2014	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Decks, Landings, Stairways, & Substructure	2029	2019	10	0	10	1	15,000.00	15,000.00	0.00	15,000.00				
Furniture - Clubhouse	2029	2019	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00				
Gutter & Downspouts	2029	2014	15	0	15	1	2,160.00	2,160.00	2,160.00	0.00				
Hot Tub - Cover (replacement)	2029	2019	10	0	10	1	630.00	630.00	0.00	630.00				
Paint Siding/Trim (3 of 3)	2029	2022	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pool - Cover (replacement)	2029	2019	10	0	10	1	2,323.00	2,323.00	0.00	2,323.00				
Pressure Washing (2 of 3)	2029	2026	3	0	3	1	2,000.00	2,000.00	0.00	2,000.00				
Roofing - composition replacement (Phase 1)	2029	1999	30	0	30	1	100,000.00	100,000.00	10,240.00	89,760.00				
Tree Trimming - Elevated	2029	2023	6	0	6	1	6,000.00	6,000.00	0.00	6,000.00	140,251.00	318,566.70	318,566.70	(2029)
Barkdust Replacement (1 of 3)	2030	2027	3	0	3	1	3,200.00	3,200.00	0.00	3,200.00				
Chimney Inspections & Cleaning	2030	2027	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00				
Fitness room - bike	2030	2020	10	0	10	1	1,000.00	1,000.00	1,000.00	0.00				
Fitness room - eliptical	2030	2020	10	0	10	1	1,300.00	1,300.00	1,300.00	0.00				
Fitness room - treadmill	2030	2020	10	0	10	1	1,600.00	1,600.00	1,600.00	0.00				
Gazebo & pool furniture	2030	2020	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00				
Kitchen appliances - refrigerator & micorwave	2030	2015	15	0	15	1	1,050.00	1,050.00	1,050.00	0.00				
Landscaping - Renovation	2030	2025	5	0	5	1	4,000.00	4,000.00	0.00	4,000.00				
Playground, structure, edge	2030	2020	10	0	10	1	4,000.00	4,000.00	4,000.00	0.00				
Pressure Washing (3 of 3)	2030	2027	3	0	3	1	3,122.00	3,122.00	0.00	3,122.00				
Roofing - composition replacement (Phase 2)	2030	2000	30	0	30	1	100,000.00	100,000.00	42,000.00	58,000.00				
Security system, door locks	2030	2020	10	0	10	1	13,900.00	13,900.00	13,900.00	0.00				
Security system, cameras	2030	2015	15	0	15	1	750.00	750.00	750.00	0.00				
Window coverings - clubhouse	2030	2023	7	0	7	1	2,750.00	2,750.00	2,750.00	0.00	141,472.00	279,320.62	279,320.62	(2030)
Barkdust Replacement (2 of 3)	2031	2028	3	0	3	1	3,280.00	3,280.00	0.00	3,280.00				
Dryer Vent - Cleaning	2031	2028	3	0	3	1	1,885.00	1,885.00	0.00	1,885.00				

Gutter & Downspouts - garages	2031	2016	15	0	15	1	2,700.00	2,700.00	3,216.00	-516.00				
Gutter & Downspouts - maintenance	2031	2021	10	0	10	1	1,575.00	1,575.00	1,575.00	0.00				
Pressure Washing (1 of 3)	2031	2028	3	0	3	1	3,200.00	3,200.00	0.00	3,200.00				
Roofing - composition replacement (Phase 3)	2031	2001	30	0	30	1	100,000.00	100,000.00	29,250.00	70,750.00	112,640.00	277,084.62	277,084.62	(2031)
Asphalt - Seal Coat	2032	2025	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt - Crackseal	2032	2025	7	0	7	1	681.00	681.00	681.00	0.00				
Barkdust Replacement (2 of 3)	2032	2017	15	0	15	1	3,362.00	3,362.00	0.00	3,362.00				
Concrete flatwork (3%)	2032	2017	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Pressure Washing (2 of 3)	2032	2029	3	0	3	1	3,280.00	3,280.00	0.00	3,280.00				
Roofing - composition replacement (Phase 4)	2032	2002	30	0	30	1	100,000.00	100,000.00	29,400.00	70,600.00				
Siding & cememtile	2032	2017	15	0	15	1	50,505.00	50,505.00	50,505.00	0.00				
Siding & cememtile - garages	2032	2017	15	0	15	1	44,310.00	44,310.00	44,310.00	0.00				
Tree Trimming - Moderate	2032	2026	6	0	6	1	2,689.00	2,689.00	0.00	2,689.00	212,650.00	183,670.93	183,670.93	(2032)
Barkdust Replacement (3 of 3)	2033	2018	15	0	15	1	5,944.69	5,944.69	0.00	5,944.69				
Chimney Inspections & Cleaning	2033	2030	3	0	3	1	3,000.00	3,000.00	0.00	3,000.00				
Deck Structure - balcony composite	2033	2018	15	0	15	1	22,100.00	22,100.00	22,100.00	0.00				
Deck Structure - composite	2033	2018	15	0	15	1	21,670.00	21,670.00	21,670.00	0.00				
Deck Structure - rear	2033	2018	15	0	15	1	59,100.00	59,100.00	59,100.00	0.00				
Furniture - clubhouse	2033	2023	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00				
Gutter & Downspouts - carports	2033	2018	15	0	15	1	2,138.00	2,138.00	3,216.00	-1,078.00				
Pressure Washing (3 of 3)	2033	2030	3	0	3	1	2,000.00	2,000.00	0.00	2,000.00	119,752.69	192,693.47	192,693.47	(2033)
Barkdust Replacement (1 of 3)	2034	2031	3	0	3	1	3,532.00	3,532.00	0.00	3,532.00				
Building - Envelope Inspection	2034	2019	15	0	15	1	21,724.00	21,724.00	0.00	21,724.00				
Dryer Vent - Cleaning	2034	2031	3	0	3	1	1,885.00	1,885.00	0.00	1,885.00				
Envelope Inspection	2034	2019	15	0	15	1	15,000.00	15,000.00	0.00	15,000.00				
Hot tub whitecoat	2034	2024	10	0	10	1	731.00	731.00	731.00	0.00				
Hot tub waterline tile	2034	2019	15	0	15	1	254.00	254.00	254.00	0.00				
Paint Siding/Trim (1 of 3)	2034	2027	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pool whitecoat	2034	2024	10	0	10	1	4,680.00	4,680.00	4,680.00	0.00				
Pool waterline tile	2034	2019	15	0	15	1	1,218.00	1,218.00	1,218.00	0.00				
Pressure Washing (1 of 3)	2034	2031	3	0	3	1	3,446.00	3,446.00	0.00	3,446.00				
Roofing - composition replacement	2034	2004	30	0	30	1	26,500.00	0.00	26,500.00	-26,500.00				
Siding & cememtile (1 of 3)	2034	2019	15	0	15	1	73,710.00	73,710.00	73,710.00	0.00				
Siding & cementile - clubhouse	2034	2019	15	0	15	1	12,600.00	12,600.00	12,600.00	0.00	140,780.00	190,990.70	190,990.70	(2034)
Barkdust Replacement (2 of 3)	2035	2032	3	0	3	1	3,621.00	3,621.00	0.00	3,621.00				
Chain link fencing - dumpster cubicles	2035	2020	15	0	15	1	1,836.00	1,836.00	1,836.00	0.00				
Concrete Curb & Gutter	2035	2025	10	0	10	1	3,216.00	3,216.00	3,216.00	0.00				
Concrete - Wheel stops	2035	2025	10	0	10	1	6,840.00	6,840.00	6,840.00	0.00				
Flooring - clubhouse	2035	2020	15	0	15	1	7,125.00	7,125.00	7,125.00	0.00				
Garage door opener - HOA garage	2035	2020	15	0	15	1	850.00	850.00	850.00	0.00				

Landscaping - Renovation	2035	2030	5	0	5	1	4,000.00	4,000.00	0.00	4,000.00				
Paint Siding/Trim (2 of 3)	2035	2028	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Plumbing, sanitary, repairs	2035	2020	15	0	15	1	9,000.00	9,000.00	9,000.00	0.00				
Pressure Washing (2 of 3)	2035	2032	3	0	3	1	3,532.00	3,532.00	0.00	3,532.00				
Roofing - carports	2035	2005	30	0	30	1	92,988.00	92,988.00	92,988.00	0.00				
Tree Trimming - Elevated	2035	2030	5	0	5	1	11,134.00	11,134.00	0.00	11,134.00	107,833.00	233,361.12	233,361.12	(2035)
Barkdust Replacement (3 of 3)	2036	2033	3	0	3	1	3,711.00	3,711.00	0.00	3,711.00				
Chimney Inspections & Cleaning	2036	2033	3	0	3	1	4,345.00	4,345.00	0.00	4,345.00				
Chain link fencing - dumpster cubicles	2036	2021	15	0	15	1	1,836.00	1,836.00	1,836.00	0.00				
Furniture - clubhouse	2036	2026	10	0	10	1	3,200.00	3,200.00	3,200.00	0.00				
Paint Siding/Trim (1 of 3)	2036	2029	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (3 of 3)	2036	2033	3	0	3	1	3,621.00	3,621.00	0.00	3,621.00	18,713.00	352,835.27	352,835.27	(2036)
Barkdust Replacement (1 of 3)	2037	2034	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Concrete stairs & treads (10%)	2037	2022	15	0	15	1	907.00	907.00	907.00	0.00				
Dryer Vent - Cleaning	2037	2034	3	0	3	1	2,535.00	2,535.00	0.00	2,535.00				
Patio decks - ground level	2037	2022	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (1 of 3)	2037	2034	3	0	3	1	3,711.00	3,711.00	0.00	3,711.00				
Television - clubhouse	2037	2027	10	0	10	1	850.00	850.00	850.00	0.00				
Television - fitness room	2037	2027	10	0	10	1	400.00	400.00	400.00	0.00	14,207.00	465,760.44	465,760.44	(2037)
Asphalt - crack seal	2038	2031	7	0	7	1	681.00	681.00	681.00	0.00				
Aspahalt - seal coat	2038	2031	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Barkdust Replacement (2 of 3)	2038	2035	3	0	3	1	3,997.00	3,997.00	0.00	3,997.00				
Concrete flatwork (3%)	2038	2028	10	0	10	1	1,338.00	1,338.00	1,338.00	0.00				
Pressure Washing (2 of 3)	2038	2035	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Security, video camera system	2038	2028	10	0	10	1	750.00	750.00	750.00	0.00				
Tree Trimming - Moderate	2038	2032	6	0	6	1	2,689.00	2,689.00	0.00	2,689.00	19,744.00	562,978.04	562,978.04	(2038)
Barkdust Replacement (3 of 3)	2039	2036	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Chimney Inspections & Cleaning	2039	2036	3	0	3	1	4,679.00	4,679.00	0.00	4,679.00				
Concrete stairs & treads (10%)	2039	2024	15	0	15	1	907.00	907.00	907.00	0.00				
Decks, Landings, Stairways, & Substructure	2039	2029	10	0	10	1	15,000.00	15,000.00	0.00	15,000.00				
Fireplace - clubhouse	2039	2029	10	0	10	1	350.00	350.00	350.00	0.00				
Furniture - office	2039	2029	10	0	10	1	1,675.00	1,675.00	1,675.00	0.00				
Hot Tub - Cover (replacement)	2039	2029	10	0	10	1	630.00	630.00	0.00	630.00				
Patio decks - ground level	2039	2024	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Pool - Cover (replacement)	2039	2029	10	0	10	1	2,323.00	2,323.00	0.00	2,323.00				
Pool filter	2039	2029	10	0	10	1	850.00	850.00	850.00	0.00				
Pool Pump - Replacement	2039	2029	10	0	10	1	3,300.00	3,300.00	3,300.00	0.00				
Pressure Washing (3 of 3)	2039	2036	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00				
Television - clubhouse	2039	2029	10	0	10	1	850.00	850.00	850.00	0.00				
Television - fitness room	2039	2029	10	0	10	1	400.00	400.00	400.00	0.00	40,667.00	629,915.71	629,915.71	(2039)

Barkdust Replacement (3 of 3)	2040	2037	3	0	3	1	3,711.00	3,711.00	0.00	3,711.00				
Dryer Vent - Cleaning	2040	2037	3	0	3	1	2,729.00	2,729.00	0.00	2,729.00				
Landscaping - Renovation	2040	2035	5	0	5	1	4,000.00	4,000.00	0.00	4,000.00				
Lights - exterior	2040	2025	15	0	15	1	875.00	875.00	875.00	0.00				
Lighting - replacement	2040	2025	15	0	15	1	8,000.00	8,000.00	8,000.00	0.00				
Monument Sign	2040	2030	10	0	10	1	500.00	500.00	500.00	0.00				
Pressure Washing (1 of 3)	2040	2037	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00	23,347.00	705,565.01	705,565.01	(2040)
Barkdust Replacement (3 of 3)	2041	2038	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Concrete Curb & Gutter	2041	2026	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Paint Siding/Trim (1 of 3)	2041	2034	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (2 of 3)	2041	2038	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00				
Tree Trimming - Elevated	2041	2035	6	0	6	1	6,000.00	6,000.00	0.00	6,000.00	18,919.00	777,722.60	777,722.60	(2041)
Barkdust Replacement (1 of 3)	2042	2039	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Chimney Inspections & Cleaning	2042	2039	3	0	3	1	4,679.00	4,679.00	0.00	4,679.00				
Paint Siding/Trim (2 of 3)	2042	2035	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (3 of 3)	2042	2039	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00	14,382.00	847,131.07	847,131.07	(2042)
Barkdust Replacement (1 of 3)	2043	2040	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Concrete Curb & Gutter	2043	2028	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Dryer Vent - Cleaning	2043	2040	3	0	3	1	2,729.00	2,729.00	0.00	2,729.00				
Furniture - clubhouse	2043	2033	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00				
Paint Siding/Trim (3 of 3)	2043	2036	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (2 of 3)	2043	2040	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00				
Tree Trimming - Moderate	2043	2037	6	0	6	1	2,689.00	2,689.00	0.00	2,689.00	22,137.00	902,081.30	902,081.30	(2043)
Asphalt - Seal Coat	2044	2037	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt - Crackseal	2044	2037	7	0	7	1	681.00	681.00	681.00	0.00				
Barkdust Replacement (2 of 3)	2044	2041	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Concrete flatwork (3%)	2044	2029	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Hot tub - structure	2044	2029	15	0	15	1	5,250.00	5,250.00	5,250.00	0.00				
Hot tub - coping, paver	2044	2029	15	0	15	1	563.00	563.00	563.00	0.00				
Hot tub - waterline tile	2044	2029	15	0	15	1	254.00	254.00	254.00	0.00				
Hot tub - heater	2044	2029	15	0	15	1	1,650.00	1,650.00	1,650.00	0.00				
Hot tub - waterline tile	2044	2029	15	0	15	1	254.00	254.00	254.00	0.00				
Hot tub - whitecoat	2044	2029	15	0	15	1	731.00	731.00	731.00	0.00				
Pool - structure	2044	2029	15	0	15	1	51,000.00	51,000.00	51,000.00	0.00				
Pool - coping, paver	2044	2029	15	0	15	1	2,700.00	2,700.00	2,700.00	0.00				
Pool - deck	2044	2029	15	0	15	1	17,850.00	17,850.00	17,850.00	0.00				
Pool - heater	2044	2029	15	0	15	1	2,300.00	2,300.00	2,300.00	0.00				
Pool - waterline tile	2044	2029	15	0	15	1	254.00	254.00	254.00	0.00				
Pool - whitecoat	2044	2029	15	0	15	1	4,680.00	4,680.00	4,680.00	0.00				
Pressure Washing (3 of 3)	2044	2041	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00	103,693.00	869,308.55	869,308.55	(2043)

Barkdust Replacement (2 of 3)	2045	2042	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Bathroom - renovations (clubhouse)	2045	2030	15	0	15	1	7,000.00	7,000.00	7,000.00	0.00				
Chimney Inspections & Cleaning	2045	2042	3	0	3	1	4,679.00	4,679.00	0.00	4,679.00				
Deck Structure - balcony composite	2045	2030	15	0	15	1	22,100.00	22,100.00	22,100.00	0.00				
Deck Structure - composite	2045	2030	15	0	15	1	21,670.00	21,670.00	21,670.00	0.00				
Deck Structure - front	2045	2030	15	0	15	1	59,100.00	59,100.00	59,100.00	0.00				
Doors, exterior double	2045	2035	10	0	10	1	1,350.00	1,350.00	1,350.00	0.00				
Doors, exterior single	2045	2035	10	0	10	1	1,900.00	1,900.00	1,900.00	0.00				
Doors, interior double	2045	2035	10	0	10	1	825.00	825.00	825.00	0.00				
Doors, interior single	2045	2035	10	0	10	1	1,725.00	1,725.00	1,725.00	0.00				
Fitness room - bike	2045	2035	10	0	10	1	1,000.00	1,000.00	1,000.00	0.00				
Fitness room - eliptical	2045	2035	10	0	10	1	1,300.00	1,300.00	1,300.00	0.00				
Fitness room - flooring (rubber)	2045	2035	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00				
Fitness room - mirror	2045	2035	10	0	10	1	2,000.00	2,000.00	2,000.00	0.00				
Fitness room - strength machine	2045	2035	10	0	10	1	2,000.00	2,000.00	2,000.00	0.00				
Fitness room - treadmill	2045	2035	10	0	10	1	1,600.00	1,600.00	1,600.00	0.00				
Fitness room - weight system	2045	2035	10	0	10	1	500.00	500.00	500.00	0.00				
Gazebo & pool furniture	2045	2035	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00				
Kitchen appliances - refrigerator & micorwave	2045	2030	15	0	15	1	1,050.00	1,050.00	1,050.00	0.00				
Kitchen - renovation	2045	2030	15	0	15	1	5,400.00	5,400.00	5,400.00	0.00				
Landscaping - Renovation	2045	2040	5	0	5	1	4,000.00	4,000.00	0.00	4,000.00				
Metal Railings & entry ramps	2045	2030	15	0	15	1	7,350.00	7,350.00	7,350.00	0.00				
Playground, structure, edge	2045	2035	10	0	10	1	4,000.00	4,000.00	4,000.00	0.00				
Plumbing, sanitary, repairs	2045	2035	10	0	10	1	9,000.00	9,000.00	9,000.00	0.00				
Pressure Washing (1 of 3)	2045	2042	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00				
Roofing - composition replacement	2045	2015	30	0	30	1	42,000.00	42,000.00	42,000.00	0.00				
Security system, door locks	2045	2035	10	0	10	1	13,900.00	13,900.00	13,900.00	0.00				
Siding - replacement	2045	2030	15	0	15	1	750.00	750.00	750.00	0.00				
Tree Trimming - Elevated	2045	2039	6	0	6	1	6,000.00	6,000.00	0.00	6,000.00				
Window coverings - clubhouse	2045	2038	7	0	7	1	2,750.00	2,750.00	2,750.00	0.00	236,252.00	698,303.18	698,303.18	(2045)
Barkdust Replacement (3 of 3)	2046	2043	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Dryer Vent - Cleaning	2046	2043	3	0	3	1	2,729.00	2,729.00	0.00	2,729.00				
Pressure Washing (2 of 3)	2046	2043	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00				
Security system, cameras	2046	2039	7	0	7	1	750.00	750.00	750.00	0.00	11,182.00	752,367.81	752,367.81	(2046)
Barkdust Replacement (1 of 3)	2047	2044	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Concrete Curb & Gutter	2047	2032	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Concrete Stairs & Treads	2047	2032	15	0	15	1	907.00	907.00	907.00	0.00				
Patios & decks - ground level	2047	2032	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Television - clubhouse	2047	2037	10	0	10	1	850.00	850.00	850.00	0.00				
Television - fitness room	2047	2037	10	0	10	1	400.00	400.00	400.00	0.00	11,177.00	806,437.44	806,437.44	(2047)

Barkdust Replacement (2 of 3)	2048	2045	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Dryer Vent - Cleaning	2048	2045	3	0	3	1	2,729.00	2,729.00	0.00	2,729.00				
Paint Siding/Trim (1 of 3)	2048	2041	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (3 of 3)	2048	2045	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00				
Tree Trimming - Elevated	2048	2042	6	0	6	1	6,000.00	6,000.00	0.00	6,000.00	18,432.00	853,252.07	853,252.07	(2048)
Barkdust Replacement (3 of 3)	2049	2046	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Building - Envelope Inspection	2049	2034	15	0	15	1	31,464.00	31,464.00	0.00	31,464.00				
Chimney Inspections & Cleaning	2049	2046	3	0	3	1	4,679.00	4,679.00	0.00	4,679.00				
Decks, Landings, Stairways, & Substructure	2049	2039	10	0	10	1	15,000.00	15,000.00	0.00	15,000.00				
Paint Siding/Trim (1 of 3)	2049	2042	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (3 of 3)	2049	2046	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00				
Tree Trimming - Elevated	2049	2043	6	0	6	1	6,000.00	6,000.00	0.00	6,000.00	66,846.00	851,652.70	851,652.70	(2049)
Asphalt - Seal Coat	2050	2043	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt - Crackseal	2050	2043	7	0	7	1	681.00	681.00	681.00	0.00				
Barkdust Replacement (3 of 3)	2050	2047	3	0	3	1	3,804.00	3,804.00	0.00	3,804.00				
Concrete flatwork (3%)	2050	2035	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Landscaping - Renovation	2050	2045	5	0	5	1	4,000.00	4,000.00	0.00	4,000.00				
Lights - interior	2050	2035	15	0	15	1	2,375.00	2,375.00	2,375.00	0.00				
Paint Siding/Trim (2 of 3)	2050	2043	7	0	7	1	2,000.00	2,000.00	0.00	2,000.00				
Pressure Washing (1 of 3)	2050	2047	3	0	3	1	3,899.00	3,899.00	0.00	3,899.00	24,582.00	892,317.33	892,317.33	(2050)
Total Asset Summary.....								**2,097,041**	**1,210,840**	**886,201**				

* Future expenses are calculated at a 2.5% growth, compounded yearly.

** Minimum projected Reserve balance threshhold..... Year: **2020** Amount: **139,681.22**

Key:

Completed Components
Components Not Included in Previous Reserve Study
Large Component Costs >$10K
Actual & Projected Reserve Acct. Balances/Year
Components Moved from Prior Years

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Sunshine Creek Condominium Association - RESERVE STUDY: Contribution Summary By Year

Year	Reserves	Multiplier	Num. Year	% Chg/yr
2019	55,000	1.000	0	0.00%
2020	56,650	1.030	1	3.00%
2021	58,350	1.030	2	3.00%
2022	60,100	1.030	3	3.00%
2023	63,105	1.050	4	5.00%
2024	66,260	1.050	5	5.00%
2025	69,573	1.050	6	5.00%
2026	75,139	1.080	7	8.00%
2027	81,150	1.080	8	8.00%
2028	87,642	1.080	9	8.00%
2029	94,654	1.080	10	8.00%
2030	102,226	1.080	11	8.00%
2031	110,404	1.080	12	8.00%
2032	119,236	1.080	13	8.00%
2033	128,775	1.080	14	8.00%
2034	139,077	1.080	15	8.00%
2035	150,203	1.080	16	8.00%
2036	138,187	0.920	17	-8.00%
2037	127,132	0.920	18	-8.00%
2038	116,962	0.920	19	-8.00%
2039	107,605	0.920	20	-8.00%
2040	98,996	0.920	21	-8.00%
2041	91,077	0.920	22	-8.00%
2042	83,790	0.920	23	-8.00%
2043	77,087	0.920	24	-8.00%
2044	70,920	0.920	25	-8.00%
2045	65,247	0.920	26	-8.00%
2046	65,247	1.000	27	0.00%
2047	65,247	1.000	28	0.00%
2048	65,247	1.000	29	0.00%
2049	65,247	1.000	30	0.00%
2050	65,247	1.000	31	0.00%
2051	65,247	1.000	32	0.00%
2052	65,247	1.000	33	0.00%
2053	65,247	1.000	34	0.00%

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SUNSHINE CREEK CONDOMINIUMS ASSOCIATION OF UNIT OWNERS

Resolution of the Board of Directors

Enforcement and Fine Resolution

RECITALS

A. Sunshine Creek Condominiums Association of Unit Owners is located in Washington County, Oregon and is subject to ORS Chapter 100, the Oregon Condominium Act.

B. Sunshine Creek Condominiums Association of Unit Owners is an Oregon Nonprofit Corporation created to oversee the affairs and operations of the Condominium.

C. Pursuant to ORS 100.405(3), Article 5 Section 5.2 of the Bylaws embodies the Board of Directors ("Board") with all of the powers and duties necessary for the administration of the affairs of the Association.

D. ORS 100.405(4)(a); Articles 5 Section5.2(H) of the Bylaws empower the Board to adopt rules and regulations.

E. ORS 100.405(4)(k); Article 8 Section 8.4 provides that the Board may levy reasonable fines for violations of the Declaration, Bylaws, and rules and regulations of the Association after notice and an opportunity to be heard, if the fine is based on a schedule of fines adopted by a resolution of the Board.

F. ORS 100.450(4)(c) and Article 8 of the Bylaws of the Association provide that fees, late charges, fines, and interest imposed, pursuant to ORS 100.405(4)(c), are enforceable as assessments and authorizes the Board of Directors to enforce by legal means the provisions of the declaration, Bylaws, and any Rules and Regulations.

G. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to establish a procedure to ensure that owners receive notice and an opportunity to be heard in cases involving alleged noncompliance by an Owner or Resident with the provisions of the Declaration, Bylaws or Rules and Regulations.

H. The Board deems it necessary and desirable to adopt and/or revise a Schedule of Fines to be used as guidance by the Board in determination of sanctions for violations of the Declaration, Bylaws, or Rules and Regulations of the Association.

RESOLUTION

1. VIOLATIONS

1.1. The Board of Directors may begin enforcement proceedings if it determines that there is a violation or probable violation of the Declaration, Bylaws, or Rules and Regulations. Actual knowledge, a complaint submitted by an owner, or any other reliable information is sufficient to make a determination.

1.2. Any complaint submitted by an owner must contain the following:

1.2.1. Name and address of owner submitting the complaint;

1.2.2. Name and address of violating Owner; and

1.3. If the violation poses immediate health, life, safety, or sanitary issues, the Board may take action without following the procedures described in this Resolution.

2. NOTICE

2.1. After determining the existence of a violation or probable violation, the Board shall notify the owner or their agent of the violation.

2.2. The notice shall contain the following:

2.2.1. A description of the violation;

2.2.2. If available, photographs of the violation;

2.2.3. A statement that the owner is entitled to a hearing with the Board within ten (10) days before further action is taken or fines are levied;

2.2.4. If a hearing is requested within the time specified in the violation notice, the Board of Directors or their agent shall provide a time, date, and place for the hearing.

2.2.5. The amount of the fine shall be consistent with the Schedule of Fines, unless determined otherwise by the Board of Directors.

2.2.6. Whether the fine will be levied daily, weekly, monthly, or per incident;

2.2.7. Describe any other remedies that may or may be taken by the Association to remedy the violation.

2.2.8. Whether action must be taken by the violating owner to remedy the violation, whether or not if a fine is levied.

2.2.9. The time frame for remedying the violation, whether or not a fine is levied.

2.2.10. Any other information which the Board deems necessary.

2.3. The violation notice shall be mailed to the Owner via first class mail to the address on file with the Association, or emailed to the Owner to the primary email address on file with the Association.

2.3.1. The violation notice may or may not be posted to the unit at the discretion of the Board or their designated Agent.

3. RIGHT TO A HEARING

3.1. Prior to levying fines against a violating owner, the Board must give the owner an opportunity for a hearing with the Board for the purpose of defending against the violation.

3.2. If the violating Owner requests a hearing and fails to attend the hearing, the Board may take any of the actions described in Section 4.2 below.

3.3. If the violating Owner is present at the hearing, the violating Owner may present testimony or other evidence showing that there was no violation, or that the violation is not subject to enforcement by the Board.

4. BOARD DETERMINATION

4.1. At the conclusion of the hearing, or if the violating Owner fails to appear, the Board may deliberate on the issues in closed executive session pursuant to ORS 100.420.

4.2. The Board shall then make a determination and may:

4.2.1. Proceed with levying fines consistent with the Schedule of Fines, or as otherwise determined by the Board of Directors;

4.2.2. Take any other enforcement action available; or

4.2.3. Dismiss the complaint.

4.3. After deliberation, the Board shall announce its decision in an open board meeting, and record the decision in the meeting minutes of the Board.

4.4. Owners who repeat any violation within a 12 month period of receiving a Notice of Violation are not entitled to an additional notice or hearing, regardless of whether or not the Owner participated in a hearing as a result of the first violation. For such repeat violations, the Board may automatically begin fines as outlined in the attached *Schedule of Fines*.

5. MISCELLANEOUS

5.1. The Owner of any unit shall be responsible for the violations of any renter, tenant, guest or family member who violates any portion of the Declaration, Bylaws, or Rules and Regulations.

5.2. The Board reserves the right to amend, revise, or add to the *Schedule of Fines* and this Resolution, as the Board deems necessary.

5.3. This Resolution of the Board of Directors shall void and replace any and all other Enforcement Resolution(s) that may have been adopted prior to the adoption of this Enforcement Resolution.

5.4. The *Schedule of Fines* attached as Exhibit A is adopted by the Board of Directors to determine the fines for violations of the Declaration, Bylaws, and Rules and Regulations of the Association.

5.5. A copy of this Resolution shall be delivered to all Owners at the Condominium either by hand delivery to the unit, or First-class mail, or by electronic delivery to the primary email address on record for the Owner.

Approved and adopted on: OCTOBER 24, 2019

By:

President

Secretary

EXHIBIT "A"

SCHEDULE OF FINES

1)	Smoking anywhere on the premises (inside or outside of units, parking lots, etc.)	$250/occurrence
2)	Unauthorized raising, breeding, keeping, or permitting of a pet in a Unit	$50/day
3)	Failure to control a pet from being a nuisance	$100/occurrence
4)	Leaving animal defecation on common grounds	$100/occurrence
5)	Animals off leash in common area	$50/occurrence
6)	Unauthorized change in exterior appearance of common elements	$50/day
7)	Unauthorized hanging of clothes, rugs and similar items from windows or deck rails	$50/day
8)	Failure to install proper catch trays under plants on upper level decks	$50/occurrence
9)	Unauthorized display of signage	$50/day
10)	Failure to remove seasonal decorations within 14 calendar days after holiday date	$50/day
11)	Placement of air conditioning units, antennae, or satellites without Board approval	$50/day
12)	Noxious, improper, or offensive activities	$100/occurrence
13)	Excessive noise, including but not limited to during quiet hours of 10pm to 8am	$100/occurrence
14)	Placing trash in any common or limited common areas except inside dumpster containers	$100/occurrence
15)	Placing trash on the ground in any dumpster cubicle	$100/occurrence
16)	Overfilling dumpster containers (lids must completely close or use alternate dumpster)	$100/occurrence
17)	Placement of Christmas trees, furniture, or other large items in the dumpster/common areas	$100/occurrence
18)	Non-removal of any dead plants or empty plant pots from patios, entries, and/or common areas	$50/occurrence
19)	Unauthorized or broken blinds, drapes or curtains	$50/day
20)	Placement of window coverings other than white or neutral (light beige) solid color	$50/day
21)	Parking in a parking space assigned to another unit owner	$100/occurrence
22)	Driving at excessive speeds in parking lots	$100/occurrence
23)	Unauthorized occupant under the rental restrictions	$1,000/month
24)	Failure to provide copy of lease and Tenant information within 15/days of execution	$50/day
25)	Parking of recreational vehicles, campers, trailers, boats and boat trailers, oversized vans or trucks, and/or storage containers/PODS	$250/day
26)	Failure to remove any vehicle in disrepair or with expired license tags	$100/day or tow
27)	Vehicles apparently being stored on the property (no movement for at least 72 hours)	$50/day
28)	Use of skateboards, bicycles, or other play equipment in parking area or common areas	$100/occurrence
29)	Storage of unpermitted items on patios, balconies, or in common or limited common areas	$50/occurrence
30)	Window air conditioners protruding past the window screen	$100/occurrence
31)	Placement of foil, cardboard, plywood, stickers or any material in the window that changes the exterior appearance	$50/occurrence
32)	Use of Unit for Non-Residential Purposes including but not limited to daycare operations	$100/day
33)	Other violations of the Declaration, Bylaws, or Rules and Regulations	$100/occurrence
34)	Other continuing violations of the Declaration, Bylaws, or Rules and Regulations	$50/day
35)	Repeat offenses of the same violation within a 12 month period	Double Shown

The above fines may be imposed on a one-time, each occurrence, or continuing daily, weekly, or monthly basis as determined by the Board. If the same violation occurs within a 12 month period, the Board will levy fines without a notice or a hearing.