

DAYBREAK COHOUSING OWNERS ASSOCIATION
MAINTENANCE PLAN
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2026 to December 31, 2026



<https://www.schwindtco.com/>

(503) 227-1165

DAYBREAK COHOUSING OWNERS ASSOCIATION

Executive Summary

Year of Report:

January 1, 2026 to December 31, 2026

Number of Units:

30 Units

Parameters:

Beginning Balance: \$831,955

Year 2026 Suggested Contribution: \$159,000

Year 2026 Projected Interest Earned: \$2,678

Inflation: 3.00%

Annual Increase to Suggested Contribution: 8.25%

Lowest Cash Balance Over 30 Years (Threshold): \$151,064

Average Reserve Assessment per Unit: \$441.67

Prior Year's Actual Contribution: \$150,000

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**Daybreak Cohousing Owners Association
Maintenance Plan
Reserve Study Update – Offsite
Disclosure Information
2026**

We have conducted an offsite reserve study update and maintenance plan for Daybreak Cohousing Owners Association for the year beginning January 1, 2026, in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

This reserve study and maintenance plan are in compliance with the legislative changes made in 2007 to ORS Chapters 94 and 100.

In addition to providing the reserve study and maintenance plan, we also provide tax and review/audit services to the Association through an affiliate company

Schwindt and Company believes that every association should have a complete building envelope inspection within 12 months of completion of all construction. This inspection must be performed by a licensed building envelope inspector. Ongoing inspections of the property should be performed by a licensed inspector, with the exception of a roof inspection which may be performed by a licensed roofing contractor.

Associations should have a complete building envelope study conducted every 3-5 years. If the Association chooses not to engage a qualified engineer or architect to perform a building envelope inspection, the Association should be 100% funded using the fully funded method of funding to ensure funds are available to pay for unexpected costs.

Please note that the Association had a complete building envelope inspection in 2016.

Assumptions used for inflation, interest, and other factors are detailed on page 25. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax forms to be filed.

David T. Schwindt, the representative in charge of this report, is a designated Reserve Study Specialist and Certified Public Accountant licensed in the states of Oregon, Washington, California, and Arizona.

All information regarding the useful life and cost of reserve components was derived from the Association, local vendors, and/or from various construction pricing and scheduling manuals.

The terms *RS Means*, *National Construction Estimator*, and *Fannie Mae Expected Useful Life Tables and Forms* refer to construction industry estimating databases that are used throughout the industry to establish cost estimates and useful life estimates for common building components and products. We suggest that the Association obtain firm bids for these services.

Increases in Roofing and Painting Costs

Over the last several years, roofing, painting, and other costs have increased at a dramatic pace. Schwindt and Company has noted this in our reserve studies. We were not sure if this was a temporary price increase or the new normal in pricing. We are now of the opinion that these increased prices will most likely continue. Roofing costs have nearly doubled and painting costs have increased 50%. It is still possible to keep the increases to a minimum if Associations can find a vendor that will perform the work at a reduced price, however, these vendors are becoming rare.

The main reason for increased prices aside from normal cost increases appears to be the availability of labor. Many workers left the industry during the downturn and have not reentered the job market thus driving up wage costs to attract qualified

workers. Roofers and painters are also seeing increased demand for their services due to aging association property. These factors have created the perfect storm for increased prices.

These increases are being built into cost estimates and required contributions. Associations have seen an increase in the suggested reserve contributions beginning with the 2018/2019 budget years and depending on the year the roofing and painting projects occur, the increases may be substantial. As of 2020, we are seeing the prices remain at the elevated rate.

In 2023, the average annual inflation rate was 4.12% and has reduced to 2.75% in November 2024. At this time, Schwindt and Company is recommending an inflation rate of 3% in reserve studies. We will continue to monitor the inflation rate throughout this period. More information can be found at https://inflationdata.com/Inflation/Inflation_Rate/HistoricalInflation.aspx.

Currently, the price of oil has fluctuated greatly, and there are ongoing issues with the supply chain. As of now, it is unknown when these factors will be resolved, making it difficult to predict prices. We recommend the Association begin the replacement process several years out, including inspection, creation of a scope of work, and a competitive bidding process. For large projects, associations may choose to sign contracts a year before the work is to occur so that they can get scheduled during the spring and summer.

According to Section 4.3 of the Declaration, the unit is bound by the interior surface of its perimeter walls, windows, window frames, exterior doors and door frames.

According to Section 5 of the Declaration, the General Common Elements include the land, pathways, fences, grounds, common house, roofs, foundations, perimeter walls.

According to Section 6 of the Declaration, the Limited Common Elements include the storage spaces, back decks adjacent to units 202 and 203, and the terraces adjacent to units 213 and 214.

According to Section 9.1(a) of the Bylaws, each unit owner shall be responsible for the maintenance, repair or replacement of the attached decks, deck roofs, foundations, attached awnings and trellises...and accessories that may be in or connected with such owner's unit. The Association, however, may repair or replace, at the Association's expense, portions of units or limited common elements to the extent reasonably necessary for the preservation of the common elements in good condition and working order.

The Association has elected to provide certain information to Schwindt and Company to allow Schwindt and Company to perform a lesser level of assurance with respect to the reserve study. Factual data may include measurements, component listings, and other relevant information. As such, Schwindt and Company accepts no responsibility for such information. Had we performed a level I reserve study, Schwindt and Company would have collected and analyzed such data and would have taken responsibility for the presentation of the reserve study taken as a whole.

Many reserve studies do not include components such as the structural building envelope, plumbing (including water supply and piping), electrical systems, and water/sewer systems because they are deemed to be beyond the usual 30-year threshold and reserve study providers are generally not experts in determining the estimated useful lives and replacement costs of such assets. Associations that are 20+ years in age should consider adding funding for these components because the eventual cost may be one of the largest expenditures in the study. Because the eventual replacement costs and determination of the estimated useful life of such components depend on several factors, it is advisable to hire experts to advise the Association on such matters. Schwindt and Company believes the best way to determine costs and lives associated with these components is to perform an inspection of the applicable components which should include information about the component, steps to take to lengthen the estimated useful life, projected estimated useful life, and estimated replacement costs. This inspection should be conducted by experts and should include a written report. This information will allow the reserve study provider and the Association to include appropriate costs, lives, and projected expenditures in the study. Schwindt and Company believes that the cost of these inspections should be included in the reserve study as a funded component.

We are not aware of any material issues which, if not disclosed, would cause a material distortion of this report.

Certain information, such as the beginning balance of reserve funds and other information as detailed on the component

detail reports, was provided by Association representatives and is deemed to be reliable by us. This reserve study is a reflection of the information provided to us and cannot be used for the purpose of performing an audit, a quality/forensic analysis, or background checks of historical records.

Site visits should not be considered a project audit or quality inspection of the Association's property. A site visit does not evaluate the condition of the property to determine the useful life or needed repairs. Schwindt and Company suggests that the Association perform a building envelope inspection to determine the condition, performance, and useful life of all the components.

Certain costs outlined in the reserve study are subjective and, as a result, are for planning purposes only. The Association should obtain firm bids at the time of work. Actual costs will depend upon the scope of work as defined at the time the repair, replacement, or restoration is performed. All estimates relating to future work are good faith estimates and projections are based on the estimated inflation rate, which may or may not prove accurate. All future costs and life expectancies should be reviewed and adjusted annually.

This reserve study, unless specifically stated in the report, assumes no fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances, other chemicals, toxic wastes, radon gas, electro-magnetic radiation, other potentially hazardous materials (on the surface or sub-surface), or termites on the property. The existence of any of these substances may adversely affect the accuracy of this reserve study. Schwindt and Company assumes no responsibility regarding such conditions, as we are not qualified to detect substances, determine the impact, or develop remediation plans/costs.

Since destructive testing was not performed, this reserve study does not attempt to address latent and/or patent defects. Neither does it address useful life expectancies that are abnormally short due either to improper design, installation nor to subsequent improper maintenance. This reserve study assumes all components will be reasonably maintained for the remainder of their life expectancy.

Physical Analysis:

New projects generally include information provided by developers and/or refer to drawings.

Full onsite reserve studies generally include field measurements and do not include destructive testing. Drawings are usually not available for existing projects.

Onsite updates generally include observations of physical characteristics but do not include field measurements.

The client is considered to have deemed previously developed component quantities as accurate and reliable. The current work is reliant on the validity of prior reserve studies.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the Association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.



DAYBREAK COHOUSING OWNERS ASSOCIATION

MAINTENANCE PLAN

BUDGET YEAR

January 1, 2026 to December 31, 2026

**Daybreak Cohousing Owners Association
Executive Summary of Maintenance Plan**

Regular maintenance of common elements is necessary to ensure the maximum useful life and optimum performance of components. Of particular concern are items that may present a safety hazard to residents or guests if they are not maintained in a timely manner and components that perform a water-proofing function.

This maintenance plan is a cyclical plan that calls for maintenance at regular intervals. The frequency of the maintenance activity and the cost of the activity at the first instance follow a short descriptive narrative. This maintenance plan should be reviewed on an annual basis when preparing the annual operating budget for the Association.

Checklists, developed by Reed Construction Data, Inc., can be photocopied or accessed from the RS Means website:

<http://www.rsmeans.com/supplement/67346.asp>

They can be used to assess and document the existing condition of an Association's common elements and to track the carrying out of planned maintenance activities.

**Daybreak Cohousing Owners Association
Maintenance Plan
2026**

Pursuant to Oregon State Statutes Chapters 94 and 100, which require a maintenance plan as an integral part of the reserve study, the maintenance procedures are as follows:

The Board of Directors should refer to this maintenance plan each year when preparing the annual operating budget for the Association to ensure that annual maintenance costs are included in the budget for the years that they are scheduled.

Property Inspection

Schwindt and Company recommends that a provision for the annual inspection of common area components be included in the maintenance plan for all associations. This valuable management tool will help to ensure that all components achieve a maximum useful life expectancy and that they function as intended throughout their lifespan.

This inspection process should include a careful visual review of the waterproofing membrane.

The inspection should be performed by a qualified professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Building Envelope Inspection

Schwindt and Company recommends that all associations perform a building envelope inspection within 12 months of substantial completion of all construction or immediately upon detection of any water intrusion or mold problems. This inspection process may involve invasive testing if the problems detected are serious enough to warrant such measures.

The inspection should be performed by an architect, engineer, or state-licensed inspector who is specifically trained in forensic waterproofing analysis. The report should include a written summary of findings with recommendations for needed repairs or maintenance procedures.

All reserve studies and maintenance plans prepared by Schwindt & Company assume that any such recommendations will be followed and that all work will be performed by qualified professionals.

A complete envelope inspection will usually be required only one time although a visual review of the building exterior may be advisable on a periodic basis under certain circumstances. The Association should consult with the inspector(s) who performed the original assessment to determine the best course

of action for their individual situation.

We suggest that the Association obtain firm bids for this service.

Frequency: Every 5 years

Roof Inspection

Schwindt and Company recommends that a provision for the periodic inspection and maintenance of roofing and related components be included in the maintenance plan for all associations.

The frequency of this inspection will vary based on the age, condition, complexity, and remaining useful life of the roof system. As the roof components become older, the Association is well advised to consider increasing the frequency of this critical procedure.

The inspection should be performed by a qualified roofing professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance. Recommended maintenance should be performed promptly by a licensed roofing contractor.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Refer to roof warranty for frequency

Lighting: Exterior & Common Area Interior – Inspection/Maintenance

Note: Replacement of flickering or burned-out bulbs or lamps should be immediate.

Lighting is a crucial element in the provision of safety and security. All lighting systems should be inspected frequently and care must be taken to identify and correct deficiencies.

Various fixture and lamp types may be used according to area needs. Lighting systems should be designed to provide maximum, appropriate illumination at minimal energy expenditures. Lighting maintenance processes should include a general awareness of factors that cause malfunctions in lighting systems, such as dirt accumulation and lumen depreciation. It is important to fully wash, rather than dry-wipe, exterior surfaces to reclaim light and prevent further deterioration.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Repairs and inspections should be completed by a qualified professional.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Bi-Weekly

Common House/Fitness/Recreation Areas

The common house may experience heavy traffic that can have a dramatic impact on the life expectancy of the equipment. Preventive maintenance is critical. Consult the manufacturers of exercise and weight equipment for specific maintenance. The overall condition of the floors and mats should be reviewed for deficiencies such as excessive wear, stains, tears, and tripping hazards. The overall condition of the following should be reviewed: walls/ceilings, lighting fixture protection, exercise/weight equipment; location of signs and fire safety devices, fire extinguishers, and trash receptacles. Mirrors and glass should be reviewed for cracked/broken surfaces or rough edges.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Monthly

Common House–Kitchen–Review

In condo facilities, common area kitchenettes and dining areas may contain pieces of equipment that can jeopardize life safety if preventive maintenance is neglected. The following monthly checklist includes common cooking equipment and dining furniture.

Review the electrical outlet load for fire safety (per manufacturer and code); check that paper/flammable materials are positioned away from heat sources; insure there is an accessible route, and there is sufficient visibility of emergency exits.

A fire extinguisher review should include: tag currency, placement, housing condition, hose condition, and overall condition.

Equipment, such as dishwashers, garbage disposals, stoves, refrigerators, and sinks should undergo review. ***Note: Always follow manufacturer's guidelines.*** For each item, check overall condition, switches, timer, piping and valves for leaks, wiring, pilots, doors, gaskets, and belts where applicable. Gas connections should be checked.

The flooring systems should be reviewed for deficiencies such as excessive wear, stains, and tripping hazards.

Review the exhaust system for hood function and condition, grease trap function, cleanliness and condition, filter condition, exhaust duct condition, and fan function and condition

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Frequency: Monthly

Common Play Area – Review

As play areas, surfaces, and equipment vary widely, a general safety and maintenance protocol will be included in the maintenance plan. Management should work with their insurance company to identify additional specific recommendations and should consult manufacturer's specifications. Note deficiencies and required maintenance and repairs after completion of the review.

Generally, in order to maintain a safe playing area, the following should be reviewed: signage visibility and currency; accessible safety/first aid equipment location; fence condition for protruding or loose parts, holes or inoperable gates; and overall condition of grounds for deficiencies such as vandalism, debris buildup, trash, or tripping hazards.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Monthly

Exterior Stairs and Decks

A method should be adopted for owners to report problems.

Individual decks and balconies should be carefully checked, particularly concrete and wood, on a monthly basis. Concrete should be reviewed for deficiencies such as alkali-aggregate expansion, honeycombing, chips, cracks, stains, lifted areas, tripping hazards, and/or unevenness. Railings should be reviewed for stability, hardware, and overall condition. Wood should be reviewed for deficiencies, such as dry rot, termites, instability, worn edges, cracks, holes and splintering. Footing/foundation should be reviewed for stability and overall condition deficiencies, such as cracks and broken or missing components. A safety review should include, but not be limited to, the sufficient distance maintained between flammables and other surfaces, as well as the overall condition of access points such as doors, windows, screens and thresholds.

Frequency: Monthly

Gas Connections–Review

These maintenance procedures should also be performed on the common area equipment, such as the equipment in the common house. This expense should be included in the Association's operating budget in the year it is to occur.

The following check should be performed monthly for all gas connections and main valves throughout the facility. (Do not open and close valves.) The gas company should be contacted if:

- * There is an odor of gas anywhere at any time.
- * Valves cannot be turned off or appear to be rusted or damaged.
- * Minor repairs are needed and maintenance personnel do not have adequate training or tools.

When gas is detected by odor, building occupants should immediately evacuate. The gas company and fire department should be contacted.

Possible undetected leakage should be visually checked (***do not open and close valves***) by performing a bubble test with soap and water, or by using a handheld combustible gas detector of professional quality.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association.

Frequency: Monthly

Hot Water Heater – Common Area Only – Inspection/Maintenance

Maintenance of the hot water heater includes regularly scheduled inspections and maintenance.

The water heater and related components should be checked for water leaks and fuel supply leaks. The water heater and related components should also be checked for proper operation and settings. Filters should be changed and all components serviced as required. The surrounding area should be cleaned at the time of servicing.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Inspections and maintenance should be performed by a qualified, licensed service provider.

We understand that this expense should be included in the annual operating budget for the Association.

Frequency: Monthly to Annually

Property Entrance - Review

The property entrance is a significant reflection on the development as a whole and is often the first stop in the development for residents, prospective residents or buyers, and visitors. The area should be consistently clean, functional, and accessible. In addition to serving as a point of initial access, the main entry may feature mailboxes and security equipment, which should be secure and operational.

Mailboxes: Review overall condition and function of locks; proper lubrication of working parts; cleanliness of face plates; security of housing, in compliance with current postal regulations; accuracy and visibility of signage/accessibility of tactile lettering, where required; condition and function of slots and depositories for outgoing mail and packages.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association as general property

maintenance expense.

Frequency: Monthly

Windows & Doors

A method should be adopted for owners to report problems.

These maintenance procedures should also be performed on the common area buildings including the common house. This expense for the common buildings should be included in the Association's operating budget and may be considered part of the annual property inspection.

Exterior window and door casings, sashes, and frames should be inspected annually for twisting, cracking, deterioration, or other signs of distress. Hardware and weather stripping should be checked for proper operation and fit. Gaskets and seals should be reviewed for signs of moisture intrusion. Weep holes should be cleaned. These building envelope components should be repaired and replaced as necessary.

Frequency: Monthly

Gutters & Downspouts

Schwindt and Company recommends that all gutters and downspouts be cleaned, visually inspected, and repaired as required every six months in the spring and fall.

This important maintenance procedure will help to ensure that the gutters and downspouts are free-flowing at all times, thus preventing the backup of water within the drainage system. Such backup can lead to water ingress issues along the roof edges, around scuppers or other roof penetrations, and at sheet metal flashing or transition points that rely on quick and continuous discharge of water from surrounding roof surfaces to maintain a watertight building exterior.

This expense should be included in the annual operating budget for the Association.

Frequency: Semiannually, more often if necessary

HVAC–Common House Air Conditioning Unit

Regular preventive maintenance of HVAC (heating, ventilation, and air-conditioning) systems is crucial to the quality of air and comfort level within the condominium community. Preventive maintenance is also important for energy efficiency and maximizing equipment life. HVAC systems should always sufficiently control temperature and humidity, distribute outside air uniformly, and isolate and remove odors and pollutants. Improper function and maintenance can cause indoor air pollution by allowing stale or contaminated air to remain in the building. It is essential that both the building's common HVAC system and those for individual units have fully functional and regularly inspected pressure control, filtration, and exhaust equipment. HVAC systems must also be properly sized in proportion to the area and number of occupants.

Management may opt to contract outside professionals to handle this task, although the following

preventive maintenance procedures can be conducted by in-house maintenance personnel. If an outside service contractor is used, be sure to validate their performance by an audit of service performed.

When performing any maintenance procedures, always refer to manufacturer's recommendations. Diagnostic tools, such as a digital HVAC analyzer, can also be of help.

For all types of HVAC systems, change filters twice a year and post a sticker on the HVAC unit with the date of change and initials of the mechanic. If an outside service is used, plot the date of service on the wall chart and verify that performance is as per contract.

Frequency: Semiannually

Exterior Walls

The siding, trim, and other wood building components should be inspected for loose, missing, cracked or otherwise damaged components. Sealant joints should be checked for missing or cracked sealant.

Painted surfaces should be checked for paint deterioration, bubbling, or other signs of deterioration.

Dryer vents should be checked **twice a year** and cleared of lint. Also check operation of exhaust baffles to make sure they are present and that they move freely. Exhaust ducts should be cleared of debris **every 3 years**.

Any penetrations of the building envelope such as utility lines and light fixtures should be checked annually for signs of water intrusion. Hose bibs should be checked for leaks and other failures. Each hose bib should be shut off and drained during the winter to prevent damage from freezing.

Annual inspections to check for signs of water intrusion should be made of the building envelope interfaces such as where the windows intersect with the walls and where the walls intersect with the roof.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Inspections should be made by a qualified professional.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Fire Extinguishers – Common Areas Only

The following annual preventive maintenance checklist is for the fire extinguishers located in the common areas. This inspection and certification must be conducted by a licensed specialty contractor and should be scheduled in advance to ensure that the date on extinguishers will not expire. Monthly inspections of fire extinguishers' general condition, housing, and locations per code should be conducted as part of preventive maintenance procedures. In addition to the annual preventive maintenance tasks outlined below, check the pressure and weight of each extinguisher in the facility

every 6 months, according to its manufacturer's label. If the pressure is below the recommended minimum or if the extinguisher has been used, it should be recharged. Consult the National Fire Protection Association's (NFPA) Standard 10 for the specific requirements regarding the proper locations of fire extinguishers and signage.

Annual preventive maintenance checklist consists of the following: certification; housing condition; hose condition; proper location per code; count per code; and overall condition.

This expense should be included in the annual operating budget for the Association.

Frequency: Annual

Trees - Maintenance

The Association will be responsible for trimming trees in the common area throughout the property. Trees and shrubs should be kept clear of the building components.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association's operating budget.

Frequency: Annually

Landscape Maintenance

The Association will be responsible for maintenance and upkeep of common area landscape throughout the property. This may include mowing lawn, removal of weeds, and dead-heading of flowers. Landscape techniques vary depending on the foliage and season.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association's operating budget.

Frequency: Annually

Lawn Irrigation System

Periodic maintenance to the lawn irrigation system should be anticipated with this type of component. These maintenance procedures will include replacement of the control mechanism, replacement of damaged piping, upgrading of sprinkler heads and valve components, and any other work that is advised by repair professionals.

In recent years, improvements have been made to this type of system which has increased the efficiency of the water distribution process. Such improvements can be expected to continue to be made and the owners of such systems are well advised to plan on periodic upgrades to maintain the efficiency of their systems.

Lawn irrigation systems also require periodic testing to ensure proper operation. Sometimes this testing

is mandated by ordinance or building codes. All work on lawn irrigation systems must be performed by licensed contractors who specialize in this type of work.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Exterior Siding Maintenance – Painting

Maintenance of the exterior siding includes regularly scheduled cleaning and inspection of the surface areas for cracks, peeling paint or other sealants, deterioration of the base material, and failure of caulking or other sealant materials that serve a waterproofing function.

This maintenance provision is for the periodic painting of the exterior siding. The siding should be cleaned, repaired as required, and primed and painted with premium quality exterior house paint in accordance with the siding manufacturer's specifications. The work should be performed by a qualified, licensed painting contractor.

This expense is included in the reserve study for the Association.

Frequency: Every 12 years (siding)

Frequency: Every 3 years (wood)

Metal Work Painting

The exterior railings located at the deck perimeters should be cleaned and painted on a periodic basis to prevent deterioration of the metal material due to rust and oxidation.

The railings at have been powder-coated in a factory setting prior to installation. This process results in a very hard, durable finish that should result in a longer life expectancy for the original painted surface.

The work should be performed by a qualified, licensed painting contractor.

This expense is included in the reserve study for the Association.

Frequency: Every 5 years

Hydraulic Elevator Maintenance

Schwindt & Company recommends that a provision for the periodic inspection and maintenance the hydraulic elevator components be included in the reserve study and maintenance plan for all associations.

The inspection should be performed by a qualified professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance. Recommended

maintenance should be performed promptly by a licensed contractor.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Some services should be performed monthly

Backflow Device Maintenance

Maintenance of the backflow device and components related to the water system includes, but is not limited to, inspecting for leaks under pressure and checking for damage or deterioration.

Annual maintenance on the backflow device includes the testing and calibrating of valve operation. Air should be bled from the backflow preventer and the area should be cleaned.

Inspections and maintenance should be performed by a qualified, licensed service provider.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This maintenance item should be included in the Association's annual operating budget.

Frequency: Annually

Fire Alarm System Maintenance

Regular inspection and maintenance of the fire alarm system includes a visual inspection of the alarm equipment and operational testing. Regular maintenance of this system will help to ensure building safety.

Inspections and maintenance should be performed by a licensed service provider.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Fire sprinklers should be tested as required. Interior and exterior sprinkler heads may need to be tested with different frequency.

The expense for this service should be included in the operating budget for the Association.

Frequency: Annually

Concrete Pavement

A method should be adopted for owners to report problems.

Maintenance of the concrete pavement should include cleaning the surface areas with pressure washing equipment. The pavement should also be visually reviewed for signs of undue stress and cracking.

Noticeable cracks should be filled with a suitable concrete crack filler to prevent penetration of moisture below the concrete surface which will undermine the integrity of the base material over time.

Frequency: Annually

This maintenance plan is designed to preserve and extend the useful life of assets and is dependent upon proper inspection and follow up procedures.

DAYBREAK COHOUSING OWNERS ASSOCIATION
RESERVE STUDY
LEVEL III: UPDATE WITH NO VISUAL SITE INSPECTION
BUDGET YEAR
January 1, 2026 to December 31, 2026

Daybreak Cohousing Owners Association
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Daybreak Cohousing Owners Association

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1050	Common House: Entry System - Replacement	2039	43 of 77
1037	Common House: Exercise Room - Renovation	2026	44 of 77
1016	Common House: Flooring - Main Level	2040	44 of 77
1028	Common House: Freezer - Replacement	2037	45 of 77
1031	Common House: Gas Fireplace - Replacement	2038	45 of 77
1055	Common House: Guest Room - Renovation	2026	46 of 77
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1024	Common House: Kitchen - Renovation	2031	49 of 77
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1064	Common House: Laundry Dryer I - Replacement	2026	50 of 77
1065	Common House: Laundry Dryer II - Replacement	2030	50 of 77
1058	Common House: Laundry Room Water Heater - Re..	2026	51 of 77
1030	Common House: Laundry Washer I - Replacement	2026	51 of 77
1062	Common House: Laundry Washer II - Replacement	2031	52 of 77
1063	Common House: Laundry Washer III - Replacement	2031	52 of 77
1021	Common House: Living Room - Renovation	2031	53 of 77
1019	Common House: Media Room - Renovation	2031	53 of 77
1034	Common House: Network Switches- Replacement	2026	54 of 77
1073	Common House: Refrigerator - Replacement	2039	54 of 77
1035	Common House: Restrooms - Renovation	2040	55 of 77
1026	Common House: Stove/Oven - Replacement	2030	55 of 77
Grounds Components			
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1066	Patio, Ramp, & Parking Concrete & Paver - Repair	2026	62 of 77
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Daybreak Cohousing Owners Association
Category Detail Index

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	Total Funded Assets	65	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	66	

Daybreak Cohousing Owners Association Property Description

Daybreak Cohousing Owners Association consists of 3 buildings with 30 units located in Portland, Oregon. The buildings are of wood frame construction with cementitious siding and a TPO membrane roof. The units were first occupied in October 2009. The reserve study is using a placed in-service date of 1/1/2010. The Association shall provide exterior improvements upon each unit, such as paint, maintenance, repair and replacement of roofs, gutters, downspouts, rain drains, windows, window frames, exterior doors, door frames and exterior building surfaces. The individual homeowners are responsible for all maintenance and repairs of their home.

This study uses information supplied by the Association, and various construction pricing and scheduling manuals to determine useful lives and replacement costs.

A site visit was performed by Schwindt and Company in 2020 and 2024. Schwindt and Company did not investigate components for defects, materials, design or workmanship. This would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

Funds are being accumulated in the replacement fund based on estimates of future need for repairs and replacement of common property components. Actual expenditures, investment income, and provisions for income taxes however, may vary from estimated amounts, and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

If additional funds are needed, the Association has the right, subject to board approval, to increase regular assessments, levy special assessments, otherwise the Association may delay repairs or replacements until funds are available.

Daybreak Cohousing Owners Association
Portland, Oregon
Cash Flow Method - Threshold Funding Model Summary

<i>Report Parameters</i>	
Report Date	October 27, 2025
Account Number	2daybr
Budget Year Beginning	January 1, 2026
Budget Year Ending	December 31, 2026
Total Units	30
Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
2026 Beginning Balance	\$831,955

Threshold Funding
Fully Reserved Model Summary

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, "fully reserved".
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$159,000** in **2026** and increases 8.25% each year until 2032. In 2032, the contribution is \$255,838 and increases 0% for the remaining years of the study. A minimum balance of **\$151,064** is maintained.
- The purpose of this study is to ensure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Monthly Contribution	\$13,250.00
<i>\$441.67 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$223.17</u>
Total Monthly Allocation to Reserves	\$13,473.17
<i>\$449.11 per unit monthly</i>	

Daybreak Cohousing Owners Association
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$831,955

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026	159,000	2,678	651,368	342,265	1,567,499	22%
2027	172,117	2,009	235,334	281,058	1,435,168	20%
2028	186,317	2,966	86,537	383,804	1,568,044	24%
2029	201,688	1,687	324,942	262,238	1,463,828	18%
2030	218,328	1,376	243,308	238,634	1,394,531	17%
2031	236,340	423	324,332	151,064	1,277,840	12%
2032	255,838	2,472	43,346	366,028	1,400,832	26%
2033	255,838	4,531	53,352	573,045	1,547,608	37%
2034	255,838	6,631	51,345	784,169	1,705,646	46%
2035	255,838	7,741	151,993	895,755	1,771,078	51%
2036	255,838	1,578	877,092	276,078	1,092,908	25%
2037	255,838	3,673	48,783	486,807	1,252,715	39%
2038	255,838	5,986	29,306	719,325	1,442,696	50%
2039	255,838	5,116	348,412	631,867	1,315,173	48%
2040	255,838	5,984	174,528	719,160	1,369,684	53%
2041	255,838	7,406	120,305	862,099	1,487,525	58%
2042	255,838	8,775	126,996	999,715	1,608,028	62%
2043	255,838	10,455	97,368	1,168,639	1,768,865	66%
2044	255,838	12,516	61,158	1,375,835	1,978,209	70%
2045	255,838	14,152	105,448	1,540,377	2,154,793	71%
2046	255,838	15,355	150,229	1,661,340	2,297,326	72%
2047	255,838	17,440	63,699	1,870,919	2,540,239	74%
2048	255,838	19,311	87,067	2,059,000	2,773,559	74%
2049	255,838	16,587	546,226	1,785,199	2,548,349	70%
2050	255,838	18,859	46,340	2,013,555	2,838,890	71%
2051	255,838	16,363	523,113	1,762,642	2,654,927	66%
2052	255,838	18,289	80,444	1,956,325	2,925,041	67%
2053	255,838	20,928	11,440	2,221,652	3,284,821	68%
2054	255,838	20,720	297,467	2,200,743	3,369,300	65%
2055	255,838	21,059	242,844	2,234,796	3,521,346	63%

Daybreak Cohousing Owners Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Roofing								
Roof: Metal Flashing - Replacement	2010	2029	20	-1	3	1,100 LF	26.88	29,568
Roof: Scuppers & Downspouts - Replacement	2010	2026	15	0	0	1 Total	20,000.00	20,000
Roof: TPO Membrane - Replacement	2010	2029	20	-1	3	11,400 SF	20.60	234,840
Roof: Trex Deck - Replacement	2010	2035	20	5	9	1,450 SF	61.80	89,610
Roofing - Total								<u>\$374,018</u>
Siding								
Siding & Trim - Repair	2021	2027	3	3	1	1 Total	23,172.20	23,172
Siding - Replacement		<i>Unfunded</i>						
Siding - Total								<u>\$23,172</u>
Painting								
Metal Work - Painting	2021	2027	5	1	1	1 Total	34,241.56	34,242
Siding - Painting	2016	2027	12	-1	1	33,600 SF	4.03	135,408
Wood Work - Painting	2024	2027	3	0	1	1 Total	15,057.57	15,058
Painting - Total								<u>\$184,707</u>
Building Components								
Hose Bib - Replacement	2025	2036	10	1	10	1 Total	8,000.00	8,000
Wilbur Stairs - Repair	2010	2040	30	0	14	1 Total	51,500.00	51,500
Building Components - Total								<u>\$59,500</u>
Equipment								
Elevator - Modernization	2010	2030	30	-10	4	1 Total	150,000.00	150,000
Fire Alarm - Repair	2010	2030	20	0	4	1 Total	16,127.85	16,128
Fire Sprinkler - Repair	2010	2026	10	2	0	1 Total	13,439.87	13,440
Fire Sprinkler: Outdoor - Testing	2010	2026	10	2	0	4 Each	1,478.39	5,914
Equipment - Total								<u>\$185,481</u>
Decks and Railings								
Walkway & Deck - Recoat	2026	2031	5	0	5	1 Total	10,000.00	10,000
Walkway & Deck - Replacement	2026	2026	30	0	0	1 Total	200,000.00	200,000
Decks and Railings - Total								<u>\$210,000</u>
Lighting								
Light Fixtures: Exterior - Replacement	2024	2039	15	0	13	96 Each	201.60	19,354
Light Fixtures: Exterior Emergency - Replac..	2024	2039	15	0	13	1 Total	10,300.00	10,300
Lighting - Total								<u>\$29,654</u>
Common House								
Common House: Basement Freezers - Repla..	2010	2030	15	5	4	3 Each	1,030.00	3,090
Common House: Computers - Replacement	2024	2031	5	2	5	1 Total	4,120.00	4,120

Daybreak Cohousing Owners Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Common House continued...</i>								
Common House: Dining Room - Renovation	2010	2040	30	0	14	1 Total	13,439.87	13,440
Common House: Dining Room Furniture - R..	2010	2035	20	5	9	1 Total	13,439.87	13,440
Common House: Dishwasher - Replacement	2018	2031	10	3	5	1 Total	6,719.94	6,720
Common House: Entry System - Replacement	2024	2039	15	0	13	1 Total	20,600.00	20,600
Common House: Exercise Room - Renovation	2010	2026	15	0	0	1 Total	329.60	330
Common House: Flooring - Main Level	2010	2040	20	10	14	3,200 SF	13.44	43,008
Common House: Freezer - Replacement	2022	2037	15	0	11	1 Total	1,000.00	1,000
Common House: Gas Fireplace - Replacement	2018	2038	20	0	12	1 Total	8,735.91	8,736
Common House: Guest Room - Renovation	2010	2026	15	0	0	1 Total	2,896.36	2,896
Common House: Guest Room Water Heater ..	2021	2031	10	0	5	1 Total	4,120.00	4,120
Common House: HVAC - Replacement	2010	2028	15	3	2	1 Total	53,759.50	53,760
Common House: Interior Lights - Basement	2025	2045	20	0	19	26 Each	235.20	6,115
Common House: Interior Lights - Main Level	2025	2045	20	0	19	54 Each	235.20	12,701
Common House: Interior Paint - Main & Bas.	2010	2031	10	11	5	10,800 SF	0.65	7,020
Common House: Kitchen - Renovation	2010	2031	15	6	5	1 Total	13,439.87	13,440
Common House: Kitchen Water Heater - Re..	2010	2026	15	1	0	1 Total	2,252.34	2,252
Common House: Laundry Dryer I - Replace..	2022	2026	4	0	0	1 Total	2,896.52	2,897
Common House: Laundry Dryer II - Replace..	2022	2030	4	4	4	1 Total	2,896.52	2,897
Common House: Laundry Room Water Heat..	2010	2026	15	0	0	1 Total	4,120.00	4,120
Common House: Laundry Washer I - Replac..	2017	2026	5	0	0	1 Total	2,896.52	2,897
Common House: Laundry Washer II - Repla..	2021	2031	5	5	5	1 Total	2,896.52	2,897
Common House: Laundry Washer III - Repl..	2021	2031	5	5	5	1 Total	2,896.52	2,897
Common House: Living Room - Renovation	2010	2031	15	6	5	1 Total	3,359.97	3,360
Common House: Media Room - Renovation	2010	2031	15	6	5	1 Total	2,015.99	2,016
Common House: Network Switches- Replac..	2010	2026	10	5	0	1 Total	2,896.52	2,897
Common House: Refrigerator - Replacement	2024	2039	15	0	13	1 Total	1,000.00	1,000
Common House: Restrooms - Renovation	2010	2040	30	0	14	2 Each	2,687.97	5,376
Common House: Stove/Oven - Replacement	2010	2030	30	-10	4	1 Total	2,060.00	2,060
Common House - Total								\$252,098

Grounds Components

Concrete Sidewalk - Repair	2010	2026	5	7	0	1 Total	4,634.44	4,634
Landscape - Renewal	2023	2028	5	0	2	1 Total	5,150.00	5,150
Patio, Ramp, & Parking Concrete & Paver - ..	2010	2026	15	1	0	1 Total	2,317.22	2,317
Playground Equipment & Outdoor Furniture ..	2024	2034	10	0	8	1 Total	21,503.80	21,504
Trash Enclosure - Renovation	2010	2026	25	-10	0	1 Total	30,900.00	30,900
Grounds Components - Total								\$64,505

Doors and Windows

Awnings & Sunshades - Replacement	2010	2026	30	-15	0	1 Total	250,000.00	250,000
Exterior Doors - Replacement	2010	2036	30	-4	10	57 Each	2,060.00	117,420
Windows - Replacement	2010	2036	30	-4	10	283 Each	1,545.00	437,235
Windows - Replacement Phase 2026	2010	2026	1	12	0	1 Total	100,000.00	100,000

Daybreak Cohousing Owners Association Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Doors and Windows continued...</i>								
Windows - Replacement Phase 2027-2029	2010	2027	1	16	1	1 Total	20,600.00	<u>20,600</u>
Doors and Windows - Total								<u>\$925,255</u>
Inspections								
Building Envelope Inspection	2020	2029	5	4	3	1 Total	12,360.00	12,360
Electrical Inspection	2010	2035	25	0	9	1 Total	6,719.94	6,720
Plumbing Inspection	2010	2035	25	0	9	1 Total	6,719.94	<u>6,720</u>
Inspections - Total								<u>\$25,800</u>
Reserve Study								
Reserve Study Update - Offsite	2018	2026	4	0	0	1 Total	875.50	875
Reserve Study Update - Onsite	2024	2028	4	0	2	1 Total	2,060.00	<u>2,060</u>
Reserve Study - Total								<u>\$2,935</u>
Contingency								
Insurance Deductible	2021	2026	1	0	0	1 Total	5,000.00	5,000
Insurance Deductible(Earthquake)	2021	2031	10	0	5	1 Total	250,000.00	<u>250,000</u>
Contingency - Total								<u>\$255,000</u>
Total Asset Summary								<u>\$2,592,127</u>

Daybreak Cohousing Owners Association Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Awnings & Sunshades - Replacement	2010	2026	30	-15	0	1 Total	250,000.00	250,000
Common House: Basement Freezers - Repla..	2010	2030	15	5	4	3 Each	1,030.00	3,090
Common House: Computers - Replacement	2024	2031	5	2	5	1 Total	4,120.00	4,120
Common House: Dining Room - Renovation	2010	2040	30	0	14	1 Total	13,439.87	13,440
Common House: Dining Room Furniture - R..	2010	2035	20	5	9	1 Total	13,439.87	13,440
Common House: Dishwasher - Replacement	2018	2031	10	3	5	1 Total	6,719.94	6,720
Common House: Entry System - Replacement	2024	2039	15	0	13	1 Total	20,600.00	20,600
Common House: Exercise Room - Renovation	2010	2026	15	0	0	1 Total	329.60	330
Common House: Flooring - Main Level	2010	2040	20	10	14	3,200 SF	13.44	43,008
Common House: Freezer - Replacement	2022	2037	15	0	11	1 Total	1,000.00	1,000
Common House: Gas Fireplace - Replacemen	2018	2038	20	0	12	1 Total	8,735.91	8,736
Common House: Guest Room - Renovation	2010	2026	15	0	0	1 Total	2,896.36	2,896
Common House: Guest Room Water Heater ..	2021	2031	10	0	5	1 Total	4,120.00	4,120
Common House: HVAC - Replacement	2010	2028	15	3	2	1 Total	53,759.50	53,760
Common House: Interior Lights - Basement	2025	2045	20	0	19	26 Each	235.20	6,115
Common House: Interior Lights - Main Level	2025	2045	20	0	19	54 Each	235.20	12,701
Common House: Kitchen - Renovation	2010	2031	15	6	5	1 Total	13,439.87	13,440
Common House: Kitchen Water Heater - Re..	2010	2026	15	1	0	1 Total	2,252.34	2,252
Common House: Laundry Dryer I - Replace..	2022	2026	4	0	0	1 Total	2,896.52	2,897
Common House: Laundry Dryer II - Replace..	2022	2030	4	4	4	1 Total	2,896.52	2,897
Common House: Laundry Room Water Heat..	2010	2026	15	0	0	1 Total	4,120.00	4,120
Common House: Laundry Washer I - Replac..	2017	2026	5	0	0	1 Total	2,896.52	2,897
Common House: Laundry Washer II - Repla..	2021	2031	5	5	5	1 Total	2,896.52	2,897
Common House: Laundry Washer III - Repl..	2021	2031	5	5	5	1 Total	2,896.52	2,897
Common House: Living Room - Renovation	2010	2031	15	6	5	1 Total	3,359.97	3,360
Common House: Media Room - Renovation	2010	2031	15	6	5	1 Total	2,015.99	2,016
Common House: Network Switches- Replac..	2010	2026	10	5	0	1 Total	2,896.52	2,897
Common House: Refrigerator - Replacement	2024	2039	15	0	13	1 Total	1,000.00	1,000
Common House: Restrooms - Renovation	2010	2040	30	0	14	2 Each	2,687.97	5,376
Common House: Stove/Oven - Replacement	2010	2030	30	-10	4	1 Total	2,060.00	2,060
Elevator - Modernization	2010	2030	30	-10	4	1 Total	150,000.00	150,000
Exterior Doors - Replacement	2010	2036	30	-4	10	57 Each	2,060.00	117,420
Fire Alarm - Repair	2010	2030	20	0	4	1 Total	16,127.85	16,128
Fire Sprinkler - Repair	2010	2026	10	2	0	1 Total	13,439.87	13,440
Hose Bib - Replacement	2025	2036	10	1	10	1 Total	8,000.00	8,000
Light Fixtures: Exterior - Replacement	2024	2039	15	0	13	96 Each	201.60	19,354
Light Fixtures: Exterior Emergency - Replac..	2024	2039	15	0	13	1 Total	10,300.00	10,300
Playground Equipment & Outdoor Furniture ..	2024	2034	10	0	8	1 Total	21,503.80	21,504
Roof: Metal Flashing - Replacement	2010	2029	20	-1	3	1,100 LF	26.88	29,568
Roof: Scuppers & Downspouts - Replacement	2010	2026	15	0	0	1 Total	20,000.00	20,000
Roof: TPO Membrane - Replacement	2010	2029	20	-1	3	11,400 SF	20.60	234,840
Roof: Trex Deck - Replacement	2010	2035	20	5	9	1,450 SF	61.80	89,610
Siding & Trim - Repair	2021	2027	3	3	1	1 Total	23,172.20	23,172

Daybreak Cohousing Owners Association

Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Capital continued...</i>								
Siding - Replacement	<i>Unfunded</i>							
Trash Enclosure - Renovation	2010	2026	25	-10	0	1 Total	30,900.00	30,900
Wilbur Stairs - Repair	2010	2040	30	0	14	1 Total	51,500.00	51,500
Windows - Replacement	2010	2036	30	-4	10	283 Each	1,545.00	437,235
Windows - Replacement Phase 2026	2010	2026	1	12	0	1 Total	100,000.00	100,000
Windows - Replacement Phase 2027-2029	2010	2027	1	16	1	1 Total	20,600.00	20,600
Capital - Total								<u>\$1,888,649</u>
Non-Capital								
Building Envelope Inspection	2020	2029	5	4	3	1 Total	12,360.00	12,360
Common House: Interior Paint - Main & Bas.	2010	2031	10	11	5	10,800 SF	0.65	7,020
Concrete Sidewalk - Repair	2010	2026	5	7	0	1 Total	4,634.44	4,634
Electrical Inspection	2010	2035	25	0	9	1 Total	6,719.94	6,720
Fire Sprinkler: Outdoor - Testing	2010	2026	10	2	0	4 Each	1,478.39	5,914
Insurance Deductible	2021	2026	1	0	0	1 Total	5,000.00	5,000
Insurance Deductible(Earthquake)	2021	2031	10	0	5	1 Total	250,000.00	250,000
Landscape - Renewal	2023	2028	5	0	2	1 Total	5,150.00	5,150
Metal Work - Painting	2021	2027	5	1	1	1 Total	34,241.56	34,242
Patio, Ramp, & Parking Concrete & Paver - ..	2010	2026	15	1	0	1 Total	2,317.22	2,317
Plumbing Inspection	2010	2035	25	0	9	1 Total	6,719.94	6,720
Reserve Study Update - Offsite	2018	2026	4	0	0	1 Total	875.50	875
Reserve Study Update - Onsite	2024	2028	4	0	2	1 Total	2,060.00	2,060
Siding - Painting	2016	2027	12	-1	1	33,600 SF	4.03	135,408
Walkway & Deck - Recoat	2026	2031	5	0	5	1 Total	10,000.00	10,000
Walkway & Deck - Replacement	2026	2026	30	0	0	1 Total	200,000.00	200,000
Wood Work - Painting	2024	2027	3	0	1	1 Total	15,057.57	15,058
Non-Capital - Total								<u>\$703,478</u>
Total Asset Summary								<u>\$2,592,127</u>

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2026	
Awnings & Sunshades - Replacement	250,000
Common House: Exercise Room - Renovation	330
Common House: Guest Room - Renovation	2,896
Common House: Kitchen Water Heater - Replacement	2,252
Common House: Laundry Dryer I - Replacement	2,897
Common House: Laundry Room Water Heater - Replacement	4,120
Common House: Laundry Washer I - Replacement	2,897
Common House: Network Switches- Replacement	2,897
Concrete Sidewalk - Repair	4,634
Fire Sprinkler - Repair	13,440
Fire Sprinkler: Outdoor - Testing	5,914
Insurance Deductible - 1 of 1X	5,000
Patio, Ramp, & Parking Concrete & Paver - Repair	2,317
Reserve Study Update - Offsite	875
Roof: Scuppers & Downspouts - Replacement	20,000
Trash Enclosure - Renovation	30,900
Walkway & Deck - Replacement	200,000
Windows - Replacement Phase 2026 - 1 of 1X	100,000
Total for 2026	\$651,368
Replacement Year 2027	
Metal Work - Painting	35,269
Siding & Trim - Repair	23,867
Siding - Painting	139,470
Windows - Replacement Phase 2027-2029 - 1 of 3X	21,218
Wood Work - Painting	15,509
Total for 2027	\$235,334
Replacement Year 2028	
Common House: HVAC - Replacement	57,033
Landscape - Renewal	5,464
Reserve Study Update - Onsite	2,185
Windows - Replacement Phase 2027-2029 - 2 of 3X	21,855
Total for 2028	\$86,537

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2029	
Building Envelope Inspection	13,506
Roof: Metal Flashing - Replacement	32,310
Roof: TPO Membrane - Replacement	256,616
Windows - Replacement Phase 2027-2029 - 3 of 3X	22,510
Total for 2029	\$324,942
Replacement Year 2030	
Common House: Basement Freezers - Replacement	3,478
Common House: Laundry Dryer I - Replacement	3,260
Common House: Laundry Dryer II - Replacement	3,260
Common House: Stove/Oven - Replacement	2,319
Elevator - Modernization	168,826
Fire Alarm - Repair	18,152
Reserve Study Update - Offsite	985
Siding & Trim - Repair	26,081
Wood Work - Painting	16,947
Total for 2030	\$243,308
Replacement Year 2031	
Common House: Computers - Replacement	4,776
Common House: Dishwasher - Replacement	7,790
Common House: Guest Room Water Heater - Replacement	4,776
Common House: Interior Paint - Main & Basement Levels	8,138
Common House: Kitchen - Renovation	15,580
Common House: Laundry Washer I - Replacement	3,358
Common House: Laundry Washer II - Replacement	3,358
Common House: Laundry Washer III - Replacement	3,358
Common House: Living Room - Renovation	3,895
Common House: Media Room - Renovation	2,337
Concrete Sidewalk - Repair	5,373
Insurance Deductible(Earthquake) - 1 of 1X	250,000
Walkway & Deck - Recoat	11,593
Total for 2031	\$324,332
Replacement Year 2032	
Metal Work - Painting	40,886

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Reserve Study Update - Onsite	2,460
Total for 2032	\$43,346
Replacement Year 2033	
Landscape - Renewal	6,334
Siding & Trim - Repair	28,499
Wood Work - Painting	18,519
Total for 2033	\$53,352
Replacement Year 2034	
Building Envelope Inspection	15,657
Common House: Laundry Dryer I - Replacement	3,669
Common House: Laundry Dryer II - Replacement	3,669
Playground Equipment & Outdoor Furniture - Replacement	27,240
Reserve Study Update - Offsite	1,109
Total for 2034	\$51,345
Replacement Year 2035	
Common House: Dining Room Furniture - Replacement	17,536
Electrical Inspection	8,768
Plumbing Inspection	8,768
Roof: Trex Deck - Replacement	116,921
Total for 2035	\$151,993
Replacement Year 2036	
Common House: Computers - Replacement	5,537
Common House: Laundry Washer I - Replacement	3,893
Common House: Laundry Washer II - Replacement	3,893
Common House: Laundry Washer III - Replacement	3,893
Common House: Network Switches- Replacement	3,893
Concrete Sidewalk - Repair	6,228
Exterior Doors - Replacement	157,803
Fire Sprinkler - Repair	18,062
Fire Sprinkler: Outdoor - Testing	7,947
Hose Bib - Replacement	10,751

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Reserve Study Update - Onsite	2,768
Siding & Trim - Repair	31,141
Walkway & Deck - Recoat	13,439
Windows - Replacement	587,607
Wood Work - Painting	20,236
Total for 2036	\$877,092
Replacement Year 2037	
Common House: Freezer - Replacement	1,384
Metal Work - Painting	47,398
Total for 2037	\$48,783
Replacement Year 2038	
Common House: Gas Fireplace - Replacement	12,455
Common House: Laundry Dryer I - Replacement	4,130
Common House: Laundry Dryer II - Replacement	4,130
Landscape - Renewal	7,343
Reserve Study Update - Offsite	1,248
Total for 2038	\$29,306
Replacement Year 2039	
Building Envelope Inspection	18,151
Common House: Entry System - Replacement	30,252
Common House: Refrigerator - Replacement	1,469
Light Fixtures: Exterior - Replacement	28,422
Light Fixtures: Exterior Emergency - Replacement	15,126
Siding & Trim - Repair	34,029
Siding - Painting	198,851
Wood Work - Painting	22,113
Total for 2039	\$348,412
Replacement Year 2040	
Common House: Dining Room - Renovation	20,329
Common House: Flooring - Main Level	65,053
Common House: Restrooms - Renovation	8,132

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Reserve Study Update - Onsite	3,116
Wilbur Stairs - Repair	77,898
Total for 2040	\$174,528
Replacement Year 2041	
Common House: Computers - Replacement	6,419
Common House: Dishwasher - Replacement	10,469
Common House: Exercise Room - Renovation	514
Common House: Guest Room - Renovation	4,512
Common House: Guest Room Water Heater - Replacement	6,419
Common House: Interior Paint - Main & Basement Levels	10,937
Common House: Kitchen Water Heater - Replacement	3,509
Common House: Laundry Room Water Heater - Replacement	6,419
Common House: Laundry Washer I - Replacement	4,513
Common House: Laundry Washer II - Replacement	4,513
Common House: Laundry Washer III - Replacement	4,513
Concrete Sidewalk - Repair	7,220
Patio, Ramp, & Parking Concrete & Paver - Repair	3,610
Roof: Scuppers & Downspouts - Replacement	31,159
Walkway & Deck - Recoat	15,580
Total for 2041	\$120,305
Replacement Year 2042	
Common House: Laundry Dryer I - Replacement	4,648
Common House: Laundry Dryer II - Replacement	4,648
Metal Work - Painting	54,948
Reserve Study Update - Offsite	1,405
Siding & Trim - Repair	37,185
Wood Work - Painting	24,163
Total for 2042	\$126,996
Replacement Year 2043	
Common House: HVAC - Replacement	88,856
Landscape - Renewal	8,512
Total for 2043	\$97,368

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2044	
Building Envelope Inspection	21,042
Playground Equipment & Outdoor Furniture - Replacement	36,609
Reserve Study Update - Onsite	3,507
Total for 2044	\$61,158
Replacement Year 2045	
Common House: Basement Freezers - Replacement	5,418
Common House: Interior Lights - Basement	10,723
Common House: Interior Lights - Main Level	22,271
Siding & Trim - Repair	40,633
Wood Work - Painting	26,404
Total for 2045	\$105,448
Replacement Year 2046	
Common House: Computers - Replacement	7,441
Common House: Kitchen - Renovation	24,274
Common House: Laundry Dryer I - Replacement	5,231
Common House: Laundry Dryer II - Replacement	5,231
Common House: Laundry Washer I - Replacement	5,231
Common House: Laundry Washer II - Replacement	5,231
Common House: Laundry Washer III - Replacement	5,231
Common House: Living Room - Renovation	6,068
Common House: Media Room - Renovation	3,641
Common House: Network Switches- Replacement	5,231
Concrete Sidewalk - Repair	8,370
Fire Sprinkler - Repair	24,274
Fire Sprinkler: Outdoor - Testing	10,681
Hose Bib - Replacement	14,449
Reserve Study Update - Offsite	1,581
Walkway & Deck - Recoat	18,061
Total for 2046	\$150,229
Replacement Year 2047	
Metal Work - Painting	63,699
Total for 2047	\$63,699

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2048	
Landscape - Renewal	9,868
Reserve Study Update - Onsite	3,947
Siding & Trim - Repair	44,400
Wood Work - Painting	28,852
Total for 2048	\$87,067
Replacement Year 2049	
Building Envelope Inspection	24,394
Roof: Metal Flashing - Replacement	58,355
Roof: TPO Membrane - Replacement	463,477
Total for 2049	\$546,226
Replacement Year 2050	
Common House: Laundry Dryer I - Replacement	5,888
Common House: Laundry Dryer II - Replacement	5,888
Fire Alarm - Repair	32,785
Reserve Study Update - Offsite	1,780
Total for 2050	\$46,340
Replacement Year 2051	
Common House: Computers - Replacement	8,626
Common House: Dishwasher - Replacement	14,070
Common House: Guest Room Water Heater - Replacement	8,626
Common House: Interior Paint - Main & Basement Levels	14,698
Common House: Laundry Washer I - Replacement	6,065
Common House: Laundry Washer II - Replacement	6,065
Common House: Laundry Washer III - Replacement	6,065
Concrete Sidewalk - Repair	9,703
Siding & Trim - Repair	48,517
Siding - Painting	283,514
Trash Enclosure - Renovation	64,698
Walkway & Deck - Recoat	20,938
Wood Work - Painting	31,527
Total for 2051	\$523,113

**Daybreak Cohousing Owners Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2052	
Common House: Freezer - Replacement	2,157
Metal Work - Painting	73,845
Reserve Study Update - Onsite	4,443
Total for 2052	\$80,444
Replacement Year 2053	
Landscape - Renewal	11,440
Total for 2053	\$11,440
Replacement Year 2054	
Building Envelope Inspection	28,279
Common House: Entry System - Replacement	47,131
Common House: Laundry Dryer I - Replacement	6,627
Common House: Laundry Dryer II - Replacement	6,627
Common House: Refrigerator - Replacement	2,288
Light Fixtures: Exterior - Replacement	44,280
Light Fixtures: Exterior Emergency - Replacement	23,566
Playground Equipment & Outdoor Furniture - Replacement	49,199
Reserve Study Update - Offsite	2,003
Siding & Trim - Repair	53,016
Wood Work - Painting	34,451
Total for 2054	\$297,467
Replacement Year 2055	
Common House: Dining Room Furniture - Replacement	31,672
Roof: Trex Deck - Replacement	211,172
Total for 2055	\$242,844

Daybreak Cohousing Owners Association Detail Report by Category

Awnings & Sunshades - Replacement

Asset ID	1054	1 Total	@ \$250,000.00
Category	Capital	Asset Actual Cost	\$250,000.00
Placed in Service	Doors and Windows	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$250,000.00
Adjustment	30		
Replacement Year	-15		
Remaining Life	2026		
	0		

This provision is for the awnings and sunshades, including the downspout supports, on buildings A, B and C North and the cantilevered awnings on building C South.

The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. In 2022, the Association requested a price of \$200,000 based on a bid. The Association is planning to repair the awnings and sunshades with aluminum in 2025. In 2025, the Association spent \$5,147.

Building Envelope Inspection

Asset ID	1001	1 Total	@ \$12,360.00
Category	Non-Capital	Asset Actual Cost	\$12,360.00
Placed in Service	Inspections	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$13,506.11
Adjustment	5		
Replacement Year	4		
Remaining Life	2029		
	3		

This provision is for a building envelope inspection. Generally, the life of the building envelope is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known, the reserve study should be updated.

Industry specialists recommend a building envelope inspection every 3-5 years.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Basement Freezers - Replacement

Asset ID	1039	3 Each	@ \$1,030.00
	Capital	Asset Actual Cost	\$3,090.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$3,477.82
Useful Life	15		
Adjustment	5		
Replacement Year	2030		
Remaining Life	4		

This provision is for the replacement of the basement freezers in the common house.

According to the Association, there are 3.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Computers - Replacement

Asset ID	1033	1 Total	@ \$4,120.00
	Capital	Asset Actual Cost	\$4,120.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$4,776.21
Useful Life	5		
Adjustment	2		
Replacement Year	2031		
Remaining Life	5		

This provision is for the replacement of the computer equipment in the common house.

This includes the computer, printer, and wifi routers.

The cost and useful life assumptions are based on information from the Association.

**Daybreak Cohousing Owners Association
Detail Report by Category**

Common House: Dining Room - Renovation

Asset ID	1023	1 Total	@ \$13,439.87
	Capital	Asset Actual Cost	\$13,439.87
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$20,329.01
Useful Life	30		
Replacement Year	2040		
Remaining Life	14		

This provision is for the renovation of the dining room in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Dining Room Furniture - Replacement

Asset ID	1022	1 Total	@ \$13,439.87
	Capital	Asset Actual Cost	\$13,439.87
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$17,535.98
Useful Life	20		
Adjustment	5		
Replacement Year	2035		
Remaining Life	9		

This provision is for the replacement of the dining room furniture in the common house.

At the time of site visit there were the following:

- 5 3x6 tables
- 4 42" square tables
- 50 Chairs

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Dishwasher - Replacement

Asset ID	1025	1 Total	@ \$6,719.94
	Capital	Asset Actual Cost	\$6,719.94
Category	Common House	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$7,790.25
Useful Life	10		
Adjustment	3		
Replacement Year	2031		
Remaining Life	5		

This provision is for the replacement of the kitchen dishwasher in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Entry System - Replacement

Asset ID	1050	1 Total	@ \$20,600.00
	Capital	Asset Actual Cost	\$20,600.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$30,251.79
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

This provision is for the replacement of the common house entry system.

This was replaced in 2024 for \$20,000.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Exercise Room - Renovation

Asset ID	1037	1 Total	@ \$329.60
	Capital	Asset Actual Cost	\$329.60
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$329.60
Useful Life	15		
Replacement Year	2026		
Remaining Life	0		

This provision is for the renovation of the exercise room in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Flooring - Main Level

		3,200 SF	@ \$13.44
Asset ID	1016	Asset Actual Cost	\$43,008.00
	Capital	Percent Replacement	100%
Category	Common House	Future Cost	\$65,053.46
Placed in Service	January 2010		
Useful Life	20		
Adjustment	10		
Replacement Year	2040		
Remaining Life	14		

This provision is for the replacement of the main level flooring of the common house.

According to information provided by the Association, there is 3,200 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association Detail Report by Category

Common House: Freezer - Replacement

Asset ID	1028	1 Total	@ \$1,000.00
	Capital	Asset Actual Cost	\$1,000.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$1,384.23
Useful Life	15		
Replacement Year	2037		
Remaining Life	11		

This provision is for the replacement of the kitchen freezer in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Gas Fireplace - Replacement

Asset ID	1031	1 Total	@ \$8,735.91
	Capital	Asset Actual Cost	\$8,735.91
Category	Common House	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$12,455.32
Useful Life	20		
Replacement Year	2038		
Remaining Life	12		

This provision is for the replacement of the replacement of the gas fireplace in the common house.

According to the Association, it was replaced in 2018 for \$6,000.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Guest Room - Renovation

Asset ID	1055	1 Total	@ \$2,896.36
	Capital	Asset Actual Cost	\$2,896.36
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,896.36
Useful Life	15		
Replacement Year	2026		
Remaining Life	0		

This provision is for the renovation of the guest room in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Guest Room Water Heater - Replacement

Asset ID	1013	1 Total	@ \$4,120.00
	Capital	Asset Actual Cost	\$4,120.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$4,776.21
Useful Life	10		
Replacement Year	2031		
Remaining Life	5		

This provision is for the replacement of the common house guest room water heater.

According to the Association, this was replaced in 2021 for \$1,800.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Daybreak Cohousing Owners Association
Detail Report by Category**

Common House: HVAC - Replacement

Asset ID	1036	1 Total	@ \$53,759.50
	Capital	Asset Actual Cost	\$53,759.50
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$57,033.45
Useful Life	15		
Adjustment	3		
Replacement Year	2028		
Remaining Life	2		

This provision is for the replacement of the HVAC in the common house. It is a split zone system with 7 zones.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Interior Lights - Basement

Asset ID	1018	26 Each	@ \$235.20
	Capital	Asset Actual Cost	\$6,115.20
Category	Common House	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$10,723.04
Useful Life	20		
Replacement Year	2045		
Remaining Life	19		

This provision is for the replacement of the basement level interior lights of the common house.

According to information provided by the Association, there are 26.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association Detail Report by Category

Common House: Interior Lights - Main Level

Asset ID	1017	54 Each	@ \$235.20
	Capital	Asset Actual Cost	\$12,700.80
Category	Common House	Percent Replacement	100%
Placed in Service	January 2025	Future Cost	\$22,270.93
Useful Life	20		
Replacement Year	2045		
Remaining Life	19		

This provision is for the replacement of the main level interior lights of the common house.

According to information provided by the Association, there are 54.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Interior Paint - Main & Basement Levels

Asset ID	1015	10,800 SF	@ \$0.65
	Non-Capital	Asset Actual Cost	\$7,020.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$8,138.10
Useful Life	10		
Adjustment	11		
Replacement Year	2031		
Remaining Life	5		

This provision is for the painting of the interior main and basement levels of the common house.

According to information provided by the Association, there is 4,000 square feet in the basement and 6,800 square feet on the main level.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Kitchen - Renovation

Asset ID	1024	1 Total	@ \$13,439.87
	Capital	Asset Actual Cost	\$13,439.87
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$15,580.49
Useful Life	15		
Adjustment	6		
Replacement Year	2031		
Remaining Life	5		

This provision is for the renovation of the kitchen in the common house.

This includes the countertops, cabinets, flooring, etc. This does not include the equipment like freezers, stovetops, dishwasher, etc. These items are their own component.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Kitchen Water Heater - Replacement

Asset ID	1059	1 Total	@ \$2,252.34
	Capital	Asset Actual Cost	\$2,252.34
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,252.34
Useful Life	15		
Adjustment	1		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the common house kitchen water heater.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Laundry Dryer I - Replacement

Asset ID	1064	1 Total	@ \$2,896.52
	Capital	Asset Actual Cost	\$2,896.52
Category	Common House	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$2,896.52
Useful Life	4		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the replacement of the laundry equipment in the common house.

At the time of site visit there were 3 washers and 2 dryers.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Laundry Dryer II - Replacement

Asset ID	1065	1 Total	@ \$2,896.52
	Capital	Asset Actual Cost	\$2,896.52
Category	Common House	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,260.06
Useful Life	4		
Adjustment	4		
Replacement Year	2030		
Remaining Life	4		

This provision is for the replacement of the replacement of the laundry equipment in the common house.

At the time of site visit there were 3 washers and 2 dryers.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Daybreak Cohousing Owners Association
Detail Report by Category**

Common House: Laundry Room Water Heater - Replacement

Asset ID	1058	1 Total	@ \$4,120.00
	Capital	Asset Actual Cost	\$4,120.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$4,120.00
Useful Life	15		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the common house laundry room water heater.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Laundry Washer I - Replacement

Asset ID	1030	1 Total	@ \$2,896.52
	Capital	Asset Actual Cost	\$2,896.52
Category	Common House	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,896.52
Useful Life	5		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the replacement of the laundry equipment in the common house.

At the time of site visit there were 3 washers and 2 dryers.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Daybreak Cohousing Owners Association
Detail Report by Category**

Common House: Laundry Washer II - Replacement

Asset ID	1062	1 Total	@ \$2,896.52
	Capital	Asset Actual Cost	\$2,896.52
Category	Common House	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$3,357.86
Useful Life	5		
Adjustment	5		
Replacement Year	2031		
Remaining Life	5		

This provision is for the replacement of the replacement of the laundry equipment in the common house.

At the time of site visit there were 3 washers and 2 dryers.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Laundry Washer III - Replacement

Asset ID	1063	1 Total	@ \$2,896.52
	Capital	Asset Actual Cost	\$2,896.52
Category	Common House	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$3,357.86
Useful Life	5		
Adjustment	5		
Replacement Year	2031		
Remaining Life	5		

This provision is for the replacement of the replacement of the laundry equipment in the common house.

At the time of site visit there were 3 washers and 2 dryers.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Living Room - Renovation

Asset ID	1021	1 Total	@ \$3,359.97
	Capital	Asset Actual Cost	\$3,359.97
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$3,895.13
Useful Life	15		
Adjustment	6		
Replacement Year	2031		
Remaining Life	5		

This provision is for the renovation of the living room in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Media Room - Renovation

Asset ID	1019	1 Total	@ \$2,015.99
	Capital	Asset Actual Cost	\$2,015.99
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,337.08
Useful Life	15		
Adjustment	6		
Replacement Year	2031		
Remaining Life	5		

This provision is for the renovation of the media room in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Common House: Network Switches- Replacement

Asset ID	1034	1 Total	@ \$2,896.52
	Capital	Asset Actual Cost	\$2,896.52
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,896.52
Useful Life	10		
Adjustment	5		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the network switches.

The cost and useful life assumptions are based on information from the Association.

Common House: Refrigerator - Replacement

Asset ID	1073	1 Total	@ \$1,000.00
	Capital	Asset Actual Cost	\$1,000.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$1,468.53
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

This provision is for the replacement of the kitchen refrigerator in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Daybreak Cohousing Owners Association
Detail Report by Category**

Common House: Restrooms - Renovation

Asset ID	1035	2 Each	@ \$2,687.97
Capital		Asset Actual Cost	\$5,375.94
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$8,131.59
Useful Life	30		
Replacement Year	2040		
Remaining Life	14		

This provision is for the renovation of the restrooms in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Common House: Stove/Oven - Replacement

Asset ID	1026	1 Total	@ \$2,060.00
Capital		Asset Actual Cost	\$2,060.00
Category	Common House	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,318.55
Useful Life	30		
Adjustment	-10		
Replacement Year	2030		
Remaining Life	4		

This provision is for the replacement of the kitchen stove/oven in the common house.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Concrete Sidewalk - Repair

Asset ID	1047	1 Total	@ \$4,634.44
	Non-Capital	Asset Actual Cost	\$4,634.44
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$4,634.44
Useful Life	5		
Adjustment	7		
Replacement Year	2026		
Remaining Life	0		

This provision is for the repair of the city sidewalk.

The cost is based on information from the Association. The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Electrical Inspection

Asset ID	1003	1 Total	@ \$6,719.94
	Non-Capital	Asset Actual Cost	\$6,719.94
Category	Inspections	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$8,767.99
Useful Life	25		
Replacement Year	2035		
Remaining Life	9		

This provision is for an electrical inspection. Generally the life of the electrical system is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

Daybreak Cohousing Owners Association Detail Report by Category

Elevator - Modernization

Asset ID	1038	1 Total	@ \$150,000.00
Category	Capital	Asset Actual Cost	\$150,000.00
Placed in Service	Equipment	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$168,826.32
Adjustment	30		
Replacement Year	-10		
Remaining Life	2030		
	4		

This provision is for the modernization of the elevator.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Exterior Doors - Replacement

Asset ID	1053	57 Each	@ \$2,060.00
Category	Capital	Asset Actual Cost	\$117,420.00
Placed in Service	Doors and Windows	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$157,802.66
Adjustment	30		
Replacement Year	-4		
Remaining Life	2036		
	10		

This provision is for the replacement of the exterior doors.

47 exterior unit doors

CH Doors 10 as follows:

1st floor:

- 2 outside full window;
- 1 outside closet door;
- 3 double patio doors w/ full window

Guest/CH North

- 1 exterior half window

Note that exterior unit doors will include framing work (known issues), and adjust cost each estimate for extra labor and materials.

Daybreak Cohousing Owners Association
Detail Report by Category

Exterior Doors - Replacement continued...

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Fire Alarm - Repair

Asset ID	1040	1 Total	@ \$16,127.85
Capital		Asset Actual Cost	\$16,127.85
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$18,152.04
Useful Life	20		
Replacement Year	2030		
Remaining Life	4		

This provision is for the repair of the fire alarm system.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Fire Sprinkler - Repair

Asset ID	1041	1 Total	@ \$13,439.87
Capital		Asset Actual Cost	\$13,439.87
Category	Equipment	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$13,439.87
Useful Life	10		
Adjustment	2		
Replacement Year	2026		
Remaining Life	0		

This provision is for the repair of the fire sprinkler system.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Fire Sprinkler: Outdoor - Testing

		4 Each	@ \$1,478.39
Asset ID	1042	Asset Actual Cost	\$5,913.56
	Non-Capital	Percent Replacement	100%
Category	Equipment	Future Cost	\$5,913.56
Placed in Service	January 2010		
Useful Life	10		
Adjustment	2		
Replacement Year	2026		
Remaining Life	0		

This provision is for the testing of the outdoor fire sprinkler heads.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Hose Bib - Replacement

		1 Total	@ \$8,000.00
Asset ID	1074	Asset Actual Cost	\$8,000.00
	Capital	Percent Replacement	100%
Category	Building Components	Future Cost	\$10,751.33
Placed in Service	January 2025		
Useful Life	10		
Adjustment	1		
Replacement Year	2036		
Remaining Life	10		

This provision is for the replacement of the hose bibs.

According to the Association, 3 have been replaced as of 2025.

Insurance Deductible

		1 Total	@ \$5,000.00
Asset ID	1004	Asset Actual Cost	\$5,000.00
	Non-Capital	Percent Replacement	100%
Category	Contingency	Future Cost	\$5,000.00
Placed in Service	January 2021		
Useful Life	1		
Replacement Year	2026		
Remaining Life	0		

Many Associations include the insurance deductible in the reserve study as a

Daybreak Cohousing Owners Association
Detail Report by Category

Insurance Deductible continued...

component. Generally this amount is \$10,000 but can vary based on insurance coverages.

The insurance deductible component is only included as an expenditure in the first year of the study. This expenditure is not listed again during the 30 year cash flow projection.

Boards have asked if the inclusion of an insurance deductible in the study as a component can increase the suggested annual reserve contribution. As long as the Association has a threshold amount of greater than \$10,000 in the reserve study as a contingency in the first year of the study, the inclusion of the insurance deductible should not affect the suggested reserve contribution. In other words, if the cash flow projection shows an amount greater than \$10,000 as a contingency balance in the reserve cash flow model without the insurance deductible, the inclusion of the insurance component should not affect the suggested reserve contribution.

Insurance Deductible(Earthquake)

Asset ID	1057	1 Total	@ \$250,000.00
	Non-Capital	Asset Actual Cost	\$250,000.00
Category	Contingency	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$250,000.00
Useful Life	10		
Replacement Year	2031		
Remaining Life	5		

This provision is for the earthquake insurance deductible.

The total deductible is \$250,000; the Association will be slowly increasing this number over the next 10 years to reach that amount.

Landscape - Renewal

Asset ID	1048	1 Total	@ \$5,150.00
	Non-Capital	Asset Actual Cost	\$5,150.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$5,463.63
Useful Life	5		
Replacement Year	2028		
Remaining Life	2		

This provision is for the renewal of the landscaping. This includes the retaining walls.

In 2023, the Association spent \$11,915 on landscaping.

Daybreak Cohousing Owners Association
Detail Report by Category

Landscape - Renewal continued...

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Light Fixtures: Exterior - Replacement

Asset ID	1012	96 Each	@ \$201.60
Capital		Asset Actual Cost	\$19,353.78
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$28,421.68
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

This provision is for the replacement of the exterior lights. According to the Association, lights have been replaced as needed, some have been replaced multiple times. They appear to be interior lights.

This was done in 2024 for \$3,942.

According to information provided by the Association there are 96.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Light Fixtures: Exterior Emergency - Replacement

Asset ID	1067	1 Total	@ \$10,300.00
Capital		Asset Actual Cost	\$10,300.00
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$15,125.90
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

This provision is for the replacement of the exterior emergency lights.

This was done in 2024 for \$7,290.

The cost and useful life assumptions are based on accepted industry estimates as established

Daybreak Cohousing Owners Association
Detail Report by Category

Light Fixtures: Exterior Emergency - Replacement continued...

by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Metal Work - Painting

Asset ID	1051	1 Total	@ \$34,241.56
	Non-Capital	Asset Actual Cost	\$34,241.56
Category	Painting	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$35,268.81
Useful Life	5		
Adjustment	1		
Replacement Year	2027		
Remaining Life	1		

This provision is for the painting of the metal work.

This was done in 2021 for \$27,365.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Patio, Ramp, & Parking Concrete & Paver - Repair

Asset ID	1066	1 Total	@ \$2,317.22
	Non-Capital	Asset Actual Cost	\$2,317.22
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$2,317.22
Useful Life	15		
Adjustment	1		
Replacement Year	2026		
Remaining Life	0		

This provision is for the repair of the patio, ramp, and parking concrete and pavers.

The cost is based on information from the Association. The useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Playground Equipment & Outdoor Furniture - Replacement

Asset ID	1043	1 Total	@ \$21,503.80
	Capital	Asset Actual Cost	\$21,503.80
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$27,240.37
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		

This provision is for the replacement of the playground equipment and outdoor furniture.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Plumbing Inspection

Asset ID	1002	1 Total	@ \$6,719.94
	Non-Capital	Asset Actual Cost	\$6,719.94
Category	Inspections	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$8,767.99
Useful Life	25		
Replacement Year	2035		
Remaining Life	9		

This provision is for a plumbing inspection, including water supply and sewer system. Generally the life of the plumbing system is greater than 30 years. We recommend the Association perform an inspection to determine the current condition of the system. Once the condition is known the reserve study should be updated.

Reserve Study Update - Offsite

Asset ID	1060	1 Total	@ \$875.50
	Non-Capital	Asset Actual Cost	\$875.50
Category	Reserve Study	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$875.50
Useful Life	4		
Replacement Year	2026		
Remaining Life	0		

This provision is for an offsite reserve study update.

Daybreak Cohousing Owners Association
Detail Report by Category

Reserve Study Update - Onsite

Asset ID	1061	1 Total	@ \$2,060.00
Category	Non-Capital	Asset Actual Cost	\$2,060.00
Placed in Service	Reserve Study	Percent Replacement	100%
Useful Life	January 2024	Future Cost	\$2,185.45
Replacement Year	4		
Remaining Life	2028		
	2		

This provision is for an onsite reserve study update.

Roof: Metal Flashing - Replacement

Asset ID	1007	1,100 LF	@ \$26.88
Category	Capital	Asset Actual Cost	\$29,568.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$32,309.75
Adjustment	20		
Replacement Year	-1		
Remaining Life	2029		
	3		

This provision is for the replacement of the metal flashing

According to information provided by the Association, the metal flashing measure 1,100 lineal feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Roof: Scuppers & Downspouts - Replacement

Asset ID	1006	1 Total	@ \$20,000.00
Category	Capital	Asset Actual Cost	\$20,000.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$20,000.00
Replacement Year	15		
Remaining Life	2026		
	0		

This provision is for the replacement of the scuppers and downspouts

Daybreak Cohousing Owners Association
Detail Report by Category

Roof: Scuppers & Downspouts - Replacement continued...

According to information provided by the Association, the scuppers and downspouts measure 630 lineal feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

This was updated in 2025 per the Association.

Roof: TPO Membrane - Replacement

Asset ID	1005	11,400 SF	@ \$20.60
Category	Capital	Asset Actual Cost	\$234,840.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$256,616.01
Adjustment	20		
Replacement Year	-1		
Remaining Life	2029		
	3		

This provision is for the replacement of the TPO membrane roof.

According to information provided by the Association, the roof measures 11,400 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Roof: Trex Deck - Replacement

Asset ID	1008	1,450 SF	@ \$61.80
Category	Capital	Asset Actual Cost	\$89,610.00
Placed in Service	Roofing	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$116,920.72
Adjustment	20		
Replacement Year	5		
Remaining Life	2035		
	9		

This provision is for the replacement of the trex deck, including the cedar railings on the roof of building B. At the time of site visit the support board between the roof and the trex board

Daybreak Cohousing Owners Association Detail Report by Category

Roof: Trex Deck - Replacement continued...

were beginning to rot.

According to information provided by the Association, the trex deck measures 1,450 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Siding & Trim - Repair

Asset ID	1052	1 Total	@ \$23,172.20
Category	Capital	Asset Actual Cost	\$23,172.20
Placed in Service	Siding	Percent Replacement	100%
Useful Life	January 2021	Future Cost	\$23,867.37
Adjustment	3		
Replacement Year	3		
Remaining Life	2027		
	1		

This provision is for the repair of the exterior fiber cement siding and trim as the building is painted.

According to information provided by the Association, there is 33,600 square feet of siding.

This was done in 2021 for \$32,640. The Association requested this be \$20,000 every 5 years moving forward.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Siding - Painting

		33,600 SF	@ \$4.03
Asset ID	1010	Asset Actual Cost	\$135,408.00
	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	\$139,470.24
Placed in Service	January 2016		
Useful Life	12		
Adjustment	-1		
Replacement Year	2027		
Remaining Life	1		

This provision is for the painting of the exterior fiber cement siding.

According to information provided by the Association, there is 33,600 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Siding - Replacement

		33,600 SF	@ \$24.72
Asset ID	1009	Asset Actual Cost	\$830,592.00
	Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$1,688,422.52
Placed in Service	January 2010		
Useful Life	40		
Replacement Year	2050		
Remaining Life	24		

This provision is for the replacement of the exterior fiber cement siding.

The Association feels with maintenance and repairs, a full replacement will not be needed.

According to information provided by the Association, there is 33,600 square feet of siding.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association Detail Report by Category

Trash Enclosure - Renovation

Asset ID	1044	1 Total	@ \$30,900.00
	Capital	Asset Actual Cost	\$30,900.00
Category	Grounds Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$30,900.00
Useful Life	25		
Adjustment	-10		
Replacement Year	2026		
Remaining Life	0		

This provision is for the renovation of the trash enclosure. This includes replacement of the shingle roof and repair to the chain link fence as needed. The Association is considering replacing the roof with a metal roof.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Walkway & Deck - Recoat

Asset ID	1011	1 Total	@ \$10,000.00
	Non-Capital	Asset Actual Cost	\$10,000.00
Category	Decks and Railings	Percent Replacement	100%
Placed in Service	January 2026	Future Cost	\$11,592.74
Useful Life	5		
Replacement Year	2031		
Remaining Life	5		

This provision is for the recoating of the walkway and decks.

According to information provided by the Association, there is 4,150 square feet of walkways and decks.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Walkway & Deck - Replacement

Asset ID	1072	1 Total	@ \$200,000.00
	Non-Capital	Asset Actual Cost	\$200,000.00
Category	Decks and Railings	Percent Replacement	100%
Placed in Service	January 2026	Future Cost	\$200,000.00
Useful Life	30		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the walkway and decks.

According to information provided by the Association, there is 4,150 square feet of walkways and decks.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Wilbur Stairs - Repair

Asset ID	1071	1 Total	@ \$51,500.00
	Capital	Asset Actual Cost	\$51,500.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$77,898.37
Useful Life	30		
Replacement Year	2040		
Remaining Life	14		

This provision is for the repair of the wilbur stairs. The staircases are a metal pan with poured concrete. The pan is showing signs of water damage.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater than or less than the amount provided for herein, this study should be updated to reflect the actual component cost.

Daybreak Cohousing Owners Association Detail Report by Category

Windows - Replacement

		283 Each	@ \$1,545.00
Asset ID	1049	Asset Actual Cost	\$437,235.00
	Capital	Percent Replacement	100%
Category	Doors and Windows	Future Cost	\$587,607.28
Placed in Service	January 2010		
Useful Life	30		
Adjustment	-4		
Replacement Year	2036		
Remaining Life	10		

This provision is for the replacement of the exterior windows.

According to information provided by the Association, there are 283.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Windows - Replacement Phase 2026

		1 Total	@ \$100,000.00
Asset ID	1075	Asset Actual Cost	\$100,000.00
	Capital	Percent Replacement	100%
Category	Doors and Windows	Future Cost	\$100,000.00
Placed in Service	January 2010		
Useful Life	1		
Adjustment	12		
Replacement Year	2026		
Remaining Life	0		

This provision is for the replacement of the exterior windows.

The Association plans to spend \$100,000 in 2026.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Daybreak Cohousing Owners Association
Detail Report by Category

Windows - Replacement Phase 2027-2029

Asset ID	1068	1 Total	@ \$20,600.00
	Capital	Asset Actual Cost	\$20,600.00
Category	Doors and Windows	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$21,218.00
Useful Life	1		
Adjustment	16		
Replacement Year	2027		
Remaining Life	1		

This provision is for the phase I replacement of the exterior windows.

The Association plans to spend \$20,000 each year from 2027-2029.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Wood Work - Painting

Asset ID	1069	1 Total	@ \$15,057.57
	Non-Capital	Asset Actual Cost	\$15,057.57
Category	Painting	Percent Replacement	100%
Placed in Service	January 2024	Future Cost	\$15,509.30
Useful Life	3		
Replacement Year	2027		
Remaining Life	1		

This provision is for the painting of the woodwork.

This was done in 2024 for \$14,619.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Additional Disclosures

Levels of Service

The following three categories describe the various types of Reserve Studies from exhaustive to minimal.

I. Full: A Reserve Study in which the following five Reserve Study tasks are performed:

- Component Inventory
- Condition Assessment (based upon on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

II. Update, With Site Visit/On-Site Review: A Reserve Study update in which the following five Reserve Study tasks are performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

III. Update, No Site Visit/Off-Site Review: A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

IV. Preliminary, Community Not Yet Constructed. A reserve study prepared before construction, that is generally used for budget estimates. It is based on design documents such as the architectural and engineering plans. The following three tasks are performed to prepare this type of study:

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

Adequate Reserves: A replacement reserve fund and stable and equitable multiyear [funding plan](#) that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or

installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components: The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash

or [percent funded](#)) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded: 100 percent funded. When the actual (or projected) [reserve balance](#) is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or [replacement cost](#). This number is calculated for each component, and then summed for an association total.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age/Useful Life}$$

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.

Fund Status: The status of the reserve fund reported in terms of cash or [percent funded](#). The Association appears to be adequately funded as the threshold method, reducing the potential risk of special assessment.

Funding Goals:

The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan.

Baseline funding may lead to project delays, the need for a [special assessment](#), and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding

Establishing a reserve funding goal of keeping the [reserve balance](#) above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as

investment risk tolerance, community age, building type, components that are not readily inspected, and components with a [remaining useful life](#) of more than 30 years.

Full Funding

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan: An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating [useful life](#) and [remaining useful life](#) of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding.

Maintenance types are categorized below:

Preventive Maintenance: Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance: Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance: Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) [reserve balance](#) to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan, in light of the association’s risk tolerance and is not by itself a measure of “adequacy.”

Periodic Structural Inspection: [Structural system](#) inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report.

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and [valuation estimate](#) tasks are performed. This represents one of the two parts of the reserve study.

Preventive Maintenance Schedule: A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL): Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider: An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm: A company that prepares reserve studies as one of its primary business activities.

Responsible Charge: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals’ performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and

appropriate;

3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System: The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates: The task of estimating the current repair or [replacement costs](#) for the reserve components.