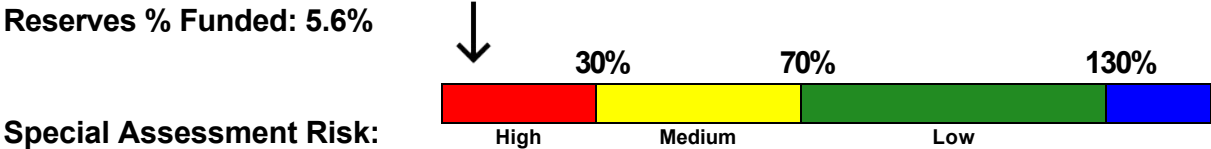


3- Minute Executive Summary

Association: North Shore Terrace **Assoc. #: 22568-1**
Location: Newport, OR **# of Units:32**
Report Period: January 1, 2019 through December 31, 2019

Findings/Recommendations as-of: January 1, 2019

Starting Reserve Balance	\$47,989.
Current Fully Funded Reserve Balance	\$854,595
Percent Funded	5.6 %.
Average Reserve Deficit or (Surplus) Per Unit	\$25,206.
Recommended 2019 100% Monthly "Full Funding" Contributions	\$6,140.
2019 70% Monthly "Threshold Funding" Contributions	\$5,570.
2019 "Baseline Funding" minimum contributions to keep Reserves above \$0 . . .	\$4,550.
Most Recent Budgeted Contribution Rate	\$5,120.



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a Update "With-Site-Visit" Reserve Study, meeting or exceeding all requirements of the RCW. This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 5.6 % Funded. This means the association’s special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget monthly Reserve Contributions within the 70% - 100% funding range, with planned annual increases as noted on page 19. The 70% "Threshold" and and 100% "Full" contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site / Grounds				
110	Site Stairs - Repair/Replace	25	5	\$3,500
120	Asphalt - Resurface	35	11	\$82,800
121	Asphalt - Seal/Repair/Stripe	6	0	\$8,250
160	Pole Lights - Replace	25	0	\$5,500
205	Mailboxes/Shelter - Replace	20	0	\$10,800
Building Exterior				
140	Bldg 66 Wood Fence - Replace	20	13	\$9,950
140	Bldg 76 Wood Fence - Replace	20	13	\$6,600
140	Bldg 85 Wood Fence - Replace	20	17	\$4,950
140	Bldg 86 Wood Fence - Replace	20	4	\$10,200
140	Bldg 96 A-D Wood Fence - Replace	20	13	\$4,800
140	Bldg 96 E-H Wood Fence - Replace	20	18	\$4,200
500	Bldg 66 Roof - Replace	30	18	\$34,000
500	Bldg 76 Roof - Replace	25	11	\$34,000
500	Bldg 85 Roof - Replace	25	24	\$35,000
500	Bldg 86 Roof - Replace	25	12	\$51,650
500	Bldg 96 A-D Roof - Replace	25	22	\$49,900
500	Bldg 96 E-H Roof - Replace	25	21	\$64,000
508	Bldg 85 Skylights - Replace	30	5	\$7,000
508	Bldg 86 Skylights - Replace	30	2	\$21,000
508	Bldg 96 A-D Skylights - Replace	30	13	\$15,000
508	Bldg 96 E-H Skylights - Replace	30	26	\$16,000
510	Bldg 66 Gutters/Downspts - Replace	36	5	\$4,300
510	Bldg 76 Gutters/Dwnspts - Replace	36	6	\$4,300
510	Bldg 85 Gutters/Dwnspts - Replace	36	10	\$3,600
510	Bldg 86 Gutters/Dwnspts - Replace	36	7	\$4,550
510	Bldg 96 A-D Gutters/Downspts - Rplc	36	8	\$4,100
510	Bldg 96 E-H Gutters/Dwnspts - Rplc	36	9	\$3,000
516	Bldg 86 Chimney Covers & Flue Caps	30	17	\$6,650
522	Bldg 66 Siding: Fiber-Cement	50	24	\$111,500
522	Bldg 76 Siding: Fiber-Cement	50	24	\$111,500
522	Bldg 85 Siding: Fiber-Cement	50	28	\$82,500
522	Bldg 86 Siding: Fiber-Cement	50	28	\$82,000
522	Bldg 96 (A-D) Siding: Fiber-Cement	50	27	\$130,500
522	Bldg 96 (E-H) Siding: Fiber-Cement	50	25	\$97,500
533	Bldg 66 - Paint/Caulk	10	4	\$16,600
533	Bldg 76 - Paint/Caulk	10	4	\$15,750
533	Bldg 85 - Paint/Caulk	10	7	\$13,500
533	Bldg 86 - Paint/Caulk	10	6	\$11,650
533	Bldg 96 A-D - Paint/Caulk	10	9	\$17,000
533	Bldg 96 E-H - Paint/Caulk	10	5	\$13,850
535	Bldg 66 Windows/Sliders - Replace	30	3	\$43,100
535	Bldg 76 Windows/Sliders - Replace	30	3	\$43,100
535	Bldg 85 Windows/Sliders - Replace	30	10	\$39,800

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
535 Bldg 86 Windows/Sliders - Replace	30	2	\$38,450
535 Bldg 96 A-D Windows/Sliders - Replace	30	8	\$38,450
535 Bldg 96 E-H Windows/Sliders - Replace	30	9	\$44,500
540 Decks - Clean/Seal	1	1	\$1,850
545 Bldg 66 Decks - Repair/Replace	20	13	\$24,600
545 Bldg 76 Decks - Repair/Replace	20	13	\$24,600
545 Bldg 85 Decks - Repair/Replace	20	10	\$39,200
545 Bldg 86 Decks - Repair/Replace	20	11	\$7,550
545 Bldg 96 A-D Decks - Repair/Replace	25	7	\$27,000
545 Bldg 96 E-H Decks - Repair/Replace	25	7	\$24,550
Systems / Equipment / Other			
900 Plumbing - Repair/Replace	3	2	\$16,000
930 Sewer Pumps - Replace	15	6	\$4,550
55 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.