

SNOHOMISH CASCADE HOMEOWNERS ASSOCIATION
SUPPLEMENTARY INFORMATION ON FUTURE REPAIRS AND
REPLACEMENTS (UNAUDITED)
DECEMBER 31, 2013

The Association's management company conducted a study in 2012 to estimate the remaining useful lives and the replacement costs of the components of the common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated current replacement costs have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date that the components will require repair or replacement.

The following information is based on the study and presents significant information about the components of common property.

	Estimated Remaining Useful Life (Years) as of 12/31/13	Estimated Current Replacement Costs
Component:		
Landscape: bark work	0	\$ 12,000
Landscape: irrigation, yellow zones	0	6,250
Landscape: footbridges (3)	0	8,625
Recreation: basketball	0	1,500
Recreation: benches	0	600
Recreation: picnic tables	0	5,400
Landscape: tree work	2	12,195
Landscape: trails: gravel/chipped	2	7,125
Landscape: lighting, north end	4	1,440
Paving: basketball court	4	7,600
Landscape: irrigation, blue zones	5	13,850
Entry monuments	7	9,000
Water feature: sump pump	9	650
Mailbox structures	9	60,000
Landscape: hardscape, totem poles	9	7,500
Landscape: fencing, chain link	12	775
Landscape: lighting, south end	14	705
Water feature: main pump	14	7,400
Landscape: fencing, wood	19	1,500
		<u>\$ 164,115</u>