

Timber Creek Homeowners Association
Projected Road Reserve Funding Requirements

Baseline Statistics

Crack Seal, per sq. ft	\$	0.14	.13 Updated per Jeff Curl 12/7/23 + 6%
Seal Coat Rate, per sq. ft.	\$	0.18	.17 Updated per Jeff Curl 12/7/2023 +6%
Overlay Rate, per sq. ft.	\$	1.51	1.42 No Change per Jeff Curl 12/7/2023 + 6%
Inflation Rate		3.00%	
Street funds held end 2024	\$	131,942	

		Details For Calendar Years Ending December 31																				
Public Streets	Lots	Year --> Year No->	2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	2035 11	2036 12	2037 13	2038 14	2039 15	2040 16	2041 17	2042 18	2043 19	2044 20
Private Streets (total square footage)		77,933																				
Crack seal schedule					11,923			13,028					15,103			16,504			18,034			19,706
Seal coat schedule													19,418			21,219			23,186			25,336
Overlay schedule										149,072												
Estimated cost - Crack seal	\$	10,911	3,974	3,974	3,974	4,343	4,343	4,343	0	0	5,034	5,034	5,034	5,501	5,501	5,501	6,011	6,011	6,011	6,569	6,569	6,569
Estimated cost - Seal coat	\$	14,028	0	0	0	0	0	0	0	0	6,473	6,473	6,473	7,073	7,073	7,073	7,729	7,729	7,729	8,445	8,445	8,445
Estimated cost - Overlay	\$	117,679	1,926	1,984	2,044	2,105	2,168	2,233	2,300	2,369	7,170	7,385	7,607	7,835	8,070	8,312	8,561	8,818	9,083	9,355	9,636	9,925
Street assessment			5,900	5,958	6,018	6,448	6,511	6,576	2,300	2,369	18,677	18,892	19,114	20,409	20,644	20,886	22,301	22,558	22,823	24,369	24,650	24,939
Overlay carry forward	\$	131,942																				
Crack Seal carry forward	\$	-																				
Seal Coat carry forward	\$	-																				
	\$	131,942	137,842	143,800	137,896	144,344	150,855	144,403	146,703	(0)	18,677	37,569	22,162	42,571	63,215	46,378	68,679	91,237	72,840	97,209	121,859	101,756

Public Streets	
East Cascade Str - 1, 2 and 3	3
TC Drive - 22 to 33 & 102	13
TP Dr. by Bridge - 86 to 91	5

Allocate costs based on square footage of pavement for an area divided by the number of houses in that area
2024 - change to allocate 50% of west alley costs to Cascade and 50% to houses on Timber Pine with alley access
East alley has always been allocated to both Cascade and TP houses
West alley area using plats = 11,832 sq feet. OK to use existing 12,308 for allocation
North Timber Pine = TP without alley 12,405 + 50% of west alley 6,154 = 18,559 sq feet

Private Streets	L	Year	Homes	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Timber Pine Place																							
Lots 4 - 21, 112, 114, 117, 120, 121	\$42	23	16,072	53	53	54	58	58	59	21	21	167	169	171	183	185	187	200	202	205	219	221	224
E Cascade - West Alley																							
Lots 34 - 47 - 50% of Private Alley	\$18	21	6,154	22	22	23	24	24	25	9	9	70	71	72	77	78	79	84	85	86	92	93	94
Timber Pine Drive + 50% of alley																							
Lots 48 - 60	\$70	16	18,559	88	89	90	96	97	98	34	35	278	281	284	304	307	311	332	336	340	363	367	371
Timber Pine Drive without alley																							
Lots 61-64, 79-85	\$68	11	12,405	85	86	87	93	94	95	33	34	270	273	277	295	299	302	323	326	330	353	357	361
Creek View Drive																							
Lots 65 - 78	\$76	14	17,566	95	96	97	104	105	106	37	38	301	304	308	329	332	336	359	363	367	392	397	402
Cascade-Rope Alley																							
Lots 92 -101 - Private Alley	\$43	10	7,177	54	55	55	59	60	61	21	22	172	174	176	188	190	192	205	208	210	224	227	230
		116	77,933	5,894	5,945	6,030	6,443	6,494	6,589	2,307	2,358	18,663	18,873	19,108	20,421	20,642	20,882	22,305	22,555	22,829	24,388	24,663	24,961

Private Streets	L	Year	Homes	2025	50%
Timber Pine Place					
Lots 4 - 21, 112, 114, 117, 120, 121	\$42	23	16,072	53	27
E Cascade - West Alley					
Lots 34 - 47 - 50% of Private Alley	\$18	21	6,154	22	11
Timber Pine Drive + 50% of alley					
Lots 48 - 60	\$70	16	18,559	88	44
Timber Pine Drive without alley					
Lots 61-64, 79-85	\$68	11	12,405	85	43
Creek View Drive					
Lots 65 - 78	\$76	14	17,566	95	48
Cascade-Rope Alley					
Lots 92 -101 - Private Alley	\$43	10	7,177	54	27
		246	77,933	5,894	2,971

Net Interest for 2025 will be approximately = \$3,800

Reserve Study Comments and Assumptions

1. This street reserve fund study was prepared by the Timber Creek Board of Directors, none of whom is a certified reserve study specialist.
2. The study attempts to forecast street maintenance and general operating expenses over a twenty year period. The first maintenance - crack and seal coat - was made in Sept. 2012 and cost \$15,163.
A second one in Aug. 2015 cost \$15,071. Crack sealing was done in 2018 for \$5,678. Seal coating was done in 2019 for \$10,131
Each new annual study drops the concluded year and adds a new twentieth.
Baseline estimates are adjusted for the then latest information and a new forecast is developed for the upcoming year.
3. Three publicly owned streets and five private street/alleys comprise Timber Creek sub-division. Square footage measurements were made to determine the amount of surface requiring maintenance on each of the private streets. These amounts are the basis of road maintenance cost and reserve calculations for the privately owned streets.
4. Homeowners on public streets are not assessed for road maintenance costs.
5. Road maintenance costs are calculated on an actual street by street basis. Street repair assessments and collections are comingled in the road maintenance reserve fund and are used to defray all maintenance costs as incurred.
6. Current year street repair cost estimates were escalated by a 3.0% inflation factor to establish future year replacement outlays.
7. 116 homesite owners are included in this study as active dues payers. 21 homeowners reside on public streets and do not pay into the street repair fund.
8. General operating expenses are based on budget projections and allocated to all homeowners equally.
9. Assumes that all of the roads were initially paved in Jan 2004. Crack and seal coats were done in 2012 and 2015, 2018(CS),2019(SC), 2021(CS), 2024(CS)
10. Crack sealing was done in 2021 and seal coating in 2019. Crack seals will continue to be done every three years, but seal coats will stop until after the overlay planned for 2032 as recommended by our contractor.
11. For the 2021 Reserve Study - the full overlay was moved from 2027 to 2032 after a review by our contractor (Tri County Paving). Projected costs were also updated
12. Projections are based on having the reserve funds available to pay for all estimated maintenance costs through 2032 (full overlay).
13. It's assumed that the 2032 overlay brings the streets back to their original estimated life of 30 years.
14. In 2033 "the game starts over" in accumulating funds for future maintenance (full overlay in 2062).
15. Estimates for 2033 - 2043 are very preliminary and will be revised in the future.
16. HOA Board voted to use 2022 assessment rates, bumped overlay per foot estimate by 7.5%
17. Crack seal estimate: Jeff updated rate to .85 per lineal foot.
In 2021 we used 11,873 lineal feet of crack seal
Budget 12,000 lineal feet at .85= \$10,200.
Convert to square footage for reserve purposes: $\$10,200 / 77,933 = .13$ per square foot
18. For the asphalt overlay, expenditure assume a 3% increase per year in assessments
19. 2024 Reserve Study did not consider interest earnings on reserve balances
2024 Road Assessments will drop by 40% from 2022 without considering interest earnings
Jeff thought the 2032 overlay projection was still valid, but it might need to be done earlier
Unclear if the HOA will pursue rebuilding the west end of the alley
Interest will be taxed at 30% Federal and 6.6% Oregon
20. 2025 Reserve Study / Road Reserve will earn \$3,841 in 2025 net of Fed Tax (no State Tax)
Reserve Fund calls for \$5,894 to be assessed for 2025 (without interest offset)
Recommendation is to reduce road assessments to 50% of current year's funding requirement
Note - 30% Federal tax on interest earnings, but 0 for Oregon (Treasury interest not taxable)
See Note 15 above, interesting earnings should lower future payments as reserve balance increases

Calculations for the required estimated 2044 reserve balance

351,084	Projected cost for next full overlay in 2062 (30 years past 2032)
101,756	Reserve balance for Overlay at the end of 2044 (12 of 30 years)