

**Washington Office**  
505 South 336th Street #620  
Federal Way, WA 98003

Tel: (253) 661-5437  
Fax: (253) 661-5430  
www.reservestudy.com



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## Update "With-Site-Visit" Reserve Study



### Clearwood HOA Yelm, WA

**Report #: 7223-5**  
**For Period Beginning: January 1, 2019**  
**Expires: December 31, 2019**

**Date Prepared: April 19, 2018**



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**Hello, and welcome to your Reserve Study!**

**T**his Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

**W**ith respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

**1) A List of What you're Reserving For**

**2) An Evaluation of your Reserve Fund Size and Strength**

**3) A Recommended Multi-Year Reserve Funding Plan**

**More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

253-661-5437



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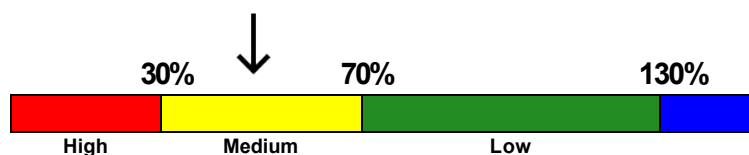
### 3- Minute Executive Summary

**Association:** Clearwood HOA **Assoc. #: 7223-5**  
**Location:** Yelm, WA **# of Units: 1355**  
**Report Period:** January 1, 2019 through December 31, 2019

#### Findings/Recommendations as-of: January 1, 2019

|                                                                                |             |
|--------------------------------------------------------------------------------|-------------|
| Starting Reserve Balance . . . . .                                             | \$1,914,779 |
| Current Fully Funded Reserve Balance . . . . .                                 | \$3,892,111 |
| Percent Funded . . . . .                                                       | 49.2 %      |
| Average Reserve Deficit or (Surplus) Per Unit . . . . .                        | \$1,459     |
| Recommended 2019 100% Annual "Full Funding" Contributions . . . . .            | \$366,000   |
| Recommended 2019 70% Annual "Threshold Funding" Contributions . . . . .        | \$327,500   |
| 2019 "Baseline Funding" minimum contributions to keep Reserves above \$0 . . . | \$273,000   |
| Most Recent Budgeted Contribution Rate . . . . .                               | \$196,475   |

Reserves % Funded: 49.2%



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 a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 49.2 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. 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 Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% 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 |
|--------------------|------------------------------------|-------------------|------------------------|----------------------|
| Community Property |                                    |                   |                        |                      |
| 100                | Spillways, Concrete - Repr/Replace | 40                | 6                      | \$54,650             |
| 100                | Spillways, Gates & Weirs - Replace | 25                | 6                      | \$3,055              |
| 102                | Bridge - Arch                      | 10                | 1                      | \$12,850             |
| 103                | Bridge - Blue Lake, Lower Spillway | 10                | 0                      | \$6,800              |
| 104                | Bridge - Blue Lake, Upper Spillway | 10                | 0                      | \$6,800              |
| 105                | Bridge - Bear Island               | 10                | 0                      | \$4,650              |
| 106                | Bridge - Brookside                 | 10                | 0                      | \$9,150              |
| 108                | Bridge - Blue Lake, Inlet          | 10                | 0                      | \$4,450              |
| 109                | Bridge - Longmire                  | 10                | 1                      | \$32,500             |
| 111                | Bridge - Rampart                   | 10                | 9                      | \$20,000             |
| 112                | Bridge - Reichel                   | 10                | 1                      | \$9,000              |
| 114                | Beach Bulkheads Longmire           | 15                | 0                      | \$20,000             |
| 114                | Beach Bulkheads Madrona            | 15                | 1                      | \$20,000             |
| 114                | Beach Bulkheads Otter              | 15                | 14                     | \$20,000             |
| 114                | Beach Bulkheads Reichel            | 15                | 14                     | \$20,000             |
| 114                | Beach Bulkheads Sunset             | 15                | 1                      | \$20,000             |
| 114                | Beach bulkheads Windy              | 15                | 2                      | \$20,000             |
| 115                | Cabana - Division 7                | 25                | 17                     | \$16,950             |
| 117                | Cabana - Hi Lo                     | 25                | 11                     | \$16,950             |
| 118                | Cabana - Longmire                  | 25                | 1                      | \$16,950             |
| 119                | Cabana - Madrona                   | 25                | 19                     | \$16,950             |
| 120                | Cabana - Otter Beach               | 25                | 15                     | \$16,950             |
| 122                | Cabana - Pool                      | 25                | 13                     | \$16,950             |
| 123                | Cabana - Reichel                   | 25                | 17                     | \$25,150             |
| 124                | Cabana - Sunset                    | 25                | 9                      | \$16,950             |
| 125                | Cabana - Vine Lane                 | 25                | 1                      | \$16,950             |
| 126                | Cabana - Windy                     | 25                | 10                     | \$16,950             |
| 130                | Dock - Blue Lk Fishing (1 of 4)    | 30                | 0                      | \$25,500             |
| 130                | Dock - Blue Lk Fishing (2 of 4)    | 30                | 0                      | \$25,500             |
| 130                | Dock - Blue Lk Fishing (3 of 4)    | 30                | 2                      | \$25,500             |
| 130                | Dock - Blue Lk Fishing (4 of 4)    | 30                | 4                      | \$25,500             |
| 130                | Dock - Clear Lake                  | 30                | 26                     | \$22,950             |
| 131                | Dock - Horseshoe (a - right)       | 30                | 0                      | \$23,900             |
| 132                | Dock - Horseshoe (b - left)        | 30                | 15                     | \$21,850             |
| 133                | Dock - Horseshoe (c - rear)        | 30                | 24                     | \$24,550             |
| 134                | Dock - Longmire (fish, swim)       | 30                | 7                      | \$41,500             |
| 135                | Dock - Madrona (fish, swim)        | 30                | 16                     | \$27,300             |
| 136                | Dock - Otter (fishing)             | 30                | 0                      | \$75,000             |
| 137                | Dock - Otter (swim)                | 30                | 10                     | \$9,350              |
| 139                | Dock - Reichel (swim)              | 30                | 12                     | \$9,350              |
| 140                | Dock - Sunset (fish, swim)         | 30                | 17                     | \$27,850             |
| 141                | Dock - Windy (fish, swim)          | 30                | 21                     | \$38,800             |
| 145                | Fence - Chain Link                 | 3                 | 2                      | \$10,600             |
| 146                | Fence - Front and Back Gates       | 20                | 9                      | \$18,600             |
| 148                | Fence - Office                     | 20                | 14                     | \$12,500             |

| #                  | Component                           | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|--------------------|-------------------------------------|-------------------|------------------------|----------------------|
| 150                | Restroom - Division 7               | 20                | 6                      | \$8,200              |
| 151                | Restroom - Blue Water               | 20                | 17                     | \$8,200              |
| 152                | Restroom - Loop                     | 20                | 19                     | \$22,500             |
| 153                | Restroom - Rampart                  | 20                | 8                      | \$8,200              |
| 154                | Restroom - Hi-Lo                    | 20                | 8                      | \$8,200              |
| 155                | Restrooms - Longmire                | 20                | 12                     | \$16,400             |
| 156                | Restroom - Madrona                  | 20                | 12                     | \$8,200              |
| 157                | Restroom - Otter Beach              | 20                | 10                     | \$16,400             |
| 158                | Restroom - Perimeter                | 20                | 7                      | \$8,200              |
| 160                | Restroom - Sports Court             | 20                | 4                      | \$8,200              |
| 161                | Restroom - Reichel                  | 20                | 15                     | \$16,400             |
| 162                | Restroom - Sunset                   | 20                | 5                      | \$8,200              |
| 163                | Restroom - Windy                    | 20                | 6                      | \$8,200              |
| 164                | Restroom - Woodside                 | 20                | 8                      | \$8,200              |
| 170                | Trails - Maintain/Repair            | 4                 | 3                      | \$6,000              |
| 180                | Reichel Beach Sprinkler System      | 0                 | 5                      | \$8,900              |
| 185                | Basketball Court/Equip - Longmire   | 40                | 22                     | \$15,000             |
| 185                | Tennis - Longmire (replace)         | 40                | 0                      | \$50,000             |
| 185                | Tennis - Longmire (seal)            | 10                | 0                      | \$8,000              |
| 186                | Tennis & Bsktbl - Hi Lo (replace)   | 40                | 8                      | \$47,500             |
| 187                | Tennis - Rampart (replace)          | 40                | 8                      | \$35,000             |
| 190                | Mailboxes - Replace Big Fir         | 20                | 1                      | \$28,500             |
| 190                | Mailboxes - Replace Blue Hills Loop | 20                | 3                      | \$21,000             |
| 190                | Mailboxes - Replace Blue Lake Court | 20                | 5                      | \$19,500             |
| 190                | Mailboxes - Replace Front Gate      | 20                | 0                      | \$16,500             |
| 190                | Mailboxes - Replace Longmire        | 20                | 0                      | \$22,500             |
| 190                | Mailboxes - Replace Windy Beach     | 20                | 15                     | \$28,500             |
| 192                | Boat Ramps - Repair/Replace         | 30                | 15                     | \$20,000             |
| Roads              |                                     |                   |                        |                      |
| 199                | Roads - Local Repairs/Patching      | 1                 | 0                      | \$20,000             |
| 200                | Road Project D-1: Resurface         | 30                | 0                      | \$256,500            |
| 201                | Road Project D-2: Resurface         | 30                | 1                      | \$197,000            |
| 202                | Road Project D-3: Resurface         | 30                | 4                      | \$197,000            |
| 203                | Road Project D-4: Resurface         | 30                | 7                      | \$256,500            |
| 204                | Road Project D-5a: Resurface        | 30                | 10                     | \$243,000            |
| 204                | Road Project D-5b: Resurface        | 30                | 13                     | \$243,000            |
| 205                | Road Project D-6: Resurface         | 30                | 16                     | \$289,500            |
| 206                | Road Project D-7: Resurface         | 30                | 19                     | \$142,000            |
| 207                | Road Project 8: Resurface           | 30                | 20                     | \$360,500            |
| 208                | Road Project 9: Resurface           | 30                | 21                     | \$360,500            |
| 209                | Road Project 10: Resurface          | 30                | 22                     | \$650,000            |
| 210                | Road Project 11: Resurface          | 30                | 23                     | \$650,000            |
| 211                | Roads replaced in 2002              | 30                | 13                     | \$256,500            |
| 212                | Roads replaced in 2009              | 30                | 20                     | \$442,500            |
| Playgrounds, Parks |                                     |                   |                        |                      |
| 214                | Playground Equip - Vine Lane        | 20                | 5                      | \$7,500              |
| 215                | Playground Equip - Pool             | 20                | 2                      | \$24,600             |
| 216                | Playground Equip - Perimeter        | 20                | 6                      | \$36,600             |
| 217                | Playground Equip - Reichel Beach    | 20                | 1                      | \$20,000             |

| #                     | Component                           | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|-----------------------|-------------------------------------|-------------------|------------------------|----------------------|
| 218                   | Playground Equip - Hi Lo            | 20                | 5                      | \$25,000             |
| Pool                  |                                     |                   |                        |                      |
| 220                   | Pool - Bldg Interior Remodel        | 5                 | 0                      | \$6,200              |
| 221                   | Pool - Bldg Siding                  | 40                | 38                     | \$33,900             |
| 222                   | Pool - Bldg Water Heaters           | 15                | 11                     | \$6,000              |
| 224                   | Pool - Deck Resurface Concrete      | 12                | 4                      | \$50,000             |
| 225                   | Pool - Deck Resurface Wood          | 18                | 2                      | \$14,750             |
| 226                   | Pool - Fence Replacement            | 20                | 19                     | \$22,500             |
| 227                   | Pool - Bldg Roof (front)            | 40                | 7                      | \$8,000              |
| 228                   | Pool - Bldg Roof (rear)             | 40                | 38                     | \$8,000              |
| 229                   | Pool - Heaters                      | 15                | 11                     | \$15,000             |
| 230                   | Pool/Spa - Filters                  | 20                | 2                      | \$15,000             |
| 231                   | Spa - Heater                        | 20                | 16                     | \$5,000              |
| 232                   | Spa - Resurface                     | 8                 | 4                      | \$7,500              |
| 233                   | Pool - Bldg Exterior Caulk/Paint    | 8                 | 6                      | \$6,000              |
| 238                   | Pool - Winter Cover/Blanket         | 12                | 1                      | \$17,500             |
| 240                   | Pools - Replaster                   | 20                | 16                     | \$62,500             |
| 241                   | Pool/Spa - Tile & Coping            | 40                | 36                     | \$30,000             |
| 242                   | Pool Plumbing - Repair/Replace      | 10                | 6                      | \$10,000             |
| 243                   | Pool - Pumps / Valves, etc...       | 5                 | 2                      | \$4,000              |
| Security              |                                     |                   |                        |                      |
| 290                   | Security Cameras                    | 2                 | 1                      | \$5,500              |
| 291                   | Security - Card Readers             | 15                | 10                     | \$27,500             |
| 292                   | Security - Gate Operators           | 10                | 0                      | \$15,000             |
| 296                   | Security - Sally Arm System         | 12                | 0                      | \$6,050              |
| 297                   | Security - Spikes                   | 15                | 7                      | \$7,400              |
| Maintenance Building  |                                     |                   |                        |                      |
| 300                   | Maintenance Bldg - Ext Paint        | 10                | 2                      | \$6,450              |
| 302                   | Maintenance Bldg - Ovrhd Bay Doors  | 20                | 13                     | \$12,500             |
| 306                   | Maintenance Bldg - Roof             | 20                | 9                      | \$19,500             |
| 308                   | Maintenance Bldg - Shop Heaters     | 25                | 5                      | \$9,000              |
| 309                   | Maintenance Bldg Carport            | 50                | 44                     | \$98,200             |
| Maintenance Equipment |                                     |                   |                        |                      |
| 310                   | Maint Equip - Backhoe               | 20                | 5                      | \$90,000             |
| 311                   | Maint Equip - Boom Lift Genie Prtbl | 20                | 3                      | \$20,000             |
| 316                   | Maint Equip - Bobcat Excavator      | 15                | 5                      | \$52,450             |
| 317                   | Maint Equip - John Deere Mower      | 12                | 0                      | \$3,500              |
| 320                   | Maint Equip - Kubota Tractor        | 20                | 0                      | \$27,500             |
| 321                   | Maint Equip - Fuel Tank & Pumps     | 40                | 15                     | \$27,850             |
| 322                   | Maint Equip - Kubota RTV (old)      | 12                | 0                      | \$22,500             |
| 323                   | Maint Equip - Kubota RTV (newer)    | 10                | 4                      | \$22,500             |
| 327                   | Maint Equip - Sander (old)          | 10                | 0                      | \$49,600             |
| 328                   | Maint Equip - Sander (newer)        | 10                | 2                      | \$8,600              |
| 329                   | Maint Equip - Plow (old)            | 15                | 0                      | \$7,400              |
| 330                   | Maint Equip - Plow (new)            | 15                | 6                      | \$7,400              |
| 332                   | Maint Equip - Street Sweeper        | 10                | 0                      | \$22,500             |
| 333                   | Maint Equip - Vac Truck             | 12                | 0                      | \$47,500             |
| 338                   | Maint Equip - Truck 2010 Ford F350  | 10                | 2                      | \$45,900             |
| 339                   | Maint Equip -Truck 1999 Ford F450   | 10                | 0                      | \$30,600             |

| #                                  | Component                          | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|------------------------------------|------------------------------------|-------------------|------------------------|----------------------|
| 340                                | Maint Equip - Truck 2008 Ford F150 | 10                | 5                      | \$23,000             |
| 342                                | Maint Equip - Truck 2006 Mazda     | 10                | 6                      | \$26,200             |
| 343                                | Flatbed Trailer for Excavator      | 10                | 4                      | \$5,600              |
| 344                                | Paint Striper                      | 10                | 6                      | \$6,900              |
| Office                             |                                    |                   |                        |                      |
| 360                                | Office Bldg - Carpet, Paint        | 12                | 0                      | \$6,200              |
| 361                                | Office Bldg - Roof                 | 30                | 8                      | \$6,200              |
| 362                                | Office Bldg - Structure            | 30                | 8                      | \$43,200             |
| 364                                | Office - Deck                      | 25                | 19                     | \$8,500              |
| 365                                | Office Computer Upgrade            | 5                 | 0                      | \$14,750             |
| <b>146 Total Funded Components</b> |                                    |                   |                        |                      |

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green highlighted items are expected to occur within the first-five years.

## Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

## Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

## *How do we establish Useful Life and Remaining Useful Life estimates?*

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks



## How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

## What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

## **Site Inspection Notes**

During our site visit on 9/29/2017, we visually inspected all visible common area while compiling a photographic inventory, noting: current condition, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life. We met with board members and had extensive tour with on-site maintenance manager. We discussed past projects, current concerns and future plans.

It is highly recommended the Association coordinate a water line and roads replacement project with a professional engineer to further develop a project scope, specifications, costs and oversight plan. The association has worked with Skillings Connolly in the past for water system assets. Incorporate results of any updated engineering plan in future reserve study updates. The costs/timing budget estimations in this reserve study are preliminary, and should be adjusted based on professional engineering consultation. The association has also considered in the past engaging a firm to test the condition of the AC water lines - this testing has not been conducted, and no definitive plan is in place to our knowledge to do so.

## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

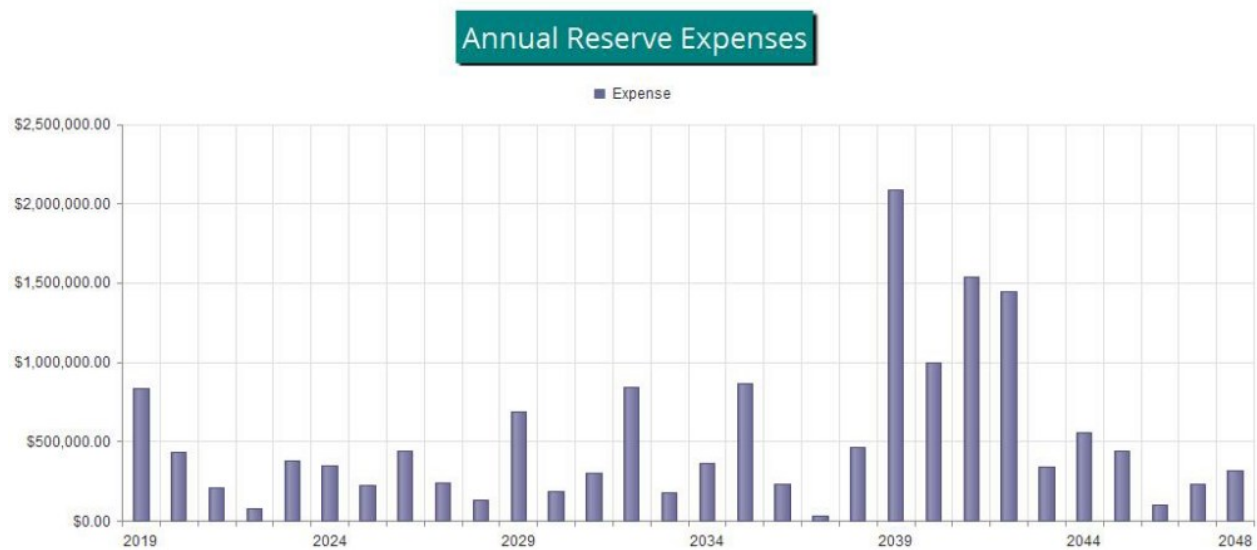


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,914,779 as-of the start of your Fiscal Year on 1/1/2019. As of that date , your Fully Funded Balance is computed to be \$3,892,111 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$366,000 per year this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

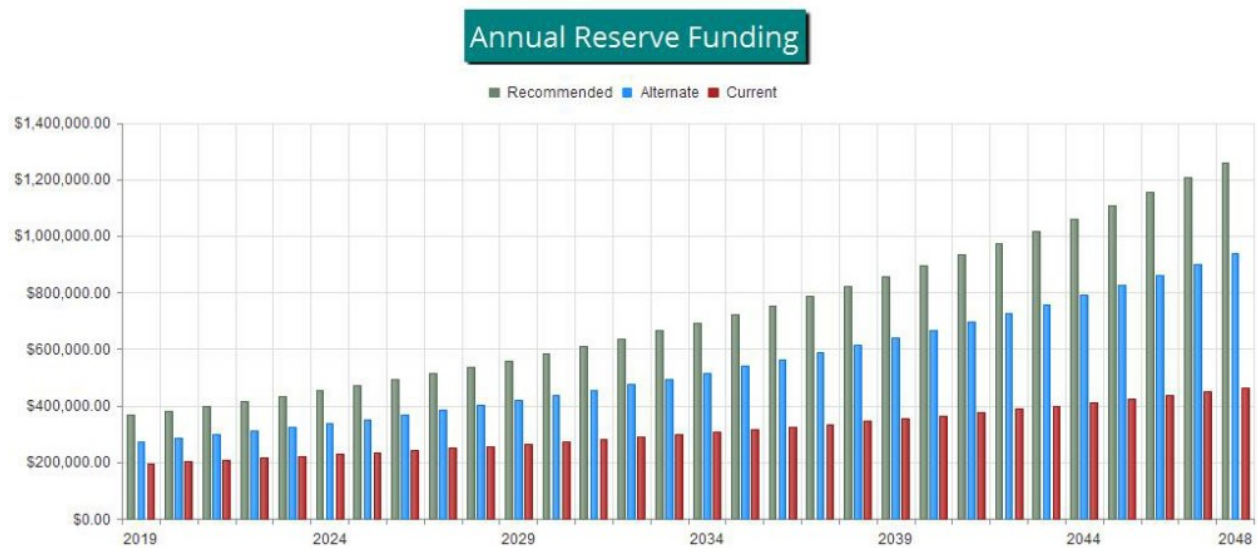


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

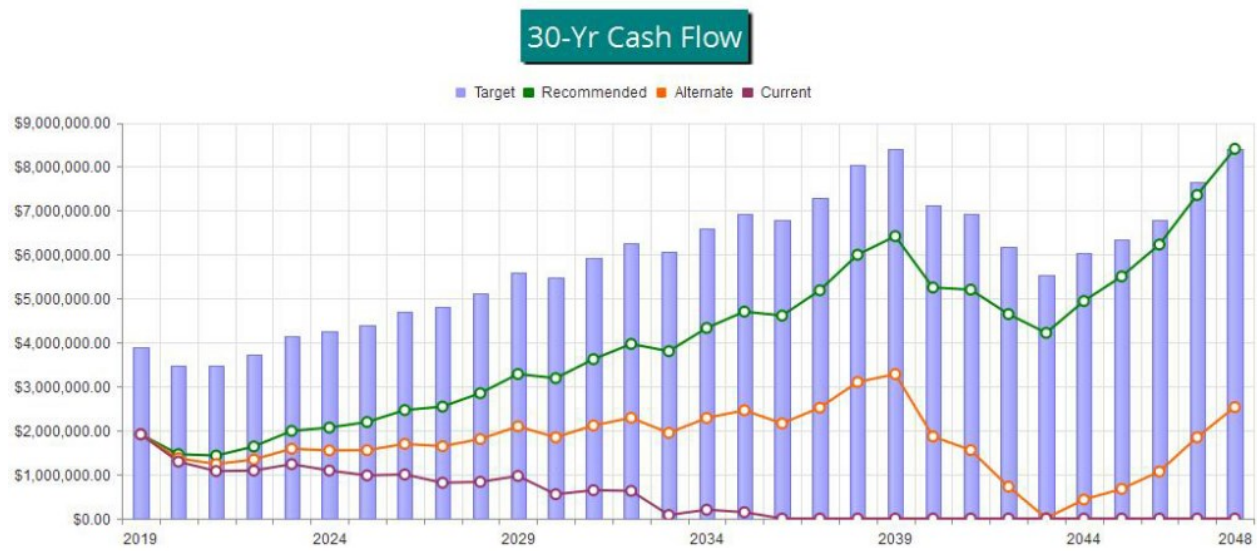


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

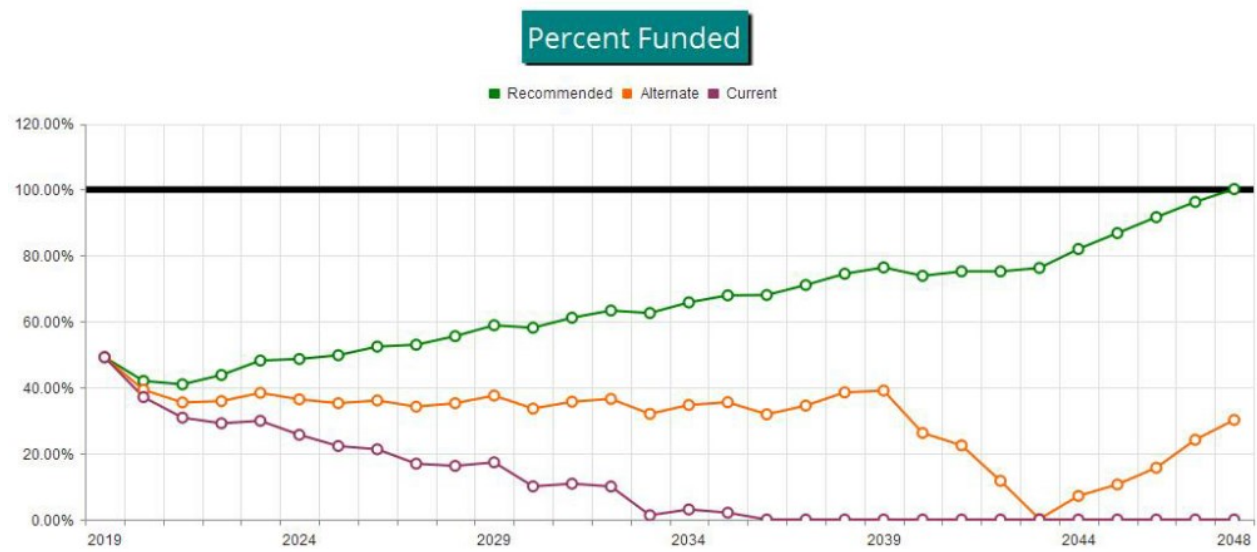


Figure 4



## Table Descriptions

The tabular information in this Report is broken down into nine tables, **not all which may have been chosen by your Project Manager to appear in your report.** Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Reserve Component List Detail

7223-5  
WSV

| #                  | Component                          | Quantity                  | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|--------------------|------------------------------------|---------------------------|-------------|---------------------|-----------------------|------------|
|                    |                                    |                           |             |                     | Best Case             | Worst Case |
| Community Property |                                    |                           |             |                     |                       |            |
| 100                | Spillways, Concrete - Repr/Replace | Upper & lower spillways   | 40          | 6                   | \$49,200              | \$60,100   |
| 100                | Spillways, Gates & Weirs - Replace | Upper & lower spillways   | 25          | 6                   | \$5,500               | \$610      |
| 102                | Bridge - Arch                      | ~ 420 sq ft               | 10          | 1                   | \$10,400              | \$15,300   |
| 103                | Bridge - Blue Lake, Lower Spillway | ~ 220 sq ft               | 10          | 0                   | \$5,500               | \$8,100    |
| 104                | Bridge - Blue Lake, Upper Spillway | ~ 220 sq ft               | 10          | 0                   | \$5,500               | \$8,100    |
| 105                | Bridge - Bear Island               | ~ 150 sq ft               | 10          | 0                   | \$3,700               | \$5,600    |
| 106                | Bridge - Brookside                 | ~ 300 sq ft               | 10          | 0                   | \$7,400               | \$10,900   |
| 108                | Bridge - Blue Lake, Inlet          | ~ 150 sq ft               | 10          | 0                   | \$3,300               | \$5,600    |
| 109                | Bridge - Longmire                  | ~ 650 square feet         | 10          | 1                   | \$31,000              | \$34,000   |
| 111                | Bridge - Rampart                   | ~ 400 square feet         | 10          | 9                   | \$17,500              | \$22,500   |
| 112                | Bridge - Reichel                   | ~ 180 square feet         | 10          | 1                   | \$8,000               | \$10,000   |
| 114                | Beach Bulkheads Longmire           | ~100 LF                   | 15          | 0                   | \$17,500              | \$22,500   |
| 114                | Beach Bulkheads Madrona            | ~250 LF                   | 15          | 1                   | \$17,500              | \$22,500   |
| 114                | Beach Bulkheads Otter              | ~40 LF                    | 15          | 14                  | \$17,500              | \$22,500   |
| 114                | Beach Bulkheads Reichel            | ~160 LF                   | 15          | 14                  | \$17,500              | \$22,500   |
| 114                | Beach Bulkheads Sunset             | ~100 LF                   | 15          | 1                   | \$17,500              | \$22,500   |
| 114                | Beach bulkheads Windy              | ~50 LF                    | 15          | 2                   | \$17,500              | \$22,500   |
| 115                | Cabana - Division 7                | ~ 720 square feet         | 25          | 17                  | \$16,400              | \$17,500   |
| 117                | Cabana - Hi Lo                     | (3) picnic pods           | 25          | 11                  | \$16,400              | \$17,500   |
| 118                | Cabana - Longmire                  | (3) picnic pods           | 25          | 1                   | \$16,400              | \$17,500   |
| 119                | Cabana - Madrona                   | ~ 720 square feet         | 25          | 19                  | \$16,400              | \$17,500   |
| 120                | Cabana - Otter Beach               | ~ 500 sq ft               | 25          | 15                  | \$16,400              | \$17,500   |
| 122                | Cabana - Pool                      | (3) picnic pods           | 25          | 13                  | \$16,400              | \$17,500   |
| 123                | Cabana - Reichel                   | ~ 1,100 sq ft             | 25          | 17                  | \$21,900              | \$28,400   |
| 124                | Cabana - Sunset                    | (3) picnic pods           | 25          | 9                   | \$16,400              | \$17,500   |
| 125                | Cabana - Vine Lane                 | (3) picnic pods           | 25          | 1                   | \$16,400              | \$17,500   |
| 126                | Cabana - Windy                     | (3) picnic pods           | 25          | 10                  | \$16,400              | \$17,500   |
| 130                | Dock - Blue Lk Fishing (1 of 4)    | Below upper spillway      | 30          | 0                   | \$24,300              | \$26,700   |
| 130                | Dock - Blue Lk Fishing (2 of 4)    | Above upper spillway      | 30          | 0                   | \$24,300              | \$26,700   |
| 130                | Dock - Blue Lk Fishing (3 of 4)    | Above lower spillway      | 30          | 2                   | \$24,300              | \$26,700   |
| 130                | Dock - Blue Lk Fishing (4 of 4)    | Blw lwr sp not in Clear L | 30          | 4                   | \$24,300              | \$26,700   |
| 130                | Dock - Clear Lake                  | (1) near Blue Lk Outflow  | 30          | 26                  | \$21,900              | \$24,000   |
| 131                | Dock - Horseshoe (a - right)       | (1) wood, fixed pier      | 30          | 0                   | \$22,800              | \$25,000   |
| 132                | Dock - Horseshoe (b - left)        | (1) floating EZ dock      | 30          | 15                  | \$20,800              | \$22,900   |
| 133                | Dock - Horseshoe (c - rear)        | (1) fishing dock          | 30          | 24                  | \$22,900              | \$26,200   |
| 134                | Dock - Longmire (fish, swim)       | ~ 750 sq ft               | 30          | 7                   | \$40,400              | \$42,600   |
| 135                | Dock - Madrona (fish, swim)        | ~ 500 sq ft               | 30          | 16                  | \$26,200              | \$28,400   |
| 136                | Dock - Otter (fishing)             | ~ 720 sq ft               | 30          | 0                   | \$70,000              | \$80,000   |
| 137                | Dock - Otter (swim)                | (1) EZ swim dock          | 30          | 10                  | \$8,100               | \$10,600   |
| 139                | Dock - Reichel (swim)              | (1) EZ swim dock          | 30          | 12                  | \$8,100               | \$10,600   |
| 140                | Dock - Sunset (fish, swim)         | ~ 500 square feet         | 30          | 17                  | \$26,200              | \$29,500   |
| 141                | Dock - Windy (fish, swim)          | (1) fish (1) swim         | 30          | 21                  | \$37,200              | \$40,400   |
| 145                | Fence - Chain Link                 | ~ 5 miles                 | 3           | 2                   | \$9,600               | \$11,600   |
| 146                | Fence - Front and Back Gates       | (3) steel / wood gates    | 20          | 9                   | \$17,500              | \$19,700   |

| # Component                             | Quantity                  | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|-----------------------------------------|---------------------------|-------------|---------------------|-----------------------|------------|
|                                         |                           |             |                     | Best Case             | Worst Case |
| 148 Fence - Office                      | ~ 500 LF, wood board      | 20          | 14                  | \$11,000              | \$14,000   |
| 150 Restroom - Division 7               | (1) restroom              | 20          | 6                   | \$7,700               | \$8,700    |
| 151 Restroom - Blue Water               | (1) restroom              | 20          | 17                  | \$7,700               | \$8,700    |
| 152 Restroom - Loop                     | (1) restroom              | 20          | 19                  | \$20,000              | \$25,000   |
| 153 Restroom - Rampart                  | (1) restroom              | 20          | 8                   | \$7,700               | \$8,700    |
| 154 Restroom - Hi-Lo                    | (1) restroom              | 20          | 8                   | \$7,700               | \$8,700    |
| 155 Restrooms - Longmire                | (4) restrooms             | 20          | 12                  | \$15,300              | \$17,500   |
| 156 Restroom - Madrona                  | (2) restrooms             | 20          | 12                  | \$7,700               | \$8,700    |
| 157 Restroom - Otter Beach              | (1) large restroom        | 20          | 10                  | \$15,300              | \$17,500   |
| 158 Restroom - Perimeter                | (1) restroom              | 20          | 7                   | \$7,700               | \$8,700    |
| 160 Restroom - Sports Court             | (1) restroom              | 20          | 4                   | \$7,700               | \$8,700    |
| 161 Restroom - Reichel                  | (4) restrooms             | 20          | 15                  | \$15,300              | \$17,500   |
| 162 Restroom - Sunset                   | (2) restrooms             | 20          | 5                   | \$7,700               | \$8,700    |
| 163 Restroom - Windy                    | (1) restroom              | 20          | 6                   | \$7,700               | \$8,700    |
| 164 Restroom - Woodside                 | (1) restroom              | 20          | 8                   | \$7,700               | \$8,700    |
| 170 Trails - Maintain/Repair            | ~ 14 miles soft trails    | 4           | 3                   | \$5,500               | \$6,500    |
| 180 Reichel Beach Sprinkler System      | Proposed upgrade          | 0           | 5                   | \$8,700               | \$9,100    |
| 185 Basketball Court/Equip - Longmire   | Half crt asphalt, fnc, hp | 40          | 22                  | \$12,500              | \$17,500   |
| 185 Tennis - Longmire (replace)         | (1) court asphalt, ~7,200 | 40          | 0                   | \$45,000              | \$55,000   |
| 185 Tennis - Longmire (seal)            | (1) std tennis court      | 10          | 0                   | \$7,000               | \$9,000    |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | (1) std court, + bsktbl   | 40          | 8                   | \$45,000              | \$50,000   |
| 187 Tennis - Rampart (replace)          | (1) std court             | 40          | 8                   | \$30,000              | \$40,000   |
| 190 Mailboxes - Replace Big Fir         | ~ 296 boxes, ~(19) stands | 20          | 1                   | \$26,000              | \$31,000   |
| 190 Mailboxes - Replace Blue Hills Loop | ~ 224 boxes, (14) stands  | 20          | 3                   | \$18,500              | \$23,500   |
| 190 Mailboxes - Replace Blue Lake Court | ~ 204 boxes, (13) stands  | 20          | 5                   | \$17,000              | \$22,000   |
| 190 Mailboxes - Replace Front Gate      | ~ 176 boxes, (11) stands  | 20          | 0                   | \$14,000              | \$19,000   |
| 190 Mailboxes - Replace Longmire        | ~ 192 boxes, (12) stands  | 20          | 0                   | \$20,000              | \$25,000   |
| 190 Mailboxes - Replace Windy Beach     | (19) stands               | 20          | 15                  | \$26,000              | \$31,000   |
| 192 Boat Ramps - Repair/Replace         | (5) asphalt, concrete     | 30          | 15                  | \$15,000              | \$25,000   |
| Roads                                   |                           |             |                     |                       |            |
| 199 Roads - Local Repairs/Patching      | Annual allowance          | 1           | 0                   | \$15,000              | \$25,000   |
| 200 Road Project D-1: Resurface         | ~ 0.9 miles               | 30          | 0                   | \$240,000             | \$273,000  |
| 201 Road Project D-2: Resurface         | ~ 0.7 miles               | 30          | 1                   | \$186,000             | \$208,000  |
| 202 Road Project D-3: Resurface         | ~ 0.7 miles               | 30          | 4                   | \$186,000             | \$208,000  |
| 203 Road Project D-4: Resurface         | ~ 0.9 miles               | 30          | 7                   | \$240,000             | \$273,000  |
| 204 Road Project D-5a: Resurface        | ~ .85 miles               | 30          | 10                  | \$232,000             | \$254,000  |
| 204 Road Project D-5b: Resurface        | ~ .85 miles               | 30          | 13                  | \$232,000             | \$254,000  |
| 205 Road Project D-6: Resurface         | ~ 1.0 miles               | 30          | 16                  | \$273,000             | \$306,000  |
| 206 Road Project D-7: Resurface         | .5 miles                  | 30          | 19                  | \$131,000             | \$153,000  |
| 207 Road Project 8: Resurface           | ~ 1.25 miles              | 30          | 20                  | \$339,000             | \$382,000  |
| 208 Road Project 9: Resurface           | ~ 1.25 miles              | 30          | 21                  | \$339,000             | \$382,000  |
| 209 Road Project 10: Resurface          | ~ 2.25 miles              | 30          | 22                  | \$612,000             | \$688,000  |
| 210 Road Project 11: Resurface          | ~ 2.25 miles              | 30          | 23                  | \$612,000             | \$688,000  |
| 211 Roads replaced in 2002              | 0.9 miles                 | 30          | 13                  | \$240,000             | \$273,000  |
| 212 Roads replaced in 2009              | 1.53 miles                | 30          | 20                  | \$415,000             | \$470,000  |
| Playgrounds, Parks                      |                           |             |                     |                       |            |
| 214 Playground Equip - Vine Lane        | (1) playset               | 20          | 5                   | \$5,000               | \$10,000   |
| 215 Playground Equip - Pool             | Slide, misc. equipment    | 20          | 2                   | \$18,600              | \$30,600   |

| #                     | Component                           | Quantity                  | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|-----------------------|-------------------------------------|---------------------------|-------------|---------------------|-----------------------|------------|
|                       |                                     |                           |             |                     | Best Case             | Worst Case |
| 216                   | Playground Equip - Perimeter        | Assorted play equipment   | 20          | 6                   | \$30,600              | \$42,600   |
| 217                   | Playground Equip - Reichel Beach    | Assorted play equipment   | 20          | 1                   | \$17,500              | \$22,500   |
| 218                   | Playground Equip - Hi Lo            | Assorted play equipment   | 20          | 5                   | \$22,500              | \$27,500   |
| Pool                  |                                     |                           |             |                     |                       |            |
| 220                   | Pool - Bldg Interior Remodel        | Interior of pool bldg     | 5           | 0                   | \$5,000               | \$7,400    |
| 221                   | Pool - Bldg Siding                  | ~2,500 GSF, fiber-cement  | 40          | 38                  | \$30,600              | \$37,200   |
| 222                   | Pool - Bldg Water Heaters           | (2) Rinnai tankless       | 15          | 11                  | \$5,000               | \$7,000    |
| 224                   | Pool - Deck Resurface Concrete      | ~ 5,000 GSF               | 12          | 4                   | \$45,000              | \$55,000   |
| 225                   | Pool - Deck Resurface Wood          | ~ 540 Sq Ft               | 18          | 2                   | \$13,100              | \$16,400   |
| 226                   | Pool - Fence Replacement            | ~ 260 LF, wood boards     | 20          | 19                  | \$20,000              | \$25,000   |
| 227                   | Pool - Bldg Roof (front)            | ~ 1,600 GSF               | 40          | 7                   | \$6,500               | \$9,500    |
| 228                   | Pool - Bldg Roof (rear)             | ~ 1,600 GSF               | 40          | 38                  | \$6,500               | \$9,500    |
| 229                   | Pool - Heaters                      | (3) Master Temp 400       | 15          | 11                  | \$12,000              | \$18,000   |
| 230                   | Pool/Spa - Filters                  | (4) DE filters            | 20          | 2                   | \$12,500              | \$17,500   |
| 231                   | Spa - Heater                        | (1) Master Temp 400       | 20          | 16                  | \$4,000               | \$6,000    |
| 232                   | Spa - Resurface                     | ~10' width                | 8           | 4                   | \$5,000               | \$10,000   |
| 233                   | Pool - Bldg Exterior Caulk/Paint    | ~ 2,500 GSF               | 8           | 6                   | \$5,000               | \$7,000    |
| 238                   | Pool - Winter Cover/Blanket         | (1) winter safety mesh    | 12          | 1                   | \$15,000              | \$20,000   |
| 240                   | Pools - Replaster                   | ~ 2,700 sq ft             | 20          | 16                  | \$50,000              | \$75,000   |
| 241                   | Pool/Spa - Tile & Coping            | ~ 230 linear feet         | 40          | 36                  | \$27,500              | \$32,500   |
| 242                   | Pool Plumbing - Repair/Replace      | Assorted plumbing         | 10          | 6                   | \$8,000               | \$12,000   |
| 243                   | Pool - Pumps / Valves, etc...       | Assorted pumps, valves    | 5           | 2                   | \$3,500               | \$4,500    |
| Security              |                                     |                           |             |                     |                       |            |
| 290                   | Security Cameras                    | ~(16) cameras             | 2           | 1                   | \$4,500               | \$6,500    |
| 291                   | Security - Card Readers             | (2) card reader systems   | 15          | 10                  | \$25,000              | \$30,000   |
| 292                   | Security - Gate Operators           | (4) Elite swing arm       | 10          | 0                   | \$12,500              | \$17,500   |
| 296                   | Security - Sally Arm System         | Sally arms                | 12          | 0                   | \$5,500               | \$6,600    |
| 297                   | Security - Spikes                   | Security spikes           | 15          | 7                   | \$6,800               | \$8,000    |
| Maintenance Building  |                                     |                           |             |                     |                       |            |
| 300                   | Maintenance Bldg - Ext Paint        | ~ 3,000 GSF               | 10          | 2                   | \$6,100               | \$6,800    |
| 302                   | Maintenance Bldg - Ovrhd Bay Doors  | (5) metal doors           | 20          | 13                  | \$10,000              | \$15,000   |
| 306                   | Maintenance Bldg - Roof             | ~ 3,900 SF, comp. shingle | 20          | 9                   | \$17,000              | \$22,000   |
| 308                   | Maintenance Bldg - Shop Heaters     | (3) Reznor shop heaters   | 25          | 5                   | \$7,500               | \$10,500   |
| 309                   | Maintenance Bldg Carport            | (1) Carport               | 50          | 44                  | \$87,400              | \$109,000  |
| Maintenance Equipment |                                     |                           |             |                     |                       |            |
| 310                   | Maint Equip - Backhoe               | (1) backhoe / loader      | 20          | 5                   | \$80,000              | \$100,000  |
| 311                   | Maint Equip - Boom Lift Genie Prtbl | (1) boom lift             | 20          | 3                   | \$17,500              | \$22,500   |
| 316                   | Maint Equip - Bobcat Excavator      | (1) Bobcat excavator      | 15          | 5                   | \$49,200              | \$55,700   |
| 317                   | Maint Equip - John Deere Mower      | (1) John Deere mower      | 12          | 0                   | \$3,000               | \$4,000    |
| 320                   | Maint Equip - Kubota Tractor        | (1) Kubota tractor        | 20          | 0                   | \$22,000              | \$33,000   |
| 321                   | Maint Equip - Fuel Tank & Pumps     | Fuel tanks & pumps        | 40          | 15                  | \$25,100              | \$30,600   |
| 322                   | Maint Equip - Kubota RTV (old)      | (1) Kubota 900            | 12          | 0                   | \$20,000              | \$25,000   |
| 323                   | Maint Equip - Kubota RTV (newer)    | (1) Kubota RTV            | 10          | 4                   | \$20,000              | \$25,000   |
| 327                   | Maint Equip - Sander (old)          | (1) sander for F450       | 10          | 0                   | \$8,000               | \$91,200   |
| 328                   | Maint Equip - Sander (newer)        | (1) sander for F350       | 10          | 2                   | \$8,000               | \$9,200    |
| 329                   | Maint Equip - Plow (old)            | (1) plow F450             | 15          | 0                   | \$6,800               | \$8,000    |
| 330                   | Maint Equip - Plow (new)            | (1) plow for F350         | 15          | 6                   | \$6,800               | \$8,000    |
| 332                   | Maint Equip - Street Sweeper        | (1) Broce sweeper         | 10          | 0                   | \$20,000              | \$25,000   |

| #      | Component                          | Quantity                  | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|--------|------------------------------------|---------------------------|-------------|---------------------|-----------------------|------------|
|        |                                    |                           |             |                     | Best Case             | Worst Case |
| 333    | Maint Equip - Vac Truck            | (1) Vac truck             | 12          | 0                   | \$45,000              | \$50,000   |
| 338    | Maint Equip - Truck 2010 Ford F350 | (1) Ford F350             | 10          | 2                   | \$44,800              | \$47,000   |
| 339    | Maint Equip -Truck 1999 Ford F450  | (1) F450                  | 10          | 0                   | \$29,500              | \$31,700   |
| 340    | Maint Equip - Truck 2008 Ford F150 | (1) Ford truck            | 10          | 5                   | \$21,000              | \$25,000   |
| 342    | Maint Equip - Truck 2006 Mazda     | (1) Mazda Truck           | 10          | 6                   | \$25,100              | \$27,300   |
| 343    | Flatbed Trailer for Excavator      | (1) trailer               | 10          | 4                   | \$5,000               | \$6,200    |
| 344    | Paint Striper                      | (1) Graco HD 200C         | 10          | 6                   | \$6,600               | \$7,200    |
| Office |                                    |                           |             |                     |                       |            |
| 360    | Office Bldg - Carpet, Paint        | 100 sq yds / 2,000 Sq Ft  | 12          | 0                   | \$5,600               | \$6,800    |
| 361    | Office Bldg - Roof                 | ~ 1,225 SF, comp. shingle | 30          | 8                   | \$5,600               | \$6,800    |
| 362    | Office Bldg - Structure            | ~ 1,225 square feet       | 30          | 8                   | \$37,200              | \$49,200   |
| 364    | Office - Deck                      | ~ 230 SF, wood decking    | 25          | 19                  | \$7,100               | \$9,900    |
| 365    | Office Computer Upgrade            | Central IT System, Server | 5           | 0                   | \$14,200              | \$15,300   |
| 146    | Total Funded Components            |                           |             |                     |                       |            |

| #                  | Component                          | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|--------------------|------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| Community Property |                                    |                       |   |               |   |             |   |                      |
| 100                | Spillways, Concrete - Repr/Replace | \$54,650              | X | 34            | / | 40          | = | \$46,453             |
| 100                | Spillways, Gates & Weirs - Replace | \$3,055               | X | 19            | / | 25          | = | \$2,322              |
| 102                | Bridge - Arch                      | \$12,850              | X | 9             | / | 10          | = | \$11,565             |
| 103                | Bridge - Blue Lake, Lower Spillway | \$6,800               | X | 10            | / | 10          | = | \$6,800              |
| 104                | Bridge - Blue Lake, Upper Spillway | \$6,800               | X | 10            | / | 10          | = | \$6,800              |
| 105                | Bridge - Bear Island               | \$4,650               | X | 10            | / | 10          | = | \$4,650              |
| 106                | Bridge - Brookside                 | \$9,150               | X | 10            | / | 10          | = | \$9,150              |
| 108                | Bridge - Blue Lake, Inlet          | \$4,450               | X | 10            | / | 10          | = | \$4,450              |
| 109                | Bridge - Longmire                  | \$32,500              | X | 9             | / | 10          | = | \$29,250             |
| 111                | Bridge - Rampart                   | \$20,000              | X | 1             | / | 10          | = | \$2,000              |
| 112                | Bridge - Reichel                   | \$9,000               | X | 9             | / | 10          | = | \$8,100              |
| 114                | Beach Bulkheads Longmire           | \$20,000              | X | 15            | / | 15          | = | \$20,000             |
| 114                | Beach Bulkheads Madrona            | \$20,000              | X | 14            | / | 15          | = | \$18,667             |
| 114                | Beach Bulkheads Otter              | \$20,000              | X | 1             | / | 15          | = | \$1,333              |
| 114                | Beach Bulkheads Reichel            | \$20,000              | X | 1             | / | 15          | = | \$1,333              |
| 114                | Beach Bulkheads Sunset             | \$20,000              | X | 14            | / | 15          | = | \$18,667             |
| 114                | Beach bulkheads Windy              | \$20,000              | X | 13            | / | 15          | = | \$17,333             |
| 115                | Cabana - Division 7                | \$16,950              | X | 8             | / | 25          | = | \$5,424              |
| 117                | Cabana - Hi Lo                     | \$16,950              | X | 14            | / | 25          | = | \$9,492              |
| 118                | Cabana - Longmire                  | \$16,950              | X | 24            | / | 25          | = | \$16,272             |
| 119                | Cabana - Madrona                   | \$16,950              | X | 6             | / | 25          | = | \$4,068              |
| 120                | Cabana - Otter Beach               | \$16,950              | X | 10            | / | 25          | = | \$6,780              |
| 122                | Cabana - Pool                      | \$16,950              | X | 12            | / | 25          | = | \$8,136              |
| 123                | Cabana - Reichel                   | \$25,150              | X | 8             | / | 25          | = | \$8,048              |
| 124                | Cabana - Sunset                    | \$16,950              | X | 16            | / | 25          | = | \$10,848             |
| 125                | Cabana - Vine Lane                 | \$16,950              | X | 24            | / | 25          | = | \$16,272             |
| 126                | Cabana - Windy                     | \$16,950              | X | 15            | / | 25          | = | \$10,170             |
| 130                | Dock - Blue Lk Fishing (1 of 4)    | \$25,500              | X | 30            | / | 30          | = | \$25,500             |
| 130                | Dock - Blue Lk Fishing (2 of 4)    | \$25,500              | X | 30            | / | 30          | = | \$25,500             |
| 130                | Dock - Blue Lk Fishing (3 of 4)    | \$25,500              | X | 28            | / | 30          | = | \$23,800             |
| 130                | Dock - Blue Lk Fishing (4 of 4)    | \$25,500              | X | 26            | / | 30          | = | \$22,100             |
| 130                | Dock - Clear Lake                  | \$22,950              | X | 4             | / | 30          | = | \$3,060              |
| 131                | Dock - Horseshoe (a - right)       | \$23,900              | X | 30            | / | 30          | = | \$23,900             |
| 132                | Dock - Horseshoe (b - left)        | \$21,850              | X | 15            | / | 30          | = | \$10,925             |
| 133                | Dock - Horseshoe (c - rear)        | \$24,550              | X | 6             | / | 30          | = | \$4,910              |
| 134                | Dock - Longmire (fish, swim)       | \$41,500              | X | 23            | / | 30          | = | \$31,817             |
| 135                | Dock - Madrona (fish, swim)        | \$27,300              | X | 14            | / | 30          | = | \$12,740             |
| 136                | Dock - Otter (fishing)             | \$75,000              | X | 30            | / | 30          | = | \$75,000             |
| 137                | Dock - Otter (swim)                | \$9,350               | X | 20            | / | 30          | = | \$6,233              |
| 139                | Dock - Reichel (swim)              | \$9,350               | X | 18            | / | 30          | = | \$5,610              |
| 140                | Dock - Sunset (fish, swim)         | \$27,850              | X | 13            | / | 30          | = | \$12,068             |
| 141                | Dock - Windy (fish, swim)          | \$38,800              | X | 9             | / | 30          | = | \$11,640             |
| 145                | Fence - Chain Link                 | \$10,600              | X | 1             | / | 3           | = | \$3,533              |
| 146                | Fence - Front and Back Gates       | \$18,600              | X | 11            | / | 20          | = | \$10,230             |
| 148                | Fence - Office                     | \$12,500              | X | 6             | / | 20          | = | \$3,750              |



| #                  | Component                           | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|--------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 150                | Restroom - Division 7               | \$8,200               | X | 14            | / | 20          | = | \$5,740              |
| 151                | Restroom - Blue Water               | \$8,200               | X | 3             | / | 20          | = | \$1,230              |
| 152                | Restroom - Loop                     | \$22,500              | X | 1             | / | 20          | = | \$1,125              |
| 153                | Restroom - Rampart                  | \$8,200               | X | 12            | / | 20          | = | \$4,920              |
| 154                | Restroom - Hi-Lo                    | \$8,200               | X | 12            | / | 20          | = | \$4,920              |
| 155                | Restrooms - Longmire                | \$16,400              | X | 8             | / | 20          | = | \$6,560              |
| 156                | Restroom - Madrona                  | \$8,200               | X | 8             | / | 20          | = | \$3,280              |
| 157                | Restroom - Otter Beach              | \$16,400              | X | 10            | / | 20          | = | \$8,200              |
| 158                | Restroom - Perimeter                | \$8,200               | X | 13            | / | 20          | = | \$5,330              |
| 160                | Restroom - Sports Court             | \$8,200               | X | 16            | / | 20          | = | \$6,560              |
| 161                | Restroom - Reichel                  | \$16,400              | X | 5             | / | 20          | = | \$4,100              |
| 162                | Restroom - Sunset                   | \$8,200               | X | 15            | / | 20          | = | \$6,150              |
| 163                | Restroom - Windy                    | \$8,200               | X | 14            | / | 20          | = | \$5,740              |
| 164                | Restroom - Woodside                 | \$8,200               | X | 12            | / | 20          | = | \$4,920              |
| 170                | Trails - Maintain/Repair            | \$6,000               | X | 1             | / | 4           | = | \$1,500              |
| 180                | Reichel Beach Sprinkler System      | \$8,900               | X | 0             | / | 0           | = | \$1,483              |
| 185                | Basketball Court/Equip - Longmire   | \$15,000              | X | 18            | / | 40          | = | \$6,750              |
| 185                | Tennis - Longmire (replace)         | \$50,000              | X | 40            | / | 40          | = | \$50,000             |
| 185                | Tennis - Longmire (seal)            | \$8,000               | X | 10            | / | 10          | = | \$8,000              |
| 186                | Tennis & Bsktbl - Hi Lo (replace)   | \$47,500              | X | 32            | / | 40          | = | \$38,000             |
| 187                | Tennis - Rampart (replace)          | \$35,000              | X | 32            | / | 40          | = | \$28,000             |
| 190                | Mailboxes - Replace Big Fir         | \$28,500              | X | 19            | / | 20          | = | \$27,075             |
| 190                | Mailboxes - Replace Blue Hills Loop | \$21,000              | X | 17            | / | 20          | = | \$17,850             |
| 190                | Mailboxes - Replace Blue Lake Court | \$19,500              | X | 15            | / | 20          | = | \$14,625             |
| 190                | Mailboxes - Replace Front Gate      | \$16,500              | X | 20            | / | 20          | = | \$16,500             |
| 190                | Mailboxes - Replace Longmire        | \$22,500              | X | 20            | / | 20          | = | \$22,500             |
| 190                | Mailboxes - Replace Windy Beach     | \$28,500              | X | 5             | / | 20          | = | \$7,125              |
| 192                | Boat Ramps - Repair/Replace         | \$20,000              | X | 15            | / | 30          | = | \$10,000             |
| Roads              |                                     |                       |   |               |   |             |   |                      |
| 199                | Roads - Local Repairs/Patching      | \$20,000              | X | 1             | / | 1           | = | \$20,000             |
| 200                | Road Project D-1: Resurface         | \$256,500             | X | 30            | / | 30          | = | \$256,500            |
| 201                | Road Project D-2: Resurface         | \$197,000             | X | 29            | / | 30          | = | \$190,433            |
| 202                | Road Project D-3: Resurface         | \$197,000             | X | 26            | / | 30          | = | \$170,733            |
| 203                | Road Project D-4: Resurface         | \$256,500             | X | 23            | / | 30          | = | \$196,650            |
| 204                | Road Project D-5a: Resurface        | \$243,000             | X | 20            | / | 30          | = | \$162,000            |
| 204                | Road Project D-5b: Resurface        | \$243,000             | X | 17            | / | 30          | = | \$137,700            |
| 205                | Road Project D-6: Resurface         | \$289,500             | X | 14            | / | 30          | = | \$135,100            |
| 206                | Road Project D-7: Resurface         | \$142,000             | X | 11            | / | 30          | = | \$52,067             |
| 207                | Road Project 8: Resurface           | \$360,500             | X | 10            | / | 30          | = | \$120,167            |
| 208                | Road Project 9: Resurface           | \$360,500             | X | 9             | / | 30          | = | \$108,150            |
| 209                | Road Project 10: Resurface          | \$650,000             | X | 8             | / | 30          | = | \$173,333            |
| 210                | Road Project 11: Resurface          | \$650,000             | X | 7             | / | 30          | = | \$151,667            |
| 211                | Roads replaced in 2002              | \$256,500             | X | 17            | / | 30          | = | \$145,350            |
| 212                | Roads replaced in 2009              | \$442,500             | X | 10            | / | 30          | = | \$147,500            |
| Playgrounds, Parks |                                     |                       |   |               |   |             |   |                      |
| 214                | Playground Equip - Vine Lane        | \$7,500               | X | 15            | / | 20          | = | \$5,625              |
| 215                | Playground Equip - Pool             | \$24,600              | X | 18            | / | 20          | = | \$22,140             |
| 216                | Playground Equip - Perimeter        | \$36,600              | X | 14            | / | 20          | = | \$25,620             |

| #                     | Component                           | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|-----------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 217                   | Playground Equip - Reichel Beach    | \$20,000              | X | 19            | / | 20          | = | \$19,000             |
| 218                   | Playground Equip - Hi Lo            | \$25,000              | X | 15            | / | 20          | = | \$18,750             |
| Pool                  |                                     |                       |   |               |   |             |   |                      |
| 220                   | Pool - Bldg Interior Remodel        | \$6,200               | X | 5             | / | 5           | = | \$6,200              |
| 221                   | Pool - Bldg Siding                  | \$33,900              | X | 2             | / | 40          | = | \$1,695              |
| 222                   | Pool - Bldg Water Heaters           | \$6,000               | X | 4             | / | 15          | = | \$1,600              |
| 224                   | Pool - Deck Resurface Concrete      | \$50,000              | X | 8             | / | 12          | = | \$33,333             |
| 225                   | Pool - Deck Resurface Wood          | \$14,750              | X | 16            | / | 18          | = | \$13,111             |
| 226                   | Pool - Fence Replacement            | \$22,500              | X | 1             | / | 20          | = | \$1,125              |
| 227                   | Pool - Bldg Roof (front)            | \$8,000               | X | 33            | / | 40          | = | \$6,600              |
| 228                   | Pool - Bldg Roof (rear)             | \$8,000               | X | 2             | / | 40          | = | \$400                |
| 229                   | Pool - Heaters                      | \$15,000              | X | 4             | / | 15          | = | \$4,000              |
| 230                   | Pool/Spa - Filters                  | \$15,000              | X | 18            | / | 20          | = | \$13,500             |
| 231                   | Spa - Heater                        | \$5,000               | X | 4             | / | 20          | = | \$1,000              |
| 232                   | Spa - Resurface                     | \$7,500               | X | 4             | / | 8           | = | \$3,750              |
| 233                   | Pool - Bldg Exterior Caulk/Paint    | \$6,000               | X | 2             | / | 8           | = | \$1,500              |
| 238                   | Pool - Winter Cover/Blanket         | \$17,500              | X | 11            | / | 12          | = | \$16,042             |
| 240                   | Pools - Replaster                   | \$62,500              | X | 4             | / | 20          | = | \$12,500             |
| 241                   | Pool/Spa - Tile & Coping            | \$30,000              | X | 4             | / | 40          | = | \$3,000              |
| 242                   | Pool Plumbing - Repair/Replace      | \$10,000              | X | 4             | / | 10          | = | \$4,000              |
| 243                   | Pool - Pumps / Valves, etc...       | \$4,000               | X | 3             | / | 5           | = | \$2,400              |
| Security              |                                     |                       |   |               |   |             |   |                      |
| 290                   | Security Cameras                    | \$5,500               | X | 1             | / | 2           | = | \$2,750              |
| 291                   | Security - Card Readers             | \$27,500              | X | 5             | / | 15          | = | \$9,167              |
| 292                   | Security - Gate Operators           | \$15,000              | X | 10            | / | 10          | = | \$15,000             |
| 296                   | Security - Sally Arm System         | \$6,050               | X | 12            | / | 12          | = | \$6,050              |
| 297                   | Security - Spikes                   | \$7,400               | X | 8             | / | 15          | = | \$3,947              |
| Maintenance Building  |                                     |                       |   |               |   |             |   |                      |
| 300                   | Maintenance Bldg - Ext Paint        | \$6,450               | X | 8             | / | 10          | = | \$5,160              |
| 302                   | Maintenance Bldg - Ovrrhd Bay Doors | \$12,500              | X | 7             | / | 20          | = | \$4,375              |
| 306                   | Maintenance Bldg - Roof             | \$19,500              | X | 11            | / | 20          | = | \$10,725             |
| 308                   | Maintenance Bldg - Shop Heaters     | \$9,000               | X | 20            | / | 25          | = | \$7,200              |
| 309                   | Maintenance Bldg Carport            | \$98,200              | X | 6             | / | 50          | = | \$11,784             |
| Maintenance Equipment |                                     |                       |   |               |   |             |   |                      |
| 310                   | Maint Equip - Backhoe               | \$90,000              | X | 15            | / | 20          | = | \$67,500             |
| 311                   | Maint Equip - Boom Lift Genie Prtbl | \$20,000              | X | 17            | / | 20          | = | \$17,000             |
| 316                   | Maint Equip - Bobcat Excavator      | \$52,450              | X | 10            | / | 15          | = | \$34,967             |
| 317                   | Maint Equip - John Deere Mower      | \$3,500               | X | 12            | / | 12          | = | \$3,500              |
| 320                   | Maint Equip - Kubota Tractor        | \$27,500              | X | 20            | / | 20          | = | \$27,500             |
| 321                   | Maint Equip - Fuel Tank & Pumps     | \$27,850              | X | 25            | / | 40          | = | \$17,406             |
| 322                   | Maint Equip - Kubota RTV (old)      | \$22,500              | X | 12            | / | 12          | = | \$22,500             |
| 323                   | Maint Equip - Kubota RTV (newer)    | \$22,500              | X | 6             | / | 10          | = | \$13,500             |
| 327                   | Maint Equip - Sander (old)          | \$49,600              | X | 10            | / | 10          | = | \$49,600             |
| 328                   | Maint Equip - Sander (newer)        | \$8,600               | X | 8             | / | 10          | = | \$6,880              |
| 329                   | Maint Equip - Plow (old)            | \$7,400               | X | 15            | / | 15          | = | \$7,400              |
| 330                   | Maint Equip - Plow (new)            | \$7,400               | X | 9             | / | 15          | = | \$4,440              |
| 332                   | Maint Equip - Street Sweeper        | \$22,500              | X | 10            | / | 10          | = | \$22,500             |
| 333                   | Maint Equip - Vac Truck             | \$47,500              | X | 12            | / | 12          | = | \$47,500             |

| #      | Component                          | Current Cost<br>Estimate | X | Effective<br>Age | / | Useful<br>Life | = | Fully Funded<br>Balance |
|--------|------------------------------------|--------------------------|---|------------------|---|----------------|---|-------------------------|
| 338    | Maint Equip - Truck 2010 Ford F350 | \$45,900                 | X | 8                | / | 10             | = | \$36,720                |
| 339    | Maint Equip -Truck 1999 Ford F450  | \$30,600                 | X | 10               | / | 10             | = | \$30,600                |
| 340    | Maint Equip - Truck 2008 Ford F150 | \$23,000                 | X | 5                | / | 10             | = | \$11,500                |
| 342    | Maint Equip - Truck 2006 Mazda     | \$26,200                 | X | 4                | / | 10             | = | \$10,480                |
| 343    | Flatbed Trailer for Excavator      | \$5,600                  | X | 6                | / | 10             | = | \$3,360                 |
| 344    | Paint Striper                      | \$6,900                  | X | 4                | / | 10             | = | \$2,760                 |
| Office |                                    |                          |   |                  |   |                |   |                         |
| 360    | Office Bldg - Carpet, Paint        | \$6,200                  | X | 12               | / | 12             | = | \$6,200                 |
| 361    | Office Bldg - Roof                 | \$6,200                  | X | 22               | / | 30             | = | \$4,547                 |
| 362    | Office Bldg - Structure            | \$43,200                 | X | 22               | / | 30             | = | \$31,680                |
| 364    | Office - Deck                      | \$8,500                  | X | 6                | / | 25             | = | \$2,040                 |
| 365    | Office Computer Upgrade            | \$14,750                 | X | 5                | / | 5              | = | \$14,750                |
|        |                                    |                          |   |                  |   |                |   | \$3,892,111             |

| #                  | Component                          | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--------------------|------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| Community Property |                                    |                   |                       |                       |                            |
| 100                | Spillways, Concrete - Repr/Replace | 40                | \$54,650              | \$1,366               | 0.42 %                     |
| 100                | Spillways, Gates & Weirs - Replace | 25                | \$3,055               | \$122                 | 0.04 %                     |
| 102                | Bridge - Arch                      | 10                | \$12,850              | \$1,285               | 0.40 %                     |
| 103                | Bridge - Blue Lake, Lower Spillway | 10                | \$6,800               | \$680                 | 0.21 %                     |
| 104                | Bridge - Blue Lake, Upper Spillway | 10                | \$6,800               | \$680                 | 0.21 %                     |
| 105                | Bridge - Bear Island               | 10                | \$4,650               | \$465                 | 0.14 %                     |
| 106                | Bridge - Brookside                 | 10                | \$9,150               | \$915                 | 0.28 %                     |
| 108                | Bridge - Blue Lake, Inlet          | 10                | \$4,450               | \$445                 | 0.14 %                     |
| 109                | Bridge - Longmire                  | 10                | \$32,500              | \$3,250               | 1.00 %                     |
| 111                | Bridge - Rampart                   | 10                | \$20,000              | \$2,000               | 0.62 %                     |
| 112                | Bridge - Reichel                   | 10                | \$9,000               | \$900                 | 0.28 %                     |
| 114                | Beach Bulkheads Longmire           | 15                | \$20,000              | \$1,333               | 0.41 %                     |
| 114                | Beach Bulkheads Madrona            | 15                | \$20,000              | \$1,333               | 0.41 %                     |
| 114                | Beach Bulkheads Otter              | 15                | \$20,000              | \$1,333               | 0.41 %                     |
| 114                | Beach Bulkheads Reichel            | 15                | \$20,000              | \$1,333               | 0.41 %                     |
| 114                | Beach Bulkheads Sunset             | 15                | \$20,000              | \$1,333               | 0.41 %                     |
| 114                | Beach bulkheads Windy              | 15                | \$20,000              | \$1,333               | 0.41 %                     |
| 115                | Cabana - Division 7                | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 117                | Cabana - Hi Lo                     | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 118                | Cabana - Longmire                  | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 119                | Cabana - Madrona                   | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 120                | Cabana - Otter Beach               | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 122                | Cabana - Pool                      | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 123                | Cabana - Reichel                   | 25                | \$25,150              | \$1,006               | 0.31 %                     |
| 124                | Cabana - Sunset                    | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 125                | Cabana - Vine Lane                 | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 126                | Cabana - Windy                     | 25                | \$16,950              | \$678                 | 0.21 %                     |
| 130                | Dock - Blue Lk Fishing (1 of 4)    | 30                | \$25,500              | \$850                 | 0.26 %                     |
| 130                | Dock - Blue Lk Fishing (2 of 4)    | 30                | \$25,500              | \$850                 | 0.26 %                     |
| 130                | Dock - Blue Lk Fishing (3 of 4)    | 30                | \$25,500              | \$850                 | 0.26 %                     |
| 130                | Dock - Blue Lk Fishing (4 of 4)    | 30                | \$25,500              | \$850                 | 0.26 %                     |
| 130                | Dock - Clear Lake                  | 30                | \$22,950              | \$765                 | 0.24 %                     |
| 131                | Dock - Horseshoe (a - right)       | 30                | \$23,900              | \$797                 | 0.25 %                     |
| 132                | Dock - Horseshoe (b - left)        | 30                | \$21,850              | \$728                 | 0.22 %                     |
| 133                | Dock - Horseshoe (c - rear)        | 30                | \$24,550              | \$818                 | 0.25 %                     |
| 134                | Dock - Longmire (fish, swim)       | 30                | \$41,500              | \$1,383               | 0.43 %                     |
| 135                | Dock - Madrona (fish, swim)        | 30                | \$27,300              | \$910                 | 0.28 %                     |
| 136                | Dock - Otter (fishing)             | 30                | \$75,000              | \$2,500               | 0.77 %                     |
| 137                | Dock - Otter (swim)                | 30                | \$9,350               | \$312                 | 0.10 %                     |
| 139                | Dock - Reichel (swim)              | 30                | \$9,350               | \$312                 | 0.10 %                     |
| 140                | Dock - Sunset (fish, swim)         | 30                | \$27,850              | \$928                 | 0.29 %                     |
| 141                | Dock - Windy (fish, swim)          | 30                | \$38,800              | \$1,293               | 0.40 %                     |
| 145                | Fence - Chain Link                 | 3                 | \$10,600              | \$3,533               | 1.09 %                     |
| 146                | Fence - Front and Back Gates       | 20                | \$18,600              | \$930                 | 0.29 %                     |
| 148                | Fence - Office                     | 20                | \$12,500              | \$625                 | 0.19 %                     |

| # Component                             | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|-----------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 150 Restroom - Division 7               | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 151 Restroom - Blue Water               | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 152 Restroom - Loop                     | 20                | \$22,500              | \$1,125               | 0.35 %                     |
| 153 Restroom - Rampart                  | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 154 Restroom - Hi-Lo                    | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 155 Restrooms - Longmire                | 20                | \$16,400              | \$820                 | 0.25 %                     |
| 156 Restroom - Madrona                  | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 157 Restroom - Otter Beach              | 20                | \$16,400              | \$820                 | 0.25 %                     |
| 158 Restroom - Perimeter                | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 160 Restroom - Sports Court             | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 161 Restroom - Reichel                  | 20                | \$16,400              | \$820                 | 0.25 %                     |
| 162 Restroom - Sunset                   | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 163 Restroom - Windy                    | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 164 Restroom - Woodside                 | 20                | \$8,200               | \$410                 | 0.13 %                     |
| 170 Trails - Maintain/Repair            | 4                 | \$6,000               | \$1,500               | 0.46 %                     |
| 180 Reichel Beach Sprinkler System      | 0                 | \$8,900               | \$0                   | 0.00 %                     |
| 185 Basketball Court/Equip - Longmire   | 40                | \$15,000              | \$375                 | 0.12 %                     |
| 185 Tennis - Longmire (replace)         | 40                | \$50,000              | \$1,250               | 0.39 %                     |
| 185 Tennis - Longmire (seal)            | 10                | \$8,000               | \$800                 | 0.25 %                     |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | 40                | \$47,500              | \$1,188               | 0.37 %                     |
| 187 Tennis - Rampart (replace)          | 40                | \$35,000              | \$875                 | 0.27 %                     |
| 190 Mailboxes - Replace Big Fir         | 20                | \$28,500              | \$1,425               | 0.44 %                     |
| 190 Mailboxes - Replace Blue Hills Loop | 20                | \$21,000              | \$1,050               | 0.32 %                     |
| 190 Mailboxes - Replace Blue Lake Court | 20                | \$19,500              | \$975                 | 0.30 %                     |
| 190 Mailboxes - Replace Front Gate      | 20                | \$16,500              | \$825                 | 0.25 %                     |
| 190 Mailboxes - Replace Longmire        | 20                | \$22,500              | \$1,125               | 0.35 %                     |
| 190 Mailboxes - Replace Windy Beach     | 20                | \$28,500              | \$1,425               | 0.44 %                     |
| 192 Boat Ramps - Repair/Replace         | 30                | \$20,000              | \$667                 | 0.21 %                     |
| Roads                                   |                   |                       |                       |                            |
| 199 Roads - Local Repairs/Patching      | 1                 | \$20,000              | \$20,000              | 6.17 %                     |
| 200 Road Project D-1: Resurface         | 30                | \$256,500             | \$8,550               | 2.64 %                     |
| 201 Road Project D-2: Resurface         | 30                | \$197,000             | \$6,567               | 2.03 %                     |
| 202 Road Project D-3: Resurface         | 30                | \$197,000             | \$6,567               | 2.03 %                     |
| 203 Road Project D-4: Resurface         | 30                | \$256,500             | \$8,550               | 2.64 %                     |
| 204 Road Project D-5a: Resurface        | 30                | \$243,000             | \$8,100               | 2.50 %                     |
| 204 Road Project D-5b: Resurface        | 30                | \$243,000             | \$8,100               | 2.50 %                     |
| 205 Road Project D-6: Resurface         | 30                | \$289,500             | \$9,650               | 2.98 %                     |
| 206 Road Project D-7: Resurface         | 30                | \$142,000             | \$4,733               | 1.46 %                     |
| 207 Road Project 8: Resurface           | 30                | \$360,500             | \$12,017              | 3.71 %                     |
| 208 Road Project 9: Resurface           | 30                | \$360,500             | \$12,017              | 3.71 %                     |
| 209 Road Project 10: Resurface          | 30                | \$650,000             | \$21,667              | 6.69 %                     |
| 210 Road Project 11: Resurface          | 30                | \$650,000             | \$21,667              | 6.69 %                     |
| 211 Roads replaced in 2002              | 30                | \$256,500             | \$8,550               | 2.64 %                     |
| 212 Roads replaced in 2009              | 30                | \$442,500             | \$14,750              | 4.55 %                     |
| Playgrounds, Parks                      |                   |                       |                       |                            |
| 214 Playground Equip - Vine Lane        | 20                | \$7,500               | \$375                 | 0.12 %                     |
| 215 Playground Equip - Pool             | 20                | \$24,600              | \$1,230               | 0.38 %                     |
| 216 Playground Equip - Perimeter        | 20                | \$36,600              | \$1,830               | 0.56 %                     |
| 217 Playground Equip - Reichel Beach    | 20                | \$20,000              | \$1,000               | 0.31 %                     |

| #                     | Component                           | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|-----------------------|-------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 218                   | Playground Equip - Hi Lo            | 20                | \$25,000              | \$1,250               | 0.39 %                     |
| Pool                  |                                     |                   |                       |                       |                            |
| 220                   | Pool - Bldg Interior Remodel        | 5                 | \$6,200               | \$1,240               | 0.38 %                     |
| 221                   | Pool - Bldg Siding                  | 40                | \$33,900              | \$848                 | 0.26 %                     |
| 222                   | Pool - Bldg Water Heaters           | 15                | \$6,000               | \$400                 | 0.12 %                     |
| 224                   | Pool - Deck Resurface Concrete      | 12                | \$50,000              | \$4,167               | 1.29 %                     |
| 225                   | Pool - Deck Resurface Wood          | 18                | \$14,750              | \$819                 | 0.25 %                     |
| 226                   | Pool - Fence Replacement            | 20                | \$22,500              | \$1,125               | 0.35 %                     |
| 227                   | Pool - Bldg Roof (front)            | 40                | \$8,000               | \$200                 | 0.06 %                     |
| 228                   | Pool - Bldg Roof (rear)             | 40                | \$8,000               | \$200                 | 0.06 %                     |
| 229                   | Pool - Heaters                      | 15                | \$15,000              | \$1,000               | 0.31 %                     |
| 230                   | Pool/Spa - Filters                  | 20                | \$15,000              | \$750                 | 0.23 %                     |
| 231                   | Spa - Heater                        | 20                | \$5,000               | \$250                 | 0.08 %                     |
| 232                   | Spa - Resurface                     | 8                 | \$7,500               | \$938                 | 0.29 %                     |
| 233                   | Pool - Bldg Exterior Caulk/Paint    | 8                 | \$6,000               | \$750                 | 0.23 %                     |
| 238                   | Pool - Winter Cover/Blanket         | 12                | \$17,500              | \$1,458               | 0.45 %                     |
| 240                   | Pools - Replaster                   | 20                | \$62,500              | \$3,125               | 0.96 %                     |
| 241                   | Pool/Spa - Tile & Coping            | 40                | \$30,000              | \$750                 | 0.23 %                     |
| 242                   | Pool Plumbing - Repair/Replace      | 10                | \$10,000              | \$1,000               | 0.31 %                     |
| 243                   | Pool - Pumps / Valves, etc...       | 5                 | \$4,000               | \$800                 | 0.25 %                     |
| Security              |                                     |                   |                       |                       |                            |
| 290                   | Security Cameras                    | 2                 | \$5,500               | \$2,750               | 0.85 %                     |
| 291                   | Security - Card Readers             | 15                | \$27,500              | \$1,833               | 0.57 %                     |
| 292                   | Security - Gate Operators           | 10                | \$15,000              | \$1,500               | 0.46 %                     |
| 296                   | Security - Sally Arm System         | 12                | \$6,050               | \$504                 | 0.16 %                     |
| 297                   | Security - Spikes                   | 15                | \$7,400               | \$493                 | 0.15 %                     |
| Maintenance Building  |                                     |                   |                       |                       |                            |
| 300                   | Maintenance Bldg - Ext Paint        | 10                | \$6,450               | \$645                 | 0.20 %                     |
| 302                   | Maintenance Bldg - Ovrhd Bay Doors  | 20                | \$12,500              | \$625                 | 0.19 %                     |
| 306                   | Maintenance Bldg - Roof             | 20                | \$19,500              | \$975                 | 0.30 %                     |
| 308                   | Maintenance Bldg - Shop Heaters     | 25                | \$9,000               | \$360                 | 0.11 %                     |
| 309                   | Maintenance Bldg Carport            | 50                | \$98,200              | \$1,964               | 0.61 %                     |
| Maintenance Equipment |                                     |                   |                       |                       |                            |
| 310                   | Maint Equip - Backhoe               | 20                | \$90,000              | \$4,500               | 1.39 %                     |
| 311                   | Maint Equip - Boom Lift Genie Prtbl | 20                | \$20,000              | \$1,000               | 0.31 %                     |
| 316                   | Maint Equip - Bobcat Excavator      | 15                | \$52,450              | \$3,497               | 1.08 %                     |
| 317                   | Maint Equip - John Deere Mower      | 12                | \$3,500               | \$292                 | 0.09 %                     |
| 320                   | Maint Equip - Kubota Tractor        | 20                | \$27,500              | \$1,375               | 0.42 %                     |
| 321                   | Maint Equip - Fuel Tank & Pumps     | 40                | \$27,850              | \$696                 | 0.21 %                     |
| 322                   | Maint Equip - Kubota RTV (old)      | 12                | \$22,500              | \$1,875               | 0.58 %                     |
| 323                   | Maint Equip - Kubota RTV (newer)    | 10                | \$22,500              | \$2,250               | 0.69 %                     |
| 327                   | Maint Equip - Sander (old)          | 10                | \$49,600              | \$4,960               | 1.53 %                     |
| 328                   | Maint Equip - Sander (newer)        | 10                | \$8,600               | \$860                 | 0.27 %                     |
| 329                   | Maint Equip - Plow (old)            | 15                | \$7,400               | \$493                 | 0.15 %                     |
| 330                   | Maint Equip - Plow (new)            | 15                | \$7,400               | \$493                 | 0.15 %                     |
| 332                   | Maint Equip - Street Sweeper        | 10                | \$22,500              | \$2,250               | 0.69 %                     |
| 333                   | Maint Equip - Vac Truck             | 12                | \$47,500              | \$3,958               | 1.22 %                     |
| 338                   | Maint Equip - Truck 2010 Ford F350  | 10                | \$45,900              | \$4,590               | 1.42 %                     |
| 339                   | Maint Equip -Truck 1999 Ford F450   | 10                | \$30,600              | \$3,060               | 0.94 %                     |



| #      | Component                          | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--------|------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 340    | Maint Equip - Truck 2008 Ford F150 | 10                | \$23,000              | \$2,300               | 0.71 %                     |
| 342    | Maint Equip - Truck 2006 Mazda     | 10                | \$26,200              | \$2,620               | 0.81 %                     |
| 343    | Flatbed Trailer for Excavator      | 10                | \$5,600               | \$560                 | 0.17 %                     |
| 344    | Paint Striper                      | 10                | \$6,900               | \$690                 | 0.21 %                     |
| Office |                                    |                   |                       |                       |                            |
| 360    | Office Bldg - Carpet, Paint        | 12                | \$6,200               | \$517                 | 0.16 %                     |
| 361    | Office Bldg - Roof                 | 30                | \$6,200               | \$207                 | 0.06 %                     |
| 362    | Office Bldg - Structure            | 30                | \$43,200              | \$1,440               | 0.44 %                     |
| 364    | Office - Deck                      | 25                | \$8,500               | \$340                 | 0.10 %                     |
| 365    | Office Computer Upgrade            | 5                 | \$14,750              | \$2,950               | 0.91 %                     |
| 146    | Total Funded Components            |                   |                       | \$324,026             | 100.00 %                   |

# 30-Year Reserve Plan Summary

7223-5  
WSV

| Fiscal Year Start: 2019                                                    |                  |                      |                |                    | Interest: 1.00 %                  |                        | Inflation: 3.00 % |                  |
|----------------------------------------------------------------------------|------------------|----------------------|----------------|--------------------|-----------------------------------|------------------------|-------------------|------------------|
| Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date) |                  |                      |                |                    | Projected Reserve Balance Changes |                        |                   |                  |
|                                                                            | Starting Reserve | Fully Funded Balance | Percent Funded | Special Assmt Risk | Reserve Contribs.                 | Loan or Special Assmts | Interest Income   | Reserve Expenses |
| 2019                                                                       | \$1,914,779      | \$3,892,111          | 49.2 %         | <div></div> Medium | \$366,000                         | \$0                    | \$16,882          | \$834,550        |
| 2020                                                                       | \$1,463,111      | \$3,483,340          | 42.0 %         | <div></div> Medium | \$381,921                         | \$0                    | \$14,461          | \$429,253        |
| 2021                                                                       | \$1,430,240      | \$3,489,942          | 41.0 %         | <div></div> Medium | \$398,535                         | \$0                    | \$15,329          | \$207,300        |
| 2022                                                                       | \$1,636,804      | \$3,736,003          | 43.8 %         | <div></div> Medium | \$415,871                         | \$0                    | \$18,134          | \$79,223         |
| 2023                                                                       | \$1,991,586      | \$4,132,848          | 48.2 %         | <div></div> Medium | \$433,961                         | \$0                    | \$20,286          | \$378,509        |
| 2024                                                                       | \$2,067,325      | \$4,247,763          | 48.7 %         | <div></div> Medium | \$452,839                         | \$0                    | \$21,292          | \$348,478        |
| 2025                                                                       | \$2,192,978      | \$4,403,168          | 49.8 %         | <div></div> Medium | \$472,537                         | \$0                    | \$23,281          | \$223,533        |
| 2026                                                                       | \$2,465,264      | \$4,703,536          | 52.4 %         | <div></div> Medium | \$493,092                         | \$0                    | \$25,037          | \$439,188        |
| 2027                                                                       | \$2,544,205      | \$4,802,745          | 53.0 %         | <div></div> Medium | \$514,542                         | \$0                    | \$26,953          | \$237,013        |
| 2028                                                                       | \$2,848,687      | \$5,125,485          | 55.6 %         | <div></div> Medium | \$536,924                         | \$0                    | \$30,656          | \$131,195        |
| 2029                                                                       | \$3,285,072      | \$5,579,583          | 58.9 %         | <div></div> Medium | \$560,281                         | \$0                    | \$32,362          | \$687,682        |
| 2030                                                                       | \$3,190,033      | \$5,487,186          | 58.1 %         | <div></div> Medium | \$584,653                         | \$0                    | \$34,049          | \$186,041        |
| 2031                                                                       | \$3,622,694      | \$5,922,163          | 61.2 %         | <div></div> Medium | \$610,085                         | \$0                    | \$37,939          | \$302,475        |
| 2032                                                                       | \$3,968,242      | \$6,264,122          | 63.3 %         | <div></div> Medium | \$636,624                         | \$0                    | \$38,844          | \$839,928        |
| 2033                                                                       | \$3,803,782      | \$6,077,038          | 62.6 %         | <div></div> Medium | \$664,317                         | \$0                    | \$40,659          | \$177,276        |
| 2034                                                                       | \$4,331,483      | \$6,581,578          | 65.8 %         | <div></div> Medium | \$693,215                         | \$0                    | \$45,162          | \$365,188        |
| 2035                                                                       | \$4,704,671      | \$6,922,849          | 68.0 %         | <div></div> Medium | \$723,370                         | \$0                    | \$46,565          | \$862,369        |
| 2036                                                                       | \$4,612,237      | \$6,777,860          | 68.0 %         | <div></div> Medium | \$754,836                         | \$0                    | \$48,978          | \$228,506        |
| 2037                                                                       | \$5,187,545      | \$7,297,467          | 71.1 %         | <div></div> Low    | \$787,672                         | \$0                    | \$55,899          | \$34,049         |
| 2038                                                                       | \$5,997,067      | \$8,049,503          | 74.5 %         | <div></div> Low    | \$821,935                         | \$0                    | \$62,050          | \$462,838        |
| 2039                                                                       | \$6,418,215      | \$8,399,492          | 76.4 %         | <div></div> Low    | \$857,690                         | \$0                    | \$58,322          | \$2,082,988      |
| 2040                                                                       | \$5,251,239      | \$7,108,783          | 73.9 %         | <div></div> Low    | \$894,999                         | \$0                    | \$52,250          | \$995,351        |
| 2041                                                                       | \$5,203,137      | \$6,917,703          | 75.2 %         | <div></div> Low    | \$933,932                         | \$0                    | \$49,234          | \$1,538,535      |
| 2042                                                                       | \$4,647,767      | \$6,180,037          | 75.2 %         | <div></div> Low    | \$974,558                         | \$0                    | \$44,319          | \$1,446,836      |
| 2043                                                                       | \$4,219,807      | \$5,533,875          | 76.3 %         | <div></div> Low    | \$1,016,951                       | \$0                    | \$45,799          | \$338,663        |
| 2044                                                                       | \$4,943,894      | \$6,029,507          | 82.0 %         | <div></div> Low    | \$1,061,188                       | \$0                    | \$52,213          | \$554,118        |
| 2045                                                                       | \$5,503,177      | \$6,338,442          | 86.8 %         | <div></div> Low    | \$1,107,350                       | \$0                    | \$58,631          | \$441,131        |
| 2046                                                                       | \$6,228,027      | \$6,793,986          | 91.7 %         | <div></div> Low    | \$1,155,520                       | \$0                    | \$67,883          | \$97,070         |
| 2047                                                                       | \$7,354,360      | \$7,639,172          | 96.3 %         | <div></div> Low    | \$1,205,785                       | \$0                    | \$78,765          | \$233,597        |
| 2048                                                                       | \$8,405,312      | \$8,391,330          | 100.2 %        | <div></div> Low    | \$1,258,236                       | \$0                    | \$89,171          | \$316,251        |

# 30-Year Income/Expense Detail (yrs 0 through 4)

7223-5  
WSV

| Fiscal Year                            | 2019        | 2020        | 2021        | 2022        | 2023        |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance               | \$1,914,779 | \$1,463,111 | \$1,430,240 | \$1,636,804 | \$1,991,586 |
| Annual Reserve Contribution            | \$366,000   | \$381,921   | \$398,535   | \$415,871   | \$433,961   |
| Recommended Special Assessments        | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                      | \$16,882    | \$14,461    | \$15,329    | \$18,134    | \$20,286    |
| Total Income                           | \$2,297,661 | \$1,859,493 | \$1,844,104 | \$2,070,809 | \$2,445,833 |
| # Component                            |             |             |             |             |             |
| <b>Community Property</b>              |             |             |             |             |             |
| 100 Spillways, Concrete - Repr/Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 100 Spillways, Gates & Weirs - Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 102 Bridge - Arch                      | \$0         | \$13,236    | \$0         | \$0         | \$0         |
| 103 Bridge - Blue Lake, Lower Spillway | \$6,800     | \$0         | \$0         | \$0         | \$0         |
| 104 Bridge - Blue Lake, Upper Spillway | \$6,800     | \$0         | \$0         | \$0         | \$0         |
| 105 Bridge - Bear Island               | \$4,650     | \$0         | \$0         | \$0         | \$0         |
| 106 Bridge - Brookside                 | \$9,150     | \$0         | \$0         | \$0         | \$0         |
| 108 Bridge - Blue Lake, Inlet          | \$4,450     | \$0         | \$0         | \$0         | \$0         |
| 109 Bridge - Longmire                  | \$0         | \$33,475    | \$0         | \$0         | \$0         |
| 111 Bridge - Rampart                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 112 Bridge - Reichel                   | \$0         | \$9,270     | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Longmire           | \$20,000    | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Madrona            | \$0         | \$20,600    | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Otter              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Reichel            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Sunset             | \$0         | \$20,600    | \$0         | \$0         | \$0         |
| 114 Beach bulkheads Windy              | \$0         | \$0         | \$21,218    | \$0         | \$0         |
| 115 Cabana - Division 7                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 117 Cabana - Hi Lo                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 118 Cabana - Longmire                  | \$0         | \$17,459    | \$0         | \$0         | \$0         |
| 119 Cabana - Madrona                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 120 Cabana - Otter Beach               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 122 Cabana - Pool                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 123 Cabana - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 124 Cabana - Sunset                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 125 Cabana - Vine Lane                 | \$0         | \$17,459    | \$0         | \$0         | \$0         |
| 126 Cabana - Windy                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (1 of 4)    | \$25,500    | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (2 of 4)    | \$25,500    | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (3 of 4)    | \$0         | \$0         | \$27,053    | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (4 of 4)    | \$0         | \$0         | \$0         | \$0         | \$28,700    |
| 130 Dock - Clear Lake                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 131 Dock - Horseshoe (a - right)       | \$23,900    | \$0         | \$0         | \$0         | \$0         |
| 132 Dock - Horseshoe (b - left)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 133 Dock - Horseshoe (c - rear)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 134 Dock - Longmire (fish, swim)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 135 Dock - Madrona (fish, swim)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 136 Dock - Otter (fishing)             | \$75,000    | \$0         | \$0         | \$0         | \$0         |
| 137 Dock - Otter (swim)                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 139 Dock - Reichel (swim)              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 140 Dock - Sunset (fish, swim)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 141 Dock - Windy (fish, swim)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 145 Fence - Chain Link                 | \$0         | \$0         | \$11,246    | \$0         | \$0         |
| 146 Fence - Front and Back Gates       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 148 Fence - Office                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150 Restroom - Division 7              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 151 Restroom - Blue Water              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 152 Restroom - Loop                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 153 Restroom - Rampart                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 154 Restroom - Hi-Lo                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 155 Restrooms - Longmire               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 156 Restroom - Madrona                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 157 Restroom - Otter Beach             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 158 Restroom - Perimeter               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 160 Restroom - Sports Court            | \$0         | \$0         | \$0         | \$0         | \$9,229     |
| 161 Restroom - Reichel                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 162 Restroom - Sunset                  | \$0         | \$0         | \$0         | \$0         | \$0         |

| Fiscal Year                             | 2019      | 2020      | 2021     | 2022     | 2023      |
|-----------------------------------------|-----------|-----------|----------|----------|-----------|
| 163 Restroom - Windy                    | \$0       | \$0       | \$0      | \$0      | \$0       |
| 164 Restroom - Woodside                 | \$0       | \$0       | \$0      | \$0      | \$0       |
| 170 Trails - Maintain/Repair            | \$0       | \$0       | \$0      | \$6,556  | \$0       |
| 180 Reichel Beach Sprinkler System      | \$0       | \$0       | \$0      | \$0      | \$0       |
| 185 Basketball Court/Equip - Longmire   | \$0       | \$0       | \$0      | \$0      | \$0       |
| 185 Tennis - Longmire (replace)         | \$50,000  | \$0       | \$0      | \$0      | \$0       |
| 185 Tennis - Longmire (seal)            | \$8,000   | \$0       | \$0      | \$0      | \$0       |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | \$0       | \$0       | \$0      | \$0      | \$0       |
| 187 Tennis - Rampart (replace)          | \$0       | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Big Fir         | \$0       | \$29,355  | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Blue Hills Loop | \$0       | \$0       | \$0      | \$22,947 | \$0       |
| 190 Mailboxes - Replace Blue Lake Court | \$0       | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Front Gate      | \$16,500  | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Longmire        | \$22,500  | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Windy Beach     | \$0       | \$0       | \$0      | \$0      | \$0       |
| 192 Boat Ramps - Repair/Replace         | \$0       | \$0       | \$0      | \$0      | \$0       |
| <b>Roads</b>                            |           |           |          |          |           |
| 199 Roads - Local Repairs/Patching      | \$20,000  | \$20,600  | \$21,218 | \$21,855 | \$22,510  |
| 200 Road Project D-1: Resurface         | \$256,500 | \$0       | \$0      | \$0      | \$0       |
| 201 Road Project D-2: Resurface         | \$0       | \$202,910 | \$0      | \$0      | \$0       |
| 202 Road Project D-3: Resurface         | \$0       | \$0       | \$0      | \$0      | \$221,725 |
| 203 Road Project D-4: Resurface         | \$0       | \$0       | \$0      | \$0      | \$0       |
| 204 Road Project D-5a: Resurface        | \$0       | \$0       | \$0      | \$0      | \$0       |
| 204 Road Project D-5b: Resurface        | \$0       | \$0       | \$0      | \$0      | \$0       |
| 205 Road Project D-6: Resurface         | \$0       | \$0       | \$0      | \$0      | \$0       |
| 206 Road Project D-7: Resurface         | \$0       | \$0       | \$0      | \$0      | \$0       |
| 207 Road Project 8: Resurface           | \$0       | \$0       | \$0      | \$0      | \$0       |
| 208 Road Project 9: Resurface           | \$0       | \$0       | \$0      | \$0      | \$0       |
| 209 Road Project 10: Resurface          | \$0       | \$0       | \$0      | \$0      | \$0       |
| 210 Road Project 11: Resurface          | \$0       | \$0       | \$0      | \$0      | \$0       |
| 211 Roads replaced in 2002              | \$0       | \$0       | \$0      | \$0      | \$0       |
| 212 Roads replaced in 2009              | \$0       | \$0       | \$0      | \$0      | \$0       |
| <b>Playgrounds, Parks</b>               |           |           |          |          |           |
| 214 Playground Equip - Vine Lane        | \$0       | \$0       | \$0      | \$0      | \$0       |
| 215 Playground Equip - Pool             | \$0       | \$0       | \$26,098 | \$0      | \$0       |
| 216 Playground Equip - Perimeter        | \$0       | \$0       | \$0      | \$0      | \$0       |
| 217 Playground Equip - Reichel Beach    | \$0       | \$20,600  | \$0      | \$0      | \$0       |
| 218 Playground Equip - Hi Lo            | \$0       | \$0       | \$0      | \$0      | \$0       |
| <b>Pool</b>                             |           |           |          |          |           |
| 220 Pool - Bldg Interior Remodel        | \$6,200   | \$0       | \$0      | \$0      | \$0       |
| 221 Pool - Bldg Siding                  | \$0       | \$0       | \$0      | \$0      | \$0       |
| 222 Pool - Bldg Water Heaters           | \$0       | \$0       | \$0      | \$0      | \$0       |
| 224 Pool - Deck Resurface Concrete      | \$0       | \$0       | \$0      | \$0      | \$56,275  |
| 225 Pool - Deck Resurface Wood          | \$0       | \$0       | \$15,648 | \$0      | \$0       |
| 226 Pool - Fence Replacement            | \$0       | \$0       | \$0      | \$0      | \$0       |
| 227 Pool - Bldg Roof (front)            | \$0       | \$0       | \$0      | \$0      | \$0       |
| 228 Pool - Bldg Roof (rear)             | \$0       | \$0       | \$0      | \$0      | \$0       |
| 229 Pool - Heaters                      | \$0       | \$0       | \$0      | \$0      | \$0       |
| 230 Pool/Spa - Filters                  | \$0       | \$0       | \$15,914 | \$0      | \$0       |
| 231 Spa - Heater                        | \$0       | \$0       | \$0      | \$0      | \$0       |
| 232 Spa - Resurface                     | \$0       | \$0       | \$0      | \$0      | \$8,441   |
| 233 Pool - Bldg Exterior Caulk/Paint    | \$0       | \$0       | \$0      | \$0      | \$0       |
| 238 Pool - Winter Cover/Blanket         | \$0       | \$18,025  | \$0      | \$0      | \$0       |
| 240 Pools - Replaster                   | \$0       | \$0       | \$0      | \$0      | \$0       |
| 241 Pool/Spa - Tile & Coping            | \$0       | \$0       | \$0      | \$0      | \$0       |
| 242 Pool Plumbing - Repair/Replace      | \$0       | \$0       | \$0      | \$0      | \$0       |
| 243 Pool - Pumps / Valves, etc...       | \$0       | \$0       | \$4,244  | \$0      | \$0       |
| <b>Security</b>                         |           |           |          |          |           |
| 290 Security Cameras                    | \$0       | \$5,665   | \$0      | \$6,010  | \$0       |
| 291 Security - Card Readers             | \$0       | \$0       | \$0      | \$0      | \$0       |
| 292 Security - Gate Operators           | \$15,000  | \$0       | \$0      | \$0      | \$0       |
| 296 Security - Sally Arm System         | \$6,050   | \$0       | \$0      | \$0      | \$0       |
| 297 Security - Spikes                   | \$0       | \$0       | \$0      | \$0      | \$0       |
| <b>Maintenance Building</b>             |           |           |          |          |           |
| 300 Maintenance Bldg - Ext Paint        | \$0       | \$0       | \$6,843  | \$0      | \$0       |
| 302 Maintenance Bldg - Ovrhd Bay Doors  | \$0       | \$0       | \$0      | \$0      | \$0       |
| 306 Maintenance Bldg - Roof             | \$0       | \$0       | \$0      | \$0      | \$0       |
| 308 Maintenance Bldg - Shop Heaters     | \$0       | \$0       | \$0      | \$0      | \$0       |

| <b>Fiscal Year</b>                      | <b>2019</b> | <b>2020</b> | <b>2021</b> | <b>2022</b> | <b>2023</b> |
|-----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 309 Maintenance Bldg Carport            | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Maintenance Equipment</b>            |             |             |             |             |             |
| 310 Maint Equip - Backhoe               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 311 Maint Equip - Boom Lift Genie Prtbl | \$0         | \$0         | \$0         | \$21,855    | \$0         |
| 316 Maint Equip - Bobcat Excavator      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 317 Maint Equip - John Deere Mower      | \$3,500     | \$0         | \$0         | \$0         | \$0         |
| 320 Maint Equip - Kubota Tractor        | \$27,500    | \$0         | \$0         | \$0         | \$0         |
| 321 Maint Equip - Fuel Tank & Pumps     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 322 Maint Equip - Kubota RTV (old)      | \$22,500    | \$0         | \$0         | \$0         | \$0         |
| 323 Maint Equip - Kubota RTV (newer)    | \$0         | \$0         | \$0         | \$0         | \$25,324    |
| 327 Maint Equip - Sander (old)          | \$49,600    | \$0         | \$0         | \$0         | \$0         |
| 328 Maint Equip - Sander (newer)        | \$0         | \$0         | \$9,124     | \$0         | \$0         |
| 329 Maint Equip - Plow (old)            | \$7,400     | \$0         | \$0         | \$0         | \$0         |
| 330 Maint Equip - Plow (new)            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 332 Maint Equip - Street Sweeper        | \$22,500    | \$0         | \$0         | \$0         | \$0         |
| 333 Maint Equip - Vac Truck             | \$47,500    | \$0         | \$0         | \$0         | \$0         |
| 338 Maint Equip - Truck 2010 Ford F350  | \$0         | \$0         | \$48,695    | \$0         | \$0         |
| 339 Maint Equip -Truck 1999 Ford F450   | \$30,600    | \$0         | \$0         | \$0         | \$0         |
| 340 Maint Equip - Truck 2008 Ford F150  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 342 Maint Equip - Truck 2006 Mazda      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 343 Flatbed Trailer for Excavator       | \$0         | \$0         | \$0         | \$0         | \$6,303     |
| 344 Paint Striper                       | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Office</b>                           |             |             |             |             |             |
| 360 Office Bldg - Carpet, Paint         | \$6,200     | \$0         | \$0         | \$0         | \$0         |
| 361 Office Bldg - Roof                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 362 Office Bldg - Structure             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 364 Office - Deck                       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 365 Office Computer Upgrade             | \$14,750    | \$0         | \$0         | \$0         | \$0         |
| Total Expenses                          | \$834,550   | \$429,253   | \$207,300   | \$79,223    | \$378,509   |
| Ending Reserve Balance                  | \$1,463,111 | \$1,430,240 | \$1,636,804 | \$1,991,586 | \$2,067,325 |

| Fiscal Year                            | 2024        | 2025        | 2026        | 2027        | 2028        |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance               | \$2,067,325 | \$2,192,978 | \$2,465,264 | \$2,544,205 | \$2,848,687 |
| Annual Reserve Contribution            | \$452,839   | \$472,537   | \$493,092   | \$514,542   | \$536,924   |
| Recommended Special Assessments        | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                      | \$21,292    | \$23,281    | \$25,037    | \$26,953    | \$30,656    |
| Total Income                           | \$2,541,456 | \$2,688,796 | \$2,983,393 | \$3,085,700 | \$3,416,267 |
| # Component                            |             |             |             |             |             |
| <b>Community Property</b>              |             |             |             |             |             |
| 100 Spillways, Concrete - Repr/Replace | \$0         | \$65,255    | \$0         | \$0         | \$0         |
| 100 Spillways, Gates & Weirs - Replace | \$0         | \$3,648     | \$0         | \$0         | \$0         |
| 102 Bridge - Arch                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 103 Bridge - Blue Lake, Lower Spillway | \$0         | \$0         | \$0         | \$0         | \$0         |
| 104 Bridge - Blue Lake, Upper Spillway | \$0         | \$0         | \$0         | \$0         | \$0         |
| 105 Bridge - Bear Island               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 106 Bridge - Brookside                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 108 Bridge - Blue Lake, Inlet          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 109 Bridge - Longmire                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 111 Bridge - Rampart                   | \$0         | \$0         | \$0         | \$0         | \$26,095    |
| 112 Bridge - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Longmire           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Madrona            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Otter              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Reichel            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Sunset             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach bulkheads Windy              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 115 Cabana - Division 7                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 117 Cabana - Hi Lo                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 118 Cabana - Longmire                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 119 Cabana - Madrona                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 120 Cabana - Otter Beach               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 122 Cabana - Pool                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 123 Cabana - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 124 Cabana - Sunset                    | \$0         | \$0         | \$0         | \$0         | \$22,116    |
| 125 Cabana - Vine Lane                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 126 Cabana - Windy                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (1 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (2 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (3 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (4 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Clear Lake                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 131 Dock - Horseshoe (a - right)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 132 Dock - Horseshoe (b - left)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 133 Dock - Horseshoe (c - rear)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 134 Dock - Longmire (fish, swim)       | \$0         | \$0         | \$51,040    | \$0         | \$0         |
| 135 Dock - Madrona (fish, swim)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 136 Dock - Otter (fishing)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 137 Dock - Otter (swim)                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 139 Dock - Reichel (swim)              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 140 Dock - Sunset (fish, swim)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 141 Dock - Windy (fish, swim)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 145 Fence - Chain Link                 | \$12,288    | \$0         | \$0         | \$13,428    | \$0         |
| 146 Fence - Front and Back Gates       | \$0         | \$0         | \$0         | \$0         | \$24,269    |
| 148 Fence - Office                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150 Restroom - Division 7              | \$0         | \$9,791     | \$0         | \$0         | \$0         |
| 151 Restroom - Blue Water              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 152 Restroom - Loop                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 153 Restroom - Rampart                 | \$0         | \$0         | \$0         | \$10,388    | \$0         |
| 154 Restroom - Hi-Lo                   | \$0         | \$0         | \$0         | \$10,388    | \$0         |
| 155 Restrooms - Longmire               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 156 Restroom - Madrona                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 157 Restroom - Otter Beach             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 158 Restroom - Perimeter               | \$0         | \$0         | \$10,085    | \$0         | \$0         |
| 160 Restroom - Sports Court            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 161 Restroom - Reichel                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 162 Restroom - Sunset                  | \$9,506     | \$0         | \$0         | \$0         | \$0         |
| 163 Restroom - Windy                   | \$0         | \$9,791     | \$0         | \$0         | \$0         |
| 164 Restroom - Woodside                | \$0         | \$0         | \$0         | \$10,388    | \$0         |
| 170 Trails - Maintain/Repair           | \$0         | \$0         | \$7,379     | \$0         | \$0         |
| 180 Reichel Beach Sprinkler System     | \$10,318    | \$0         | \$0         | \$0         | \$0         |

| Fiscal Year                             | 2024      | 2025     | 2026      | 2027     | 2028     |
|-----------------------------------------|-----------|----------|-----------|----------|----------|
| 185 Basketball Court/Equip - Longmire   | \$0       | \$0      | \$0       | \$0      | \$0      |
| 185 Tennis - Longmire (replace)         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 185 Tennis - Longmire (seal)            | \$0       | \$0      | \$0       | \$0      | \$0      |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | \$0       | \$0      | \$0       | \$60,172 | \$0      |
| 187 Tennis - Rampart (replace)          | \$0       | \$0      | \$0       | \$44,337 | \$0      |
| 190 Mailboxes - Replace Big Fir         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 190 Mailboxes - Replace Blue Hills Loop | \$0       | \$0      | \$0       | \$0      | \$0      |
| 190 Mailboxes - Replace Blue Lake Court | \$22,606  | \$0      | \$0       | \$0      | \$0      |
| 190 Mailboxes - Replace Front Gate      | \$0       | \$0      | \$0       | \$0      | \$0      |
| 190 Mailboxes - Replace Longmire        | \$0       | \$0      | \$0       | \$0      | \$0      |
| 190 Mailboxes - Replace Windy Beach     | \$0       | \$0      | \$0       | \$0      | \$0      |
| 192 Boat Ramps - Repair/Replace         | \$0       | \$0      | \$0       | \$0      | \$0      |
| <b>Roads</b>                            |           |          |           |          |          |
| 199 Roads - Local Repairs/Patching      | \$23,185  | \$23,881 | \$24,597  | \$25,335 | \$26,095 |
| 200 Road Project D-1: Resurface         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 201 Road Project D-2: Resurface         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 202 Road Project D-3: Resurface         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 203 Road Project D-4: Resurface         | \$0       | \$0      | \$315,463 | \$0      | \$0      |
| 204 Road Project D-5a: Resurface        | \$0       | \$0      | \$0       | \$0      | \$0      |
| 204 Road Project D-5b: Resurface        | \$0       | \$0      | \$0       | \$0      | \$0      |
| 205 Road Project D-6: Resurface         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 206 Road Project D-7: Resurface         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 207 Road Project 8: Resurface           | \$0       | \$0      | \$0       | \$0      | \$0      |
| 208 Road Project 9: Resurface           | \$0       | \$0      | \$0       | \$0      | \$0      |
| 209 Road Project 10: Resurface          | \$0       | \$0      | \$0       | \$0      | \$0      |
| 210 Road Project 11: Resurface          | \$0       | \$0      | \$0       | \$0      | \$0      |
| 211 Roads replaced in 2002              | \$0       | \$0      | \$0       | \$0      | \$0      |
| 212 Roads replaced in 2009              | \$0       | \$0      | \$0       | \$0      | \$0      |
| <b>Playgrounds, Parks</b>               |           |          |           |          |          |
| 214 Playground Equip - Vine Lane        | \$8,695   | \$0      | \$0       | \$0      | \$0      |
| 215 Playground Equip - Pool             | \$0       | \$0      | \$0       | \$0      | \$0      |
| 216 Playground Equip - Perimeter        | \$0       | \$43,702 | \$0       | \$0      | \$0      |
| 217 Playground Equip - Reichel Beach    | \$0       | \$0      | \$0       | \$0      | \$0      |
| 218 Playground Equip - Hi Lo            | \$28,982  | \$0      | \$0       | \$0      | \$0      |
| <b>Pool</b>                             |           |          |           |          |          |
| 220 Pool - Bldg Interior Remodel        | \$7,187   | \$0      | \$0       | \$0      | \$0      |
| 221 Pool - Bldg Siding                  | \$0       | \$0      | \$0       | \$0      | \$0      |
| 222 Pool - Bldg Water Heaters           | \$0       | \$0      | \$0       | \$0      | \$0      |
| 224 Pool - Deck Resurface Concrete      | \$0       | \$0      | \$0       | \$0      | \$0      |
| 225 Pool - Deck Resurface Wood          | \$0       | \$0      | \$0       | \$0      | \$0      |
| 226 Pool - Fence Replacement            | \$0       | \$0      | \$0       | \$0      | \$0      |
| 227 Pool - Bldg Roof (front)            | \$0       | \$0      | \$9,839   | \$0      | \$0      |
| 228 Pool - Bldg Roof (rear)             | \$0       | \$0      | \$0       | \$0      | \$0      |
| 229 Pool - Heaters                      | \$0       | \$0      | \$0       | \$0      | \$0      |
| 230 Pool/Spa - Filters                  | \$0       | \$0      | \$0       | \$0      | \$0      |
| 231 Spa - Heater                        | \$0       | \$0      | \$0       | \$0      | \$0      |
| 232 Spa - Resurface                     | \$0       | \$0      | \$0       | \$0      | \$0      |
| 233 Pool - Bldg Exterior Caulk/Paint    | \$0       | \$7,164  | \$0       | \$0      | \$0      |
| 238 Pool - Winter Cover/Blanket         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 240 Pools - Replaster                   | \$0       | \$0      | \$0       | \$0      | \$0      |
| 241 Pool/Spa - Tile & Coping            | \$0       | \$0      | \$0       | \$0      | \$0      |
| 242 Pool Plumbing - Repair/Replace      | \$0       | \$11,941 | \$0       | \$0      | \$0      |
| 243 Pool - Pumps / Valves, etc...       | \$0       | \$0      | \$4,919   | \$0      | \$0      |
| <b>Security</b>                         |           |          |           |          |          |
| 290 Security Cameras                    | \$6,376   | \$0      | \$6,764   | \$0      | \$7,176  |
| 291 Security - Card Readers             | \$0       | \$0      | \$0       | \$0      | \$0      |
| 292 Security - Gate Operators           | \$0       | \$0      | \$0       | \$0      | \$0      |
| 296 Security - Sally Arm System         | \$0       | \$0      | \$0       | \$0      | \$0      |
| 297 Security - Spikes                   | \$0       | \$0      | \$9,101   | \$0      | \$0      |
| <b>Maintenance Building</b>             |           |          |           |          |          |
| 300 Maintenance Bldg - Ext Paint        | \$0       | \$0      | \$0       | \$0      | \$0      |
| 302 Maintenance Bldg - Ovrhd Bay Doors  | \$0       | \$0      | \$0       | \$0      | \$0      |
| 306 Maintenance Bldg - Roof             | \$0       | \$0      | \$0       | \$0      | \$25,443 |
| 308 Maintenance Bldg - Shop Heaters     | \$10,433  | \$0      | \$0       | \$0      | \$0      |
| 309 Maintenance Bldg Carport            | \$0       | \$0      | \$0       | \$0      | \$0      |
| <b>Maintenance Equipment</b>            |           |          |           |          |          |
| 310 Maint Equip - Backhoe               | \$104,335 | \$0      | \$0       | \$0      | \$0      |
| 311 Maint Equip - Boom Lift Genie Prtbl | \$0       | \$0      | \$0       | \$0      | \$0      |

| <b>Fiscal Year</b>                     | <b>2024</b> | <b>2025</b> | <b>2026</b> | <b>2027</b> | <b>2028</b> |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 316 Maint Equip - Bobcat Excavator     | \$60,804    | \$0         | \$0         | \$0         | \$0         |
| 317 Maint Equip - John Deere Mower     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 320 Maint Equip - Kubota Tractor       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 321 Maint Equip - Fuel Tank & Pumps    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 322 Maint Equip - Kubota RTV (old)     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 323 Maint Equip - Kubota RTV (newer)   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 327 Maint Equip - Sander (old)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 328 Maint Equip - Sander (newer)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 329 Maint Equip - Plow (old)           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 330 Maint Equip - Plow (new)           | \$0         | \$8,836     | \$0         | \$0         | \$0         |
| 332 Maint Equip - Street Sweeper       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 333 Maint Equip - Vac Truck            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 338 Maint Equip - Truck 2010 Ford F350 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 339 Maint Equip - Truck 1999 Ford F450 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 340 Maint Equip - Truck 2008 Ford F150 | \$26,663    | \$0         | \$0         | \$0         | \$0         |
| 342 Maint Equip - Truck 2006 Mazda     | \$0         | \$31,284    | \$0         | \$0         | \$0         |
| 343 Flatbed Trailer for Excavator      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 344 Paint Striper                      | \$0         | \$8,239     | \$0         | \$0         | \$0         |
| <b>Office</b>                          |             |             |             |             |             |
| 360 Office Bldg - Carpet, Paint        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 361 Office Bldg - Roof                 | \$0         | \$0         | \$0         | \$7,854     | \$0         |
| 362 Office Bldg - Structure            | \$0         | \$0         | \$0         | \$54,724    | \$0         |
| 364 Office - Deck                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 365 Office Computer Upgrade            | \$17,099    | \$0         | \$0         | \$0         | \$0         |
| Total Expenses                         | \$348,478   | \$223,533   | \$439,188   | \$237,013   | \$131,195   |
| Ending Reserve Balance                 | \$2,192,978 | \$2,465,264 | \$2,544,205 | \$2,848,687 | \$3,285,072 |



| Fiscal Year                            | 2029        | 2030        | 2031        | 2032        | 2033        |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance               | \$3,285,072 | \$3,190,033 | \$3,622,694 | \$3,968,242 | \$3,803,782 |
| Annual Reserve Contribution            | \$560,281   | \$584,653   | \$610,085   | \$636,624   | \$664,317   |
| Recommended Special Assessments        | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                      | \$32,362    | \$34,049    | \$37,939    | \$38,844    | \$40,659    |
| Total Income                           | \$3,877,715 | \$3,808,735 | \$4,270,717 | \$4,643,710 | \$4,508,758 |
| # Component                            |             |             |             |             |             |
| <b>Community Property</b>              |             |             |             |             |             |
| 100 Spillways, Concrete - Repr/Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 100 Spillways, Gates & Weirs - Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 102 Bridge - Arch                      | \$0         | \$17,787    | \$0         | \$0         | \$0         |
| 103 Bridge - Blue Lake, Lower Spillway | \$9,139     | \$0         | \$0         | \$0         | \$0         |
| 104 Bridge - Blue Lake, Upper Spillway | \$9,139     | \$0         | \$0         | \$0         | \$0         |
| 105 Bridge - Bear Island               | \$6,249     | \$0         | \$0         | \$0         | \$0         |
| 106 Bridge - Brookside                 | \$12,297    | \$0         | \$0         | \$0         | \$0         |
| 108 Bridge - Blue Lake, Inlet          | \$5,980     | \$0         | \$0         | \$0         | \$0         |
| 109 Bridge - Longmire                  | \$0         | \$44,988    | \$0         | \$0         | \$0         |
| 111 Bridge - Rampart                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 112 Bridge - Reichel                   | \$0         | \$12,458    | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Longmire           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Madrona            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Otter              | \$0         | \$0         | \$0         | \$0         | \$30,252    |
| 114 Beach Bulkheads Reichel            | \$0         | \$0         | \$0         | \$0         | \$30,252    |
| 114 Beach Bulkheads Sunset             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach bulkheads Windy              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 115 Cabana - Division 7                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 117 Cabana - Hi Lo                     | \$0         | \$23,463    | \$0         | \$0         | \$0         |
| 118 Cabana - Longmire                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 119 Cabana - Madrona                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 120 Cabana - Otter Beach               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 122 Cabana - Pool                      | \$0         | \$0         | \$0         | \$24,892    | \$0         |
| 123 Cabana - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 124 Cabana - Sunset                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 125 Cabana - Vine Lane                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 126 Cabana - Windy                     | \$22,779    | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (1 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (2 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (3 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (4 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Clear Lake                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 131 Dock - Horseshoe (a - right)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 132 Dock - Horseshoe (b - left)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 133 Dock - Horseshoe (c - rear)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 134 Dock - Longmire (fish, swim)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 135 Dock - Madrona (fish, swim)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 136 Dock - Otter (fishing)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 137 Dock - Otter (swim)                | \$12,566    | \$0         | \$0         | \$0         | \$0         |
| 139 Dock - Reichel (swim)              | \$0         | \$0         | \$13,331    | \$0         | \$0         |
| 140 Dock - Sunset (fish, swim)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 141 Dock - Windy (fish, swim)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 145 Fence - Chain Link                 | \$0         | \$14,673    | \$0         | \$0         | \$16,033    |
| 146 Fence - Front and Back Gates       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 148 Fence - Office                     | \$0         | \$0         | \$0         | \$0         | \$18,907    |
| 150 Restroom - Division 7              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 151 Restroom - Blue Water              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 152 Restroom - Loop                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 153 Restroom - Rampart                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 154 Restroom - Hi-Lo                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 155 Restrooms - Longmire               | \$0         | \$0         | \$23,382    | \$0         | \$0         |
| 156 Restroom - Madrona                 | \$0         | \$0         | \$11,691    | \$0         | \$0         |
| 157 Restroom - Otter Beach             | \$22,040    | \$0         | \$0         | \$0         | \$0         |
| 158 Restroom - Perimeter               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 160 Restroom - Sports Court            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 161 Restroom - Reichel                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 162 Restroom - Sunset                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 163 Restroom - Windy                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 164 Restroom - Woodside                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 170 Trails - Maintain/Repair           | \$0         | \$8,305     | \$0         | \$0         | \$0         |
| 180 Reichel Beach Sprinkler System     | \$0         | \$0         | \$0         | \$0         | \$0         |

| <b>Fiscal Year</b>                      | <b>2029</b> | <b>2030</b> | <b>2031</b> | <b>2032</b> | <b>2033</b> |
|-----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 185 Basketball Court/Equip - Longmire   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 185 Tennis - Longmire (replace)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 185 Tennis - Longmire (seal)            | \$10,751    | \$0         | \$0         | \$0         | \$0         |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 187 Tennis - Rampart (replace)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Big Fir         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Blue Hills Loop | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Blue Lake Court | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Front Gate      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Longmire        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Windy Beach     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 192 Boat Ramps - Repair/Replace         | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Roads</b>                            |             |             |             |             |             |
| 199 Roads - Local Repairs/Patching      | \$26,878    | \$27,685    | \$28,515    | \$29,371    | \$30,252    |
| 200 Road Project D-1: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 201 Road Project D-2: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 202 Road Project D-3: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 203 Road Project D-4: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 204 Road Project D-5a: Resurface        | \$326,572   | \$0         | \$0         | \$0         | \$0         |
| 204 Road Project D-5b: Resurface        | \$0         | \$0         | \$0         | \$356,854   | \$0         |
| 205 Road Project D-6: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 206 Road Project D-7: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 207 Road Project 8: Resurface           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 208 Road Project 9: Resurface           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 209 Road Project 10: Resurface          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 210 Road Project 11: Resurface          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 211 Roads replaced in 2002              | \$0         | \$0         | \$0         | \$376,679   | \$0         |
| 212 Roads replaced in 2009              | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Playgrounds, Parks</b>               |             |             |             |             |             |
| 214 Playground Equip - Vine Lane        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 215 Playground Equip - Pool             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 216 Playground Equip - Perimeter        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 217 Playground Equip - Reichel Beach    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 218 Playground Equip - Hi Lo            | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Pool</b>                             |             |             |             |             |             |
| 220 Pool - Bldg Interior Remodel        | \$8,332     | \$0         | \$0         | \$0         | \$0         |
| 221 Pool - Bldg Siding                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 222 Pool - Bldg Water Heaters           | \$0         | \$8,305     | \$0         | \$0         | \$0         |
| 224 Pool - Deck Resurface Concrete      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 225 Pool - Deck Resurface Wood          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 226 Pool - Fence Replacement            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 227 Pool - Bldg Roof (front)            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 228 Pool - Bldg Roof (rear)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 229 Pool - Heaters                      | \$0         | \$20,764    | \$0         | \$0         | \$0         |
| 230 Pool/Spa - Filters                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 231 Spa - Heater                        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 232 Spa - Resurface                     | \$0         | \$0         | \$10,693    | \$0         | \$0         |
| 233 Pool - Bldg Exterior Caulk/Paint    | \$0         | \$0         | \$0         | \$0         | \$9,076     |
| 238 Pool - Winter Cover/Blanket         | \$0         | \$0         | \$0         | \$25,699    | \$0         |
| 240 Pools - Replaster                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 241 Pool/Spa - Tile & Coping            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 242 Pool Plumbing - Repair/Replace      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 243 Pool - Pumps / Valves, etc...       | \$0         | \$0         | \$5,703     | \$0         | \$0         |
| <b>Security</b>                         |             |             |             |             |             |
| 290 Security Cameras                    | \$0         | \$7,613     | \$0         | \$8,077     | \$0         |
| 291 Security - Card Readers             | \$36,958    | \$0         | \$0         | \$0         | \$0         |
| 292 Security - Gate Operators           | \$20,159    | \$0         | \$0         | \$0         | \$0         |
| 296 Security - Sally Arm System         | \$0         | \$0         | \$8,626     | \$0         | \$0         |
| 297 Security - Spikes                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Maintenance Building</b>             |             |             |             |             |             |
| 300 Maintenance Bldg - Ext Paint        | \$0         | \$0         | \$9,196     | \$0         | \$0         |
| 302 Maintenance Bldg - Ovrhd Bay Doors  | \$0         | \$0         | \$0         | \$18,357    | \$0         |
| 306 Maintenance Bldg - Roof             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 308 Maintenance Bldg - Shop Heaters     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 309 Maintenance Bldg Carport            | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Maintenance Equipment</b>            |             |             |             |             |             |
| 310 Maint Equip - Backhoe               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 311 Maint Equip - Boom Lift Genie Prtbl | \$0         | \$0         | \$0         | \$0         | \$0         |

| <b>Fiscal Year</b>                     | <b>2029</b> | <b>2030</b> | <b>2031</b> | <b>2032</b> | <b>2033</b> |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 316 Maint Equip - Bobcat Excavator     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 317 Maint Equip - John Deere Mower     | \$0         | \$0         | \$4,990     | \$0         | \$0         |
| 320 Maint Equip - Kubota Tractor       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 321 Maint Equip - Fuel Tank & Pumps    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 322 Maint Equip - Kubota RTV (old)     | \$0         | \$0         | \$32,080    | \$0         | \$0         |
| 323 Maint Equip - Kubota RTV (newer)   | \$0         | \$0         | \$0         | \$0         | \$34,033    |
| 327 Maint Equip - Sander (old)         | \$66,658    | \$0         | \$0         | \$0         | \$0         |
| 328 Maint Equip - Sander (newer)       | \$0         | \$0         | \$12,262    | \$0         | \$0         |
| 329 Maint Equip - Plow (old)           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 330 Maint Equip - Plow (new)           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 332 Maint Equip - Street Sweeper       | \$30,238    | \$0         | \$0         | \$0         | \$0         |
| 333 Maint Equip - Vac Truck            | \$0         | \$0         | \$67,724    | \$0         | \$0         |
| 338 Maint Equip - Truck 2010 Ford F350 | \$0         | \$0         | \$65,442    | \$0         | \$0         |
| 339 Maint Equip - Truck 1999 Ford F450 | \$41,124    | \$0         | \$0         | \$0         | \$0         |
| 340 Maint Equip - Truck 2008 Ford F150 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 342 Maint Equip - Truck 2006 Mazda     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 343 Flatbed Trailer for Excavator      | \$0         | \$0         | \$0         | \$0         | \$8,471     |
| 344 Paint Striper                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Office</b>                          |             |             |             |             |             |
| 360 Office Bldg - Carpet, Paint        | \$0         | \$0         | \$8,840     | \$0         | \$0         |
| 361 Office Bldg - Roof                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 362 Office Bldg - Structure            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 364 Office - Deck                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 365 Office Computer Upgrade            | \$19,823    | \$0         | \$0         | \$0         | \$0         |
| Total Expenses                         | \$687,682   | \$186,041   | \$302,475   | \$839,928   | \$177,276   |
| Ending Reserve Balance                 | \$3,190,033 | \$3,622,694 | \$3,968,242 | \$3,803,782 | \$4,331,483 |

| Fiscal Year                            | 2034        | 2035        | 2036        | 2037        | 2038        |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance               | \$4,331,483 | \$4,704,671 | \$4,612,237 | \$5,187,545 | \$5,997,067 |
| Annual Reserve Contribution            | \$693,215   | \$723,370   | \$754,836   | \$787,672   | \$821,935   |
| Recommended Special Assessments        | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                      | \$45,162    | \$46,565    | \$48,978    | \$55,899    | \$62,050    |
| Total Income                           | \$5,069,859 | \$5,474,606 | \$5,416,051 | \$6,031,116 | \$6,881,053 |
| # Component                            |             |             |             |             |             |
| <b>Community Property</b>              |             |             |             |             |             |
| 100 Spillways, Concrete - Repr/Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 100 Spillways, Gates & Weirs - Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 102 Bridge - Arch                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 103 Bridge - Blue Lake, Lower Spillway | \$0         | \$0         | \$0         | \$0         | \$0         |
| 104 Bridge - Blue Lake, Upper Spillway | \$0         | \$0         | \$0         | \$0         | \$0         |
| 105 Bridge - Bear Island               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 106 Bridge - Brookside                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 108 Bridge - Blue Lake, Inlet          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 109 Bridge - Longmire                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 111 Bridge - Rampart                   | \$0         | \$0         | \$0         | \$0         | \$35,070    |
| 112 Bridge - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Longmire           | \$31,159    | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Madrona            | \$0         | \$32,094    | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Otter              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Reichel            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Sunset             | \$0         | \$32,094    | \$0         | \$0         | \$0         |
| 114 Beach bulkheads Windy              | \$0         | \$0         | \$33,057    | \$0         | \$0         |
| 115 Cabana - Division 7                | \$0         | \$0         | \$28,016    | \$0         | \$0         |
| 117 Cabana - Hi Lo                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 118 Cabana - Longmire                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 119 Cabana - Madrona                   | \$0         | \$0         | \$0         | \$0         | \$29,722    |
| 120 Cabana - Otter Beach               | \$26,408    | \$0         | \$0         | \$0         | \$0         |
| 122 Cabana - Pool                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 123 Cabana - Reichel                   | \$0         | \$0         | \$41,569    | \$0         | \$0         |
| 124 Cabana - Sunset                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 125 Cabana - Vine Lane                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 126 Cabana - Windy                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (1 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (2 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (3 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (4 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Clear Lake                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 131 Dock - Horseshoe (a - right)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 132 Dock - Horseshoe (b - left)        | \$34,042    | \$0         | \$0         | \$0         | \$0         |
| 133 Dock - Horseshoe (c - rear)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 134 Dock - Longmire (fish, swim)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 135 Dock - Madrona (fish, swim)        | \$0         | \$43,808    | \$0         | \$0         | \$0         |
| 136 Dock - Otter (fishing)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 137 Dock - Otter (swim)                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 139 Dock - Reichel (swim)              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 140 Dock - Sunset (fish, swim)         | \$0         | \$0         | \$46,032    | \$0         | \$0         |
| 141 Dock - Windy (fish, swim)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 145 Fence - Chain Link                 | \$0         | \$0         | \$17,520    | \$0         | \$0         |
| 146 Fence - Front and Back Gates       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 148 Fence - Office                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150 Restroom - Division 7              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 151 Restroom - Blue Water              | \$0         | \$0         | \$13,553    | \$0         | \$0         |
| 152 Restroom - Loop                    | \$0         | \$0         | \$0         | \$0         | \$39,454    |
| 153 Restroom - Rampart                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 154 Restroom - Hi-Lo                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 155 Restrooms - Longmire               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 156 Restroom - Madrona                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 157 Restroom - Otter Beach             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 158 Restroom - Perimeter               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 160 Restroom - Sports Court            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 161 Restroom - Reichel                 | \$25,551    | \$0         | \$0         | \$0         | \$0         |
| 162 Restroom - Sunset                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 163 Restroom - Windy                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 164 Restroom - Woodside                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 170 Trails - Maintain/Repair           | \$9,348     | \$0         | \$0         | \$0         | \$10,521    |
| 180 Reichel Beach Sprinkler System     | \$0         | \$0         | \$0         | \$0         | \$0         |

| Fiscal Year                             | 2034     | 2035      | 2036     | 2037     | 2038      |
|-----------------------------------------|----------|-----------|----------|----------|-----------|
| 185 Basketball Court/Equip - Longmire   | \$0      | \$0       | \$0      | \$0      | \$0       |
| 185 Tennis - Longmire (replace)         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 185 Tennis - Longmire (seal)            | \$0      | \$0       | \$0      | \$0      | \$0       |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | \$0      | \$0       | \$0      | \$0      | \$0       |
| 187 Tennis - Rampart (replace)          | \$0      | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Big Fir         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Blue Hills Loop | \$0      | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Blue Lake Court | \$0      | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Front Gate      | \$0      | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Longmire        | \$0      | \$0       | \$0      | \$0      | \$0       |
| 190 Mailboxes - Replace Windy Beach     | \$44,402 | \$0       | \$0      | \$0      | \$0       |
| 192 Boat Ramps - Repair/Replace         | \$31,159 | \$0       | \$0      | \$0      | \$0       |
| <b>Roads</b>                            |          |           |          |          |           |
| 199 Roads - Local Repairs/Patching      | \$31,159 | \$32,094  | \$33,057 | \$34,049 | \$35,070  |
| 200 Road Project D-1: Resurface         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 201 Road Project D-2: Resurface         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 202 Road Project D-3: Resurface         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 203 Road Project D-4: Resurface         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 204 Road Project D-5a: Resurface        | \$0      | \$0       | \$0      | \$0      | \$0       |
| 204 Road Project D-5b: Resurface        | \$0      | \$0       | \$0      | \$0      | \$0       |
| 205 Road Project D-6: Resurface         | \$0      | \$464,563 | \$0      | \$0      | \$0       |
| 206 Road Project D-7: Resurface         | \$0      | \$0       | \$0      | \$0      | \$248,998 |
| 207 Road Project 8: Resurface           | \$0      | \$0       | \$0      | \$0      | \$0       |
| 208 Road Project 9: Resurface           | \$0      | \$0       | \$0      | \$0      | \$0       |
| 209 Road Project 10: Resurface          | \$0      | \$0       | \$0      | \$0      | \$0       |
| 210 Road Project 11: Resurface          | \$0      | \$0       | \$0      | \$0      | \$0       |
| 211 Roads replaced in 2002              | \$0      | \$0       | \$0      | \$0      | \$0       |
| 212 Roads replaced in 2009              | \$0      | \$0       | \$0      | \$0      | \$0       |
| <b>Playgrounds, Parks</b>               |          |           |          |          |           |
| 214 Playground Equip - Vine Lane        | \$0      | \$0       | \$0      | \$0      | \$0       |
| 215 Playground Equip - Pool             | \$0      | \$0       | \$0      | \$0      | \$0       |
| 216 Playground Equip - Perimeter        | \$0      | \$0       | \$0      | \$0      | \$0       |
| 217 Playground Equip - Reichel Beach    | \$0      | \$0       | \$0      | \$0      | \$0       |
| 218 Playground Equip - Hi Lo            | \$0      | \$0       | \$0      | \$0      | \$0       |
| <b>Pool</b>                             |          |           |          |          |           |
| 220 Pool - Bldg Interior Remodel        | \$9,659  | \$0       | \$0      | \$0      | \$0       |
| 221 Pool - Bldg Siding                  | \$0      | \$0       | \$0      | \$0      | \$0       |
| 222 Pool - Bldg Water Heaters           | \$0      | \$0       | \$0      | \$0      | \$0       |
| 224 Pool - Deck Resurface Concrete      | \$0      | \$80,235  | \$0      | \$0      | \$0       |
| 225 Pool - Deck Resurface Wood          | \$0      | \$0       | \$0      | \$0      | \$0       |
| 226 Pool - Fence Replacement            | \$0      | \$0       | \$0      | \$0      | \$39,454  |
| 227 Pool - Bldg Roof (front)            | \$0      | \$0       | \$0      | \$0      | \$0       |
| 228 Pool - Bldg Roof (rear)             | \$0      | \$0       | \$0      | \$0      | \$0       |
| 229 Pool - Heaters                      | \$0      | \$0       | \$0      | \$0      | \$0       |
| 230 Pool/Spa - Filters                  | \$0      | \$0       | \$0      | \$0      | \$0       |
| 231 Spa - Heater                        | \$0      | \$8,024   | \$0      | \$0      | \$0       |
| 232 Spa - Resurface                     | \$0      | \$0       | \$0      | \$0      | \$0       |
| 233 Pool - Bldg Exterior Caulk/Paint    | \$0      | \$0       | \$0      | \$0      | \$0       |
| 238 Pool - Winter Cover/Blanket         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 240 Pools - Replaster                   | \$0      | \$100,294 | \$0      | \$0      | \$0       |
| 241 Pool/Spa - Tile & Coping            | \$0      | \$0       | \$0      | \$0      | \$0       |
| 242 Pool Plumbing - Repair/Replace      | \$0      | \$16,047  | \$0      | \$0      | \$0       |
| 243 Pool - Pumps / Valves, etc...       | \$0      | \$0       | \$6,611  | \$0      | \$0       |
| <b>Security</b>                         |          |           |          |          |           |
| 290 Security Cameras                    | \$8,569  | \$0       | \$9,091  | \$0      | \$9,644   |
| 291 Security - Card Readers             | \$0      | \$0       | \$0      | \$0      | \$0       |
| 292 Security - Gate Operators           | \$0      | \$0       | \$0      | \$0      | \$0       |
| 296 Security - Sally Arm System         | \$0      | \$0       | \$0      | \$0      | \$0       |
| 297 Security - Spikes                   | \$0      | \$0       | \$0      | \$0      | \$0       |
| <b>Maintenance Building</b>             |          |           |          |          |           |
| 300 Maintenance Bldg - Ext Paint        | \$0      | \$0       | \$0      | \$0      | \$0       |
| 302 Maintenance Bldg - Ovrhd Bay Doors  | \$0      | \$0       | \$0      | \$0      | \$0       |
| 306 Maintenance Bldg - Roof             | \$0      | \$0       | \$0      | \$0      | \$0       |
| 308 Maintenance Bldg - Shop Heaters     | \$0      | \$0       | \$0      | \$0      | \$0       |
| 309 Maintenance Bldg Carport            | \$0      | \$0       | \$0      | \$0      | \$0       |
| <b>Maintenance Equipment</b>            |          |           |          |          |           |
| 310 Maint Equip - Backhoe               | \$0      | \$0       | \$0      | \$0      | \$0       |
| 311 Maint Equip - Boom Lift Genie Prtbl | \$0      | \$0       | \$0      | \$0      | \$0       |

| <b>Fiscal Year</b>                     | <b>2034</b> | <b>2035</b> | <b>2036</b> | <b>2037</b> | <b>2038</b> |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 316 Maint Equip - Bobcat Excavator     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 317 Maint Equip - John Deere Mower     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 320 Maint Equip - Kubota Tractor       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 321 Maint Equip - Fuel Tank & Pumps    | \$43,389    | \$0         | \$0         | \$0         | \$0         |
| 322 Maint Equip - Kubota RTV (old)     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 323 Maint Equip - Kubota RTV (newer)   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 327 Maint Equip - Sander (old)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 328 Maint Equip - Sander (newer)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 329 Maint Equip - Plow (old)           | \$11,529    | \$0         | \$0         | \$0         | \$0         |
| 330 Maint Equip - Plow (new)           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 332 Maint Equip - Street Sweeper       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 333 Maint Equip - Vac Truck            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 338 Maint Equip - Truck 2010 Ford F350 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 339 Maint Equip - Truck 1999 Ford F450 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 340 Maint Equip - Truck 2008 Ford F150 | \$35,833    | \$0         | \$0         | \$0         | \$0         |
| 342 Maint Equip - Truck 2006 Mazda     | \$0         | \$42,043    | \$0         | \$0         | \$0         |
| 343 Flatbed Trailer for Excavator      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 344 Paint Striper                      | \$0         | \$11,072    | \$0         | \$0         | \$0         |
| <b>Office</b>                          |             |             |             |             |             |
| 360 Office Bldg - Carpet, Paint        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 361 Office Bldg - Roof                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 362 Office Bldg - Structure            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 364 Office - Deck                      | \$0         | \$0         | \$0         | \$0         | \$14,905    |
| 365 Office Computer Upgrade            | \$22,980    | \$0         | \$0         | \$0         | \$0         |
| Total Expenses                         | \$365,188   | \$862,369   | \$228,506   | \$34,049    | \$462,838   |
| Ending Reserve Balance                 | \$4,704,671 | \$4,612,237 | \$5,187,545 | \$5,997,067 | \$6,418,215 |

| Fiscal Year                            | 2039        | 2040        | 2041        | 2042        | 2043        |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance               | \$6,418,215 | \$5,251,239 | \$5,203,137 | \$4,647,767 | \$4,219,807 |
| Annual Reserve Contribution            | \$857,690   | \$894,999   | \$933,932   | \$974,558   | \$1,016,951 |
| Recommended Special Assessments        | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                      | \$58,322    | \$52,250    | \$49,234    | \$44,319    | \$45,799    |
| Total Income                           | \$7,334,227 | \$6,198,488 | \$6,186,302 | \$5,666,644 | \$5,282,557 |
| # Component                            |             |             |             |             |             |
| <b>Community Property</b>              |             |             |             |             |             |
| 100 Spillways, Concrete - Repr/Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 100 Spillways, Gates & Weirs - Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 102 Bridge - Arch                      | \$0         | \$23,905    | \$0         | \$0         | \$0         |
| 103 Bridge - Blue Lake, Lower Spillway | \$12,282    | \$0         | \$0         | \$0         | \$0         |
| 104 Bridge - Blue Lake, Upper Spillway | \$12,282    | \$0         | \$0         | \$0         | \$0         |
| 105 Bridge - Bear Island               | \$8,398     | \$0         | \$0         | \$0         | \$0         |
| 106 Bridge - Brookside                 | \$16,526    | \$0         | \$0         | \$0         | \$0         |
| 108 Bridge - Blue Lake, Inlet          | \$8,037     | \$0         | \$0         | \$0         | \$0         |
| 109 Bridge - Longmire                  | \$0         | \$60,460    | \$0         | \$0         | \$0         |
| 111 Bridge - Rampart                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 112 Bridge - Reichel                   | \$0         | \$16,743    | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Longmire           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Madrona            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Otter              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Reichel            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Sunset             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach bulkheads Windy              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 115 Cabana - Division 7                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 117 Cabana - Hi Lo                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 118 Cabana - Longmire                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 119 Cabana - Madrona                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 120 Cabana - Otter Beach               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 122 Cabana - Pool                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 123 Cabana - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 124 Cabana - Sunset                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 125 Cabana - Vine Lane                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 126 Cabana - Windy                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (1 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (2 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (3 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (4 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Clear Lake                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 131 Dock - Horseshoe (a - right)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 132 Dock - Horseshoe (b - left)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 133 Dock - Horseshoe (c - rear)        | \$0         | \$0         | \$0         | \$0         | \$49,905    |
| 134 Dock - Longmire (fish, swim)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 135 Dock - Madrona (fish, swim)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 136 Dock - Otter (fishing)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 137 Dock - Otter (swim)                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 139 Dock - Reichel (swim)              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 140 Dock - Sunset (fish, swim)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 141 Dock - Windy (fish, swim)          | \$0         | \$72,179    | \$0         | \$0         | \$0         |
| 145 Fence - Chain Link                 | \$19,145    | \$0         | \$0         | \$20,920    | \$0         |
| 146 Fence - Front and Back Gates       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 148 Fence - Office                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150 Restroom - Division 7              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 151 Restroom - Blue Water              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 152 Restroom - Loop                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 153 Restroom - Rampart                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 154 Restroom - Hi-Lo                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 155 Restrooms - Longmire               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 156 Restroom - Madrona                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 157 Restroom - Otter Beach             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 158 Restroom - Perimeter               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 160 Restroom - Sports Court            | \$0         | \$0         | \$0         | \$0         | \$16,669    |
| 161 Restroom - Reichel                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 162 Restroom - Sunset                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 163 Restroom - Windy                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 164 Restroom - Woodside                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 170 Trails - Maintain/Repair           | \$0         | \$0         | \$0         | \$11,842    | \$0         |
| 180 Reichel Beach Sprinkler System     | \$0         | \$0         | \$0         | \$0         | \$0         |

| <b>Fiscal Year</b>                      | <b>2039</b> | <b>2040</b> | <b>2041</b> | <b>2042</b> | <b>2043</b> |
|-----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 185 Basketball Court/Equip - Longmire   | \$0         | \$0         | \$28,742    | \$0         | \$0         |
| 185 Tennis - Longmire (replace)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 185 Tennis - Longmire (seal)            | \$14,449    | \$0         | \$0         | \$0         | \$0         |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 187 Tennis - Rampart (replace)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Big Fir         | \$0         | \$53,018    | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Blue Hills Loop | \$0         | \$0         | \$0         | \$41,445    | \$0         |
| 190 Mailboxes - Replace Blue Lake Court | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Front Gate      | \$29,801    | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Longmire        | \$40,638    | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Windy Beach     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 192 Boat Ramps - Repair/Replace         | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Roads</b>                            |             |             |             |             |             |
| 199 Roads - Local Repairs/Patching      | \$36,122    | \$37,206    | \$38,322    | \$39,472    | \$40,656    |
| 200 Road Project D-1: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 201 Road Project D-2: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 202 Road Project D-3: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 203 Road Project D-4: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 204 Road Project D-5a: Resurface        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 204 Road Project D-5b: Resurface        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 205 Road Project D-6: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 206 Road Project D-7: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 207 Road Project 8: Resurface           | \$651,103   | \$0         | \$0         | \$0         | \$0         |
| 208 Road Project 9: Resurface           | \$0         | \$670,636   | \$0         | \$0         | \$0         |
| 209 Road Project 10: Resurface          | \$0         | \$0         | \$1,245,467 | \$0         | \$0         |
| 210 Road Project 11: Resurface          | \$0         | \$0         | \$0         | \$1,282,831 | \$0         |
| 211 Roads replaced in 2002              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 212 Roads replaced in 2009              | \$799,204   | \$0         | \$0         | \$0         | \$0         |
| <b>Playgrounds, Parks</b>               |             |             |             |             |             |
| 214 Playground Equip - Vine Lane        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 215 Playground Equip - Pool             | \$0         | \$0         | \$47,136    | \$0         | \$0         |
| 216 Playground Equip - Perimeter        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 217 Playground Equip - Reichel Beach    | \$0         | \$37,206    | \$0         | \$0         | \$0         |
| 218 Playground Equip - Hi Lo            | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Pool</b>                             |             |             |             |             |             |
| 220 Pool - Bldg Interior Remodel        | \$11,198    | \$0         | \$0         | \$0         | \$0         |
| 221 Pool - Bldg Siding                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 222 Pool - Bldg Water Heaters           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 224 Pool - Deck Resurface Concrete      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 225 Pool - Deck Resurface Wood          | \$26,640    | \$0         | \$0         | \$0         | \$0         |
| 226 Pool - Fence Replacement            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 227 Pool - Bldg Roof (front)            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 228 Pool - Bldg Roof (rear)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 229 Pool - Heaters                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 230 Pool/Spa - Filters                  | \$0         | \$0         | \$28,742    | \$0         | \$0         |
| 231 Spa - Heater                        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 232 Spa - Resurface                     | \$13,546    | \$0         | \$0         | \$0         | \$0         |
| 233 Pool - Bldg Exterior Caulk/Paint    | \$0         | \$0         | \$11,497    | \$0         | \$0         |
| 238 Pool - Winter Cover/Blanket         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 240 Pools - Replaster                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 241 Pool/Spa - Tile & Coping            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 242 Pool Plumbing - Repair/Replace      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 243 Pool - Pumps / Valves, etc...       | \$0         | \$0         | \$7,664     | \$0         | \$0         |
| <b>Security</b>                         |             |             |             |             |             |
| 290 Security Cameras                    | \$0         | \$10,232    | \$0         | \$10,855    | \$0         |
| 291 Security - Card Readers             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 292 Security - Gate Operators           | \$27,092    | \$0         | \$0         | \$0         | \$0         |
| 296 Security - Sally Arm System         | \$0         | \$0         | \$0         | \$0         | \$12,298    |
| 297 Security - Spikes                   | \$0         | \$0         | \$14,179    | \$0         | \$0         |
| <b>Maintenance Building</b>             |             |             |             |             |             |
| 300 Maintenance Bldg - Ext Paint        | \$0         | \$0         | \$12,359    | \$0         | \$0         |
| 302 Maintenance Bldg - Ovrhd Bay Doors  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 306 Maintenance Bldg - Roof             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 308 Maintenance Bldg - Shop Heaters     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 309 Maintenance Bldg Carport            | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Maintenance Equipment</b>            |             |             |             |             |             |
| 310 Maint Equip - Backhoe               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 311 Maint Equip - Boom Lift Genie Prtbl | \$0         | \$0         | \$0         | \$39,472    | \$0         |



| <b>Fiscal Year</b>                     | <b>2039</b> | <b>2040</b> | <b>2041</b> | <b>2042</b> | <b>2043</b> |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 316 Maint Equip - Bobcat Excavator     | \$94,731    | \$0         | \$0         | \$0         | \$0         |
| 317 Maint Equip - John Deere Mower     | \$0         | \$0         | \$0         | \$0         | \$7,115     |
| 320 Maint Equip - Kubota Tractor       | \$49,668    | \$0         | \$0         | \$0         | \$0         |
| 321 Maint Equip - Fuel Tank & Pumps    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 322 Maint Equip - Kubota RTV (old)     | \$0         | \$0         | \$0         | \$0         | \$45,738    |
| 323 Maint Equip - Kubota RTV (newer)   | \$0         | \$0         | \$0         | \$0         | \$45,738    |
| 327 Maint Equip - Sander (old)         | \$89,583    | \$0         | \$0         | \$0         | \$0         |
| 328 Maint Equip - Sander (newer)       | \$0         | \$0         | \$16,478    | \$0         | \$0         |
| 329 Maint Equip - Plow (old)           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 330 Maint Equip - Plow (new)           | \$0         | \$13,766    | \$0         | \$0         | \$0         |
| 332 Maint Equip - Street Sweeper       | \$40,638    | \$0         | \$0         | \$0         | \$0         |
| 333 Maint Equip - Vac Truck            | \$0         | \$0         | \$0         | \$0         | \$96,558    |
| 338 Maint Equip - Truck 2010 Ford F350 | \$0         | \$0         | \$87,949    | \$0         | \$0         |
| 339 Maint Equip - Truck 1999 Ford F450 | \$55,267    | \$0         | \$0         | \$0         | \$0         |
| 340 Maint Equip - Truck 2008 Ford F150 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 342 Maint Equip - Truck 2006 Mazda     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 343 Flatbed Trailer for Excavator      | \$0         | \$0         | \$0         | \$0         | \$11,384    |
| 344 Paint Striper                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Office</b>                          |             |             |             |             |             |
| 360 Office Bldg - Carpet, Paint        | \$0         | \$0         | \$0         | \$0         | \$12,603    |
| 361 Office Bldg - Roof                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 362 Office Bldg - Structure            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 364 Office - Deck                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 365 Office Computer Upgrade            | \$26,640    | \$0         | \$0         | \$0         | \$0         |
| Total Expenses                         | \$2,082,988 | \$995,351   | \$1,538,535 | \$1,446,836 | \$338,663   |
| Ending Reserve Balance                 | \$5,251,239 | \$5,203,137 | \$4,647,767 | \$4,219,807 | \$4,943,894 |

| Fiscal Year                            | 2044        | 2045        | 2046        | 2047        | 2048        |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance               | \$4,943,894 | \$5,503,177 | \$6,228,027 | \$7,354,360 | \$8,405,312 |
| Annual Reserve Contribution            | \$1,061,188 | \$1,107,350 | \$1,155,520 | \$1,205,785 | \$1,258,236 |
| Recommended Special Assessments        | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                      | \$52,213    | \$58,631    | \$67,883    | \$78,765    | \$89,171    |
| Total Income                           | \$6,057,295 | \$6,669,158 | \$7,451,430 | \$8,638,909 | \$9,752,719 |
| # Component                            |             |             |             |             |             |
| <b>Community Property</b>              |             |             |             |             |             |
| 100 Spillways, Concrete - Repr/Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 100 Spillways, Gates & Weirs - Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 102 Bridge - Arch                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 103 Bridge - Blue Lake, Lower Spillway | \$0         | \$0         | \$0         | \$0         | \$0         |
| 104 Bridge - Blue Lake, Upper Spillway | \$0         | \$0         | \$0         | \$0         | \$0         |
| 105 Bridge - Bear Island               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 106 Bridge - Brookside                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 108 Bridge - Blue Lake, Inlet          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 109 Bridge - Longmire                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 111 Bridge - Rampart                   | \$0         | \$0         | \$0         | \$0         | \$47,131    |
| 112 Bridge - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Longmire           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Madrona            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach Bulkheads Otter              | \$0         | \$0         | \$0         | \$0         | \$47,131    |
| 114 Beach Bulkheads Reichel            | \$0         | \$0         | \$0         | \$0         | \$47,131    |
| 114 Beach Bulkheads Sunset             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 114 Beach bulkheads Windy              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 115 Cabana - Division 7                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 117 Cabana - Hi Lo                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 118 Cabana - Longmire                  | \$0         | \$36,554    | \$0         | \$0         | \$0         |
| 119 Cabana - Madrona                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 120 Cabana - Otter Beach               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 122 Cabana - Pool                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 123 Cabana - Reichel                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 124 Cabana - Sunset                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 125 Cabana - Vine Lane                 | \$0         | \$36,554    | \$0         | \$0         | \$0         |
| 126 Cabana - Windy                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (1 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (2 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (3 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Blue Lk Fishing (4 of 4)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 130 Dock - Clear Lake                  | \$0         | \$49,494    | \$0         | \$0         | \$0         |
| 131 Dock - Horseshoe (a - right)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 132 Dock - Horseshoe (b - left)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 133 Dock - Horseshoe (c - rear)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 134 Dock - Longmire (fish, swim)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 135 Dock - Madrona (fish, swim)        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 136 Dock - Otter (fishing)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 137 Dock - Otter (swim)                | \$0         | \$0         | \$0         | \$0         | \$0         |
| 139 Dock - Reichel (swim)              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 140 Dock - Sunset (fish, swim)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 141 Dock - Windy (fish, swim)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 145 Fence - Chain Link                 | \$0         | \$22,860    | \$0         | \$0         | \$24,980    |
| 146 Fence - Front and Back Gates       | \$0         | \$0         | \$0         | \$0         | \$43,832    |
| 148 Fence - Office                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150 Restroom - Division 7              | \$0         | \$17,684    | \$0         | \$0         | \$0         |
| 151 Restroom - Blue Water              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 152 Restroom - Loop                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 153 Restroom - Rampart                 | \$0         | \$0         | \$0         | \$18,761    | \$0         |
| 154 Restroom - Hi-Lo                   | \$0         | \$0         | \$0         | \$18,761    | \$0         |
| 155 Restrooms - Longmire               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 156 Restroom - Madrona                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 157 Restroom - Otter Beach             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 158 Restroom - Perimeter               | \$0         | \$0         | \$18,215    | \$0         | \$0         |
| 160 Restroom - Sports Court            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 161 Restroom - Reichel                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 162 Restroom - Sunset                  | \$17,169    | \$0         | \$0         | \$0         | \$0         |
| 163 Restroom - Windy                   | \$0         | \$17,684    | \$0         | \$0         | \$0         |
| 164 Restroom - Woodside                | \$0         | \$0         | \$0         | \$18,761    | \$0         |
| 170 Trails - Maintain/Repair           | \$0         | \$0         | \$13,328    | \$0         | \$0         |
| 180 Reichel Beach Sprinkler System     | \$0         | \$0         | \$0         | \$0         | \$0         |

| <b>Fiscal Year</b>                      | <b>2044</b> | <b>2045</b> | <b>2046</b> | <b>2047</b> | <b>2048</b> |
|-----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 185 Basketball Court/Equip - Longmire   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 185 Tennis - Longmire (replace)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 185 Tennis - Longmire (seal)            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 186 Tennis & Bsktbl - Hi Lo (replace)   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 187 Tennis - Rampart (replace)          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Big Fir         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Blue Hills Loop | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Blue Lake Court | \$40,829    | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Front Gate      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Longmire        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 190 Mailboxes - Replace Windy Beach     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 192 Boat Ramps - Repair/Replace         | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Roads</b>                            |             |             |             |             |             |
| 199 Roads - Local Repairs/Patching      | \$41,876    | \$43,132    | \$44,426    | \$45,759    | \$47,131    |
| 200 Road Project D-1: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 201 Road Project D-2: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 202 Road Project D-3: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 203 Road Project D-4: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 204 Road Project D-5a: Resurface        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 204 Road Project D-5b: Resurface        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 205 Road Project D-6: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 206 Road Project D-7: Resurface         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 207 Road Project 8: Resurface           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 208 Road Project 9: Resurface           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 209 Road Project 10: Resurface          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 210 Road Project 11: Resurface          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 211 Roads replaced in 2002              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 212 Roads replaced in 2009              | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Playgrounds, Parks</b>               |             |             |             |             |             |
| 214 Playground Equip - Vine Lane        | \$15,703    | \$0         | \$0         | \$0         | \$0         |
| 215 Playground Equip - Pool             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 216 Playground Equip - Perimeter        | \$0         | \$78,931    | \$0         | \$0         | \$0         |
| 217 Playground Equip - Reichel Beach    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 218 Playground Equip - Hi Lo            | \$52,344    | \$0         | \$0         | \$0         | \$0         |
| <b>Pool</b>                             |             |             |             |             |             |
| 220 Pool - Bldg Interior Remodel        | \$12,981    | \$0         | \$0         | \$0         | \$0         |
| 221 Pool - Bldg Siding                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 222 Pool - Bldg Water Heaters           | \$0         | \$12,940    | \$0         | \$0         | \$0         |
| 224 Pool - Deck Resurface Concrete      | \$0         | \$0         | \$0         | \$114,396   | \$0         |
| 225 Pool - Deck Resurface Wood          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 226 Pool - Fence Replacement            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 227 Pool - Bldg Roof (front)            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 228 Pool - Bldg Roof (rear)             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 229 Pool - Heaters                      | \$0         | \$32,349    | \$0         | \$0         | \$0         |
| 230 Pool/Spa - Filters                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 231 Spa - Heater                        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 232 Spa - Resurface                     | \$0         | \$0         | \$0         | \$17,159    | \$0         |
| 233 Pool - Bldg Exterior Caulk/Paint    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 238 Pool - Winter Cover/Blanket         | \$36,641    | \$0         | \$0         | \$0         | \$0         |
| 240 Pools - Replaster                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 241 Pool/Spa - Tile & Coping            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 242 Pool Plumbing - Repair/Replace      | \$0         | \$21,566    | \$0         | \$0         | \$0         |
| 243 Pool - Pumps / Valves, etc...       | \$0         | \$0         | \$8,885     | \$0         | \$0         |
| <b>Security</b>                         |             |             |             |             |             |
| 290 Security Cameras                    | \$11,516    | \$0         | \$12,217    | \$0         | \$12,961    |
| 291 Security - Card Readers             | \$57,579    | \$0         | \$0         | \$0         | \$0         |
| 292 Security - Gate Operators           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 296 Security - Sally Arm System         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 297 Security - Spikes                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Maintenance Building</b>             |             |             |             |             |             |
| 300 Maintenance Bldg - Ext Paint        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 302 Maintenance Bldg - Ovrhd Bay Doors  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 306 Maintenance Bldg - Roof             | \$0         | \$0         | \$0         | \$0         | \$45,953    |
| 308 Maintenance Bldg - Shop Heaters     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 309 Maintenance Bldg Carport            | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Maintenance Equipment</b>            |             |             |             |             |             |
| 310 Maint Equip - Backhoe               | \$188,440   | \$0         | \$0         | \$0         | \$0         |
| 311 Maint Equip - Boom Lift Genie Prtbl | \$0         | \$0         | \$0         | \$0         | \$0         |

| <b>Fiscal Year</b>                     | <b>2044</b> | <b>2045</b> | <b>2046</b> | <b>2047</b> | <b>2048</b> |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 316 Maint Equip - Bobcat Excavator     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 317 Maint Equip - John Deere Mower     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 320 Maint Equip - Kubota Tractor       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 321 Maint Equip - Fuel Tank & Pumps    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 322 Maint Equip - Kubota RTV (old)     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 323 Maint Equip - Kubota RTV (newer)   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 327 Maint Equip - Sander (old)         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 328 Maint Equip - Sander (newer)       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 329 Maint Equip - Plow (old)           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 330 Maint Equip - Plow (new)           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 332 Maint Equip - Street Sweeper       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 333 Maint Equip - Vac Truck            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 338 Maint Equip - Truck 2010 Ford F350 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 339 Maint Equip - Truck 1999 Ford F450 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 340 Maint Equip - Truck 2008 Ford F150 | \$48,157    | \$0         | \$0         | \$0         | \$0         |
| 342 Maint Equip - Truck 2006 Mazda     | \$0         | \$56,503    | \$0         | \$0         | \$0         |
| 343 Flatbed Trailer for Excavator      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 344 Paint Striper                      | \$0         | \$14,880    | \$0         | \$0         | \$0         |
| <b>Office</b>                          |             |             |             |             |             |
| 360 Office Bldg - Carpet, Paint        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 361 Office Bldg - Roof                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| 362 Office Bldg - Structure            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 364 Office - Deck                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 365 Office Computer Upgrade            | \$30,883    | \$0         | \$0         | \$0         | \$0         |
| Total Expenses                         | \$554,118   | \$441,131   | \$97,070    | \$233,597   | \$316,251   |
| Ending Reserve Balance                 | \$5,503,177 | \$6,228,027 | \$7,354,360 | \$8,405,312 | \$9,436,468 |

## Accuracy, Limitations, and Disclosures

"The 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 you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

## Terms and Definitions

|                                    |                                                                                                                                                                                                                                                                                                  |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BTU</b>                         | British Thermal Unit (a standard unit of energy)                                                                                                                                                                                                                                                 |
| <b>DIA</b>                         | Diameter                                                                                                                                                                                                                                                                                         |
| <b>GSF</b>                         | Gross Square Feet (area). Equivalent to Square Feet                                                                                                                                                                                                                                              |
| <b>GSY</b>                         | Gross Square Yards (area). Equivalent to Square Yards                                                                                                                                                                                                                                            |
| <b>HP</b>                          | Horsepower                                                                                                                                                                                                                                                                                       |
| <b>LF</b>                          | Linear Feet (length)                                                                                                                                                                                                                                                                             |
| <b>Effective Age</b>               | The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.                                                                                                                                            |
| <b>Fully Funded Balance (FFB)</b>  | The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.                                         |
| <b>Inflation</b>                   | Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.                                                   |
| <b>Interest</b>                    | Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary. |
| <b>Percent Funded</b>              | The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.                                                                                                                |
| <b>Remaining Useful Life (RUL)</b> | The estimated time, in years, that a common area component can be expected to continue to serve its intended function.                                                                                                                                                                           |
| <b>Useful Life (UL)</b>            | The estimated time, in years, that a common area component can be expected to serve its intended function.                                                                                                                                                                                       |

## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.



## Community Property

**Comp #: 100 Spillways, Concrete - Repr/Replace****Quantity: Upper & lower spillways**

Location: Blue Lake to Clear Lake

Funded?: Yes.

History: Unknown

Evaluation: We did not observe this area during our September 2017 site visit, however no problems reported to us. Periodic large scale funding factored for repair / replace.

Useful Life:  
40 yearsRemaining Life:  
6 years

Best Case: \$ 49,200

Worst Case: \$ 60,100

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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**Comp #: 100 Spillways, Gates & Weirs - Replace****Quantity: Upper & lower spillways**

Location: Blue Lake to Clear Lake

Funded?: Yes.

History: Unknown

Evaluation: We did not observe this area during our September 2017 site visit, however no problems reported to us. Periodic large scale funding factored for repair / replace.

Useful Life:  
25 yearsRemaining Life:  
6 years

Best Case: \$ 5,500

Worst Case: \$ 610

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client



**Comp #: 101 Benches, Picnic Tbls - Rpr/Replace****Quantity: Extensive - steel, wood**

Location: Throughout HOA common areas

Funded?: No. Best treated as annual operating expense

History: Varies

Evaluation: Various benches and picnic tables have been repaired/replaced by maintenance staff and/or as part of major refurbishing projects in other components of this study.

At this time, with history of work, no predictable basis for reserve project. Inspect regularly and repair as needed. Clean with an appropriate cleaner (refinish if desired) using general maintenance funds.

Useful Life:

0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 102 Bridge - Arch****Quantity: ~ 420 sq ft**

Location: Blue Lake

Funded?: Yes.

History: 1993

Evaluation: Some local deterioration and organic growth, however no significant damage/deterioration noted during our September 2017 site visit. Previous committee notes indicate 1993 installation. Minor local repair (~\$1,500) in 2006. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown. We further suggest that pilings be evaluated closely by marine contractor (especially at water line where pilings tend to deteriorate due to wetting / drying cycles) and the results be factored within reserve study update.

Useful Life:

10 years

Remaining Life:

1 years



Best Case: \$ 10,400

Worst Case: \$ 15,300

Lower allowance to repair

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 103 Bridge - Blue Lake, Lower Spillway****Quantity: ~ 220 sq ft**

Location: Blue Lake

Funded?: Yes.

History: Unknown

Evaluation: Some local deterioration and organic growth, however no significant damage/deterioration noted during our September 2017 site visit. Original installation date not identified within community records. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 5,500

Worst Case: \$ 8,100

Lower allowance to repair

Higher allowance

Cost Source: Inflated Client Cost History

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**Comp #: 104 Bridge - Blue Lake, Upper Spillway****Quantity: ~ 220 sq ft**

Location: Blue Lake - North central section

Funded?: Yes.

History: Unknown

Evaluation: Some local deterioration and organic growth, however no significant damage/deterioration noted during our September 2017 site visit. Original installation date not identified within community records. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 5,500

Worst Case: \$ 8,100

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History



**Comp #: 105 Bridge - Bear Island****Quantity: ~ 150 sq ft**

Location: Blue Lake

Funded?: Yes.

History: Unknown

Evaluation: Some local deterioration and organic growth, however no significant damage/deterioration noted during our September 2017 site visit. Original installation date not identified within community records. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 3,700

Worst Case: \$ 5,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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**Comp #: 106 Bridge - Brookside****Quantity: ~ 300 sq ft**

Location: Blue Lake - SE Quadrant

Funded?: Yes.

History: Built 1993, stained 2006

Evaluation: Some local deterioration and organic growth as well as considerable debris on surfaces, noted during our September 2017 site visit. Original installation reported by community previously as 1993. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 7,400

Worst Case: \$ 10,900

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 108 Bridge - Blue Lake, Inlet**

**Quantity: ~ 150 sq ft**

Location: Blue Lake - SE Quadrant

Funded?: Yes.

History: Installed in 1993

Evaluation: Some local deterioration and organic growth as well as considerable debris on surfaces noted during our September 2017 site visit. Original installation reported by community previously as 1993. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 3,300

Worst Case: \$ 5,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 109 Bridge - Longmire**

**Quantity: ~ 650 square feet**

Location: Common area at Longmire beach

Funded?: Yes.

History: 2009 (~\$23,500)

Evaluation: Some local deterioration and organic growth, however no significant damage/deterioration noted during our September 2017 site visit. Last known work about 2009. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown. This bridge includes extensive piling systems which will increase costs. We further suggest that pilings be evaluated closely by marine contractor (especially at water line where pilings tend to deteriorate due to wetting / drying cycles) and the results be factored within reserve study update.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 31,000

Worst Case: \$ 34,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 111 Bridge - Rampart**

**Quantity: ~ 400 square feet**

Location: Blue Lake, near Rampart bathroom  
Funded?: Yes.  
History: Anticipated for 2018

Evaluation: Some local deterioration and organic growth noted during our September 2017 site visit. Management reports rail work needed. Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown. It was reported to us, this project is anticipated for 2018 prior to the start date of this 1/1/2019 reserve study shown here therefore full life shown. We further suggest that pilings be evaluated closely by marine contractor (especially at water line where pilings tend to deteriorate due to wetting / drying cycles) and the results be factored within reserve study update.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History



**Comp #: 112 Bridge - Reichel****Quantity: ~ 180 square feet**

Location: Common area at Reichel Beach

Funded?: Yes.

History: Significant repairs: 1990, 2004, 2008

Evaluation: Some local deterioration and organic growth, however no significant damage/deterioration noted during our September 2017 site visit. History of repair at structural elements (steel beams 1990, significant repair 2004 & 2008). Ongoing maintenance reported as well. Timing of larger repair / replacement projects at bridges are likely to vary over time depending upon levels of care and maintenance, traffic, amount of shading / debris from trees, types of materials used, etc. We suggest planning for significant repair projects such as deck board and rail work / local structural as shown. Additionally, wood pilings may require work causing higher costs. We further suggest that pilings be evaluated closely by marine contractor (especially at water line where pilings tend to deteriorate due to wetting / drying cycles) and the results be factored within reserve study update.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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**Comp #: 114 Beach Bulkheads Longmire****Quantity: ~100 LF**

Location: Beach areas

Funded?: Yes.

History: None known

Evaluation: Continued areas of erosion / undermining; some missing blocks. Community is evaluating options, as DOE owns and governs these areas. If decision is made to not do any work without DOE approval, sufficient maintenance should occur to ensure safety (i.e. trip hazards repaired, areas of erosion filled). We are continuing with Clearwood schedules as shown below.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 114 Beach Bulkheads Madrona****Quantity: ~250 LF**

Location: Beach areas

Funded?: Yes.

History: Unknown

Evaluation: Varying condition and history at beaches - Madrona beach is reported to have ongoing work adding sand and mitigating yearly wash outs. Community is evaluating options, as DOE owns and governs these areas. If decision is made to not do any work without DOE approval, sufficient maintenance should occur to ensure safety (i.e. trip hazards repaired, areas of erosion filled). We are continuing with Clearwood schedules as shown below.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 114 Beach Bulkheads Otter****Quantity: ~40 LF**

Location: Beach areas

Funded?: Yes.

History: Anticipated in 2018

Evaluation: Varying condition and history - Otter has been reworked several times. During our September 2017 site visit, community is evaluating options, as DOE owns and governs these areas. If decision is made to not do any work without DOE approval, sufficient maintenance should occur to ensure safety (i.e. trip hazards repaired, areas of erosion filled). Clearwood has directed funding cost and schedules as shown below and reportedly will complete significant work in 2018 thus life reset for this area as this reserve study has a 1/1/2019 start date.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 114 Beach Bulkheads Reichel****Quantity: ~160 LF**

Location: Beach areas

Funded?: Yes.

History: Anticipated in 2018

Evaluation: Varying condition and history - several areas of erosion (trip hazards) and missing blocks. During our September 2017 site visit, community is evaluating options, as DOE owns and governs these areas. If decision is made to not do any work without DOE approval, sufficient maintenance should occur to ensure safety (i.e. trip hazards repaired, areas of erosion filled). Clearwood has directed funding cost and schedules as shown below and reportedly will complete significant work in 2018 thus life reset for this area as this reserve study has a 1/1/2019 start date.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 114 Beach Bulkheads Sunset****Quantity: ~100 LF**

Location: Beach areas

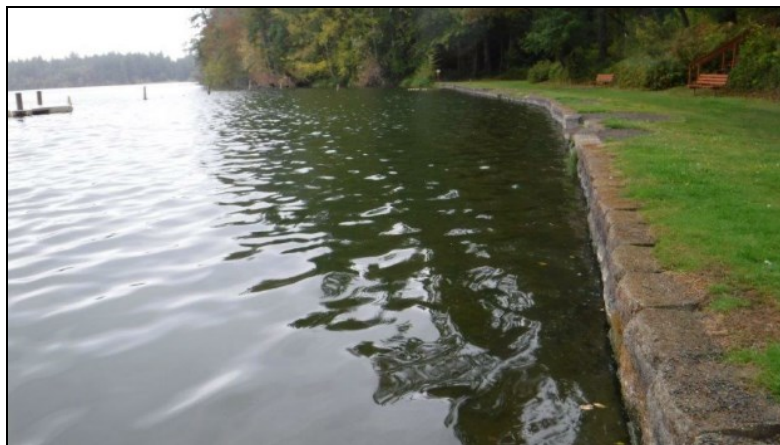
Funded?: Yes.

History: Unknown

Evaluation: As previously noted, varying condition and history including several areas of erosion (trip hazards) and missing blocks. Community is evaluating options, as DOE owns and governs these areas. If decision is made to not do any work without DOE approval, sufficient maintenance should occur to ensure safety (i.e. trip hazards repaired, areas of erosion filled). We are continuing with Clearwood schedules as shown below.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 114 Beach bulkheads Windy****Quantity: ~50 LF**

Location: Beach areas

Funded?: Yes.

History:

Evaluation: Somewhat stable condition as poured concrete. Community is evaluating options, as DOE owns and governs these areas. If decision is made to not do any work without DOE approval, sufficient maintenance should occur to ensure safety (i.e. trip hazards repaired, areas of erosion filled). Clearwood has directed funding cost and schedules as shown below.

Useful Life:  
15 years

Remaining Life:  
2 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 115 Cabana - Division 7****Quantity: ~ 720 square feet**

Location: Ballfield area near well #4

Funded?: Yes.

History: 2011

Evaluation: No major damage/deterioration observed of wood structure significantly redone around 2011. Plan for similar major refurbish/replacement as shown. This type of cabana is reportedly the current community standard for replacement as opposed to the original design. Treat local repair and maintenance as operating expenses.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

**Comp #: 117 Cabana - Hi Lo****Quantity: (3) picnic pods**

Location: Hi-Lo recreation area

Funded?: Yes.

History: 2005 (~\$18,600)

Evaluation: Style here is older pod style, with some local wear noted; last major work around 2005. This component suggests planning to eventually replace with large covered picnic structure with concrete slab, similar to newer styles (Division 7 and Madrona Beach).

Useful Life:  
25 years

Remaining Life:  
11 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 118 Cabana - Longmire****Quantity: (3) picnic pods**

Location: Longmire recreation area

Funded?: Yes.

History: Unknown

Evaluation: Significant deterioration and wear of this older pod style shelters. Depreciation schedule notes cabana roof 2001 \$2,035, roof repaired 2010. This component suggests planning to eventually replace with large covered picnic structure with concrete slab, similar to newer style (Division 7 and Madrona Beach).

Useful Life:  
25 years

Remaining Life:  
1 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client



**Comp #: 119 Cabana - Madrona****Quantity: ~ 720 square feet**

Location: Madrona recreation area

Funded?: Yes.

History: 2013

Evaluation: No major damage/deterioration observed of wood structure significantly redone around 2013. Plan for similar major refurbish/replacement as shown. This type of cabana is reportedly the current community standard for replacement as opposed to the original design. Treat local repair and maintenance as operating expenses.

Useful Life:  
25 years

Remaining Life:  
19 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 120 Cabana - Otter Beach****Quantity: ~ 500 sq ft**

Location: Otter beach recreation area

Funded?: Yes.

History: 2009

Evaluation: No major damage/deterioration observed of wood structure significantly redone around 2009. Plan for similar major refurbish/replacement as shown. Although single structure style (not older pod), design is slightly different than newest designs at Division 7 and Madrona. Treat local repair and maintenance as operating expenses.

Useful Life:  
25 years

Remaining Life:  
15 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 122 Cabana - Pool****Quantity: (3) picnic pods**

Location: Pool recreation area

Funded?: Yes.

History: 2007

Evaluation: No major rot/deterioration noted, however older pod style; last major work around 2007. This component suggests planning to eventually replace with large covered picnic structure with concrete slab, similar to newer styles (Division 7 and Madrona Beach).

Useful Life:  
25 years

Remaining Life:  
13 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 123 Cabana - Reichel****Quantity: ~ 1,100 sq ft**

Location: Reichel recreation area

Funded?: Yes.

History: 2007 major work; follow-up work 2014-15

Evaluation: No major damage/deterioration observed of wood structure rebuilt in 2007 and during out previous inspection in December 2014, work at slab, electrical, plumbing and ceiling. Plan for major refurbish/replacement as shown. This style of cabana is similar to current community standard for replacement but is larger than most. Treat local repair and maintenance as operating expenses.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 21,900

Worst Case: \$ 28,400

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 124 Cabana - Sunset****Quantity: (3) picnic pods**

Location: Sunset recreation area

Funded?: Yes.

History: 2008 remodel

Evaluation: Some local deterioration and wear of this older pod style shelters. Last major work around 2008. This component suggests planning to eventually replace with large covered picnic structure with concrete slab, similar to newer style (Division 7 and Madrona Beach).

Useful Life:  
25 years

Remaining Life:  
9 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 125 Cabana - Vine Lane****Quantity: (3) picnic pods**

Location: Vine Lane recreation area

Funded?: Yes.

History: Unknown

Evaluation: Significant deterioration and wear of this older pod style shelters; roofs are worn. This component suggests planning to eventually replace with large covered picnic structure with concrete slab, similar to newer style (Division 7 and Madrona Beach).

Useful Life:  
25 years

Remaining Life:  
1 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 126 Cabana - Windy****Quantity: (3) picnic pods**

Location: Windy beach recreation area

Funded?: Yes.

History: 2009 remodel

Evaluation: Local deterioration and wear of this older pod style shelters; last work around 2009. This component suggests planning to eventually replace with large covered picnic structure with concrete slab, similar to newer style (Division 7 and Madrona Beach).

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 16,400

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 130 Dock - Blue Lk Fishing (1 of 4)****Quantity: Below upper spillway**

Location: Below upper spillway

Funded?: Yes.

History: Unknown

Evaluation: No recent replacement/major work at this wood dock; weathered, deteriorated surfaces observed during our September 2017 site visit. Plan for replacement with non-wood dock. EZ-Dock installed at other areas in this community. EZ-Dock is floating modular, polyethylene product.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 24,300

Worst Case: \$ 26,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 130 Dock - Blue Lk Fishing (2 of 4)****Quantity: Above upper spillway**

Location: Above upper spillway

Funded?: Yes.

History: Unknown

Evaluation: No recent replacement/major work at this wood dock; weathered, deteriorated surfaces observed during our September 2017 site visit. Plan for replacement with non-wood dock. EZ-Dock installed at other areas in this community. EZ-Dock is floating modular, polyethylene product.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 24,300

Worst Case: \$ 26,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 130 Dock - Blue Lk Fishing (3 of 4)****Quantity: Above lower spillway**

Location: Above lower spillway

Funded?: Yes.

History: Unknown

Evaluation: No recent replacement/major work at this wood dock; weathered surfaces observed during our September 2017 site visit. Plan for replacement with non-wood dock. EZ-Dock installed at other areas in this community. EZ-Dock is floating modular, polyethylene product.

Useful Life:  
30 years

Remaining Life:  
2 years



Best Case: \$ 24,300

Worst Case: \$ 26,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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**Comp #: 130 Dock - Blue Lk Fishing (4 of 4)****Quantity: Blw lwr sp not in Clear L**

Location: Below lower spillway, not in Clear Lake

Funded?: Yes.

History: Unknown

Evaluation: No recent replacement/major work at this wood dock; weathered appearance observed during our September 2017 site visit. Plan for replacement with non-wood dock. EZ-Dock installed at other areas in this community. EZ-Dock is floating modular, polyethylene product.

Useful Life:  
30 years

Remaining Life:  
4 years



Best Case: \$ 24,300

Worst Case: \$ 26,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 130 Dock - Clear Lake****Quantity: (1) near Blue Lk Outflow**

Location: Near Blue Lake outflow

Funded?: Yes.

History: 2013

Evaluation: No problems observed of modular type dock (non-wood components); replaced in 2013. Although sturdy product, anticipate eventual replacement as shown here due to typical damage/deterioration that will occur over time in this highly exposed area.

Useful Life:  
30 years

Remaining Life:  
26 years



Best Case: \$ 21,900

Worst Case: \$ 24,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 131 Dock - Horseshoe (a - right)****Quantity: (1) wood, fixed pier**

Location: Horseshoe Lake - right

Funded?: Yes.

History: Unknown

Evaluation: No recent replacement/major work at this wood dock; weathered, deteriorated surfaces observed during our September 2017 site visit. Plan for replacement with non-wood dock. EZ-Dock installed at other areas in this community. EZ-Dock is floating modular, polyethylene product.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 22,800

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

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**Comp #: 132 Dock - Horseshoe (b - left)****Quantity: (1) floating EZ dock**

Location: Horseshoe Lake - Left

Funded?: Yes.

History: 2004

Evaluation: No problems observed of modular type dock (non-wood components); replaced about 2004. Although sturdy product, anticipate eventual replacement as shown here due to typical damage/deterioration that will occur over time in this highly exposed area.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 20,800

Worst Case: \$ 22,900

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 133 Dock - Horseshoe (c - rear)****Quantity: (1) fishing dock**

Location: Horseshoe Lake - Rear

Funded?: Yes.

History: 2013

Evaluation: No problems observed of modular type dock (non-wood components); replaced in 2013. Although sturdy product, anticipate eventual replacement as shown here due to typical damage/deterioration that will occur over time in this highly exposed area.

Useful Life:  
30 years

Remaining Life:  
24 years



Best Case: \$ 22,900

Worst Case: \$ 26,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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**Comp #: 134 Dock - Longmire (fish, swim)****Quantity: ~ 750 sq ft**

Location: Longmire recreation area - fishing and swim dock

Funded?: Yes.

History: 1999 major work

Evaluation: This component includes the fishing/access dock at the shore as well as the water surrounded swim dock. No problems observed of modular type docks (non-wood components). Association records reviewed during last reserve study indicate EZ-dock, rafts and gangway/remaps installed between 1999 and 2001 and possibly repair around 2004. Although sturdy product, anticipate eventual replacement as shown here due to typical damage/deterioration that will occur over time in this highly exposed area.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 40,400

Worst Case: \$ 42,600

Lower allowance to replace

Higher allowance

Cost Source: Inflated Client Cost History



**Comp #: 135 Dock - Madrona (fish, swim)****Quantity: ~ 500 sq ft**

Location: Madrona beach recreation area

Funded?: Yes.

History: 2005

Evaluation: This component includes the fishing/access dock at the shore as well as the water surrounded, swim dock. No problems observed of modular type docks (non-wood components). Association records reviewed during last reserve study indicate EZ-dock in 2005. Although sturdy product, anticipate eventual replacement as shown here due to typical damage/deterioration that will occur over time in this highly exposed area.

Useful Life:  
30 years

Remaining Life:  
16 years



Best Case: \$ 26,200

Worst Case: \$ 28,400

Lower allowance to replace

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 136 Dock - Otter (fishing)****Quantity: ~ 720 sq ft**

Location: Otter beach recreation area

Funded?: Yes.

History: Ramp installed 2005, rest of dock possibly original to 1970

Evaluation: During our past two site visits, this dock has shown advanced moisture saturation. In reviewing Associations' past historical spreadsheet, no history of major replacement in the past, however appears that ramp was replaced/installed about 2005. Plan for replacement as shown here; cost adjusted up per our discussion with maintenance manager.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 70,000

Worst Case: \$ 80,000

Lower allowance

Higher allowance

Cost Source: Client Cost History at other beach areas

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**Comp #: 137 Dock - Otter (swim)**

**Quantity: (1) EZ swim dock**

Location: Otter beach recreation area

Funded?: Yes.

History: 1999

Evaluation: We viewed from a distance. No obvious issues observed or reported to us. Plan for replacement as shown.

Useful Life:  
30 years

Remaining Life:  
10 years



Best Case: \$ 8,100

Worst Case: \$ 10,600

Lower allowance to replace

Higher allowance

Cost Source: Inflated Client Cost History

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**Comp #: 139 Dock - Reichel (swim)**

**Quantity: (1) EZ swim dock**

Location: Reichel recreation area

Funded?: Yes.

History: 2001

Evaluation: We viewed from a distance. No obvious issues observed or reported to us. Plan for replacement as shown.

Useful Life:  
30 years

Remaining Life:  
12 years



Best Case: \$ 8,100

Worst Case: \$ 10,600

Lower allowance to replace

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 140 Dock - Sunset (fish, swim)****Quantity: ~ 500 square feet**

Location: Sunset beach recreation area

Funded?: Yes.

History: 2006

Evaluation: This component includes the fishing/access dock at the shore as well as the water surrounded, swim dock. No problems observed of modular type docks (non-wood components). Association records reviewed during last reserve study indicate EZ-dock in 2006. Although sturdy product, anticipate eventual replacement as shown here due to typical damage/deterioration that will occur over time in this highly exposed area.

Useful Life:  
30 years

Remaining Life:  
17 years



Best Case: \$ 26,200

Worst Case: \$ 29,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 141 Dock - Windy (fish, swim)****Quantity: (1) fish (1) swim**

Location: Windy beach recreation area

Funded?: Yes.

History: 2009 &amp; 2010

Evaluation: This component includes the fishing/access dock at the shore as well as the water surrounded, swim dock. No problems observed of modular type docks (non-wood components). Association records reviewed during last reserve study indicate EZ-dock swim in 2009 and fishing/access 2010. Although sturdy product, anticipate eventual replacement as shown here due to typical damage/deterioration that will occur over time in this highly exposed area.

Useful Life:  
30 years

Remaining Life:  
21 years



Best Case: \$ 37,200

Worst Case: \$ 40,400

Lower allowance to replace

Higher allowance

Cost Source: Client Cost History



**Comp #: 145 Fence - Chain Link****Quantity: ~ 5 miles**

Location: Perimeter of property

Funded?: Yes.

History: Some work anticipated in 2018, otherwise varies, majority assumed mid 1970's

Evaluation: We viewed some sample areas. As shown in Associations' 2018 budget, some work anticipated in 2018. Service life of galvanized link fence is typically in the 40 to 50 year range in our experience. Although we do not anticipate comprehensive replacement project as a single project, we recommend funding for periodic larger localized repair/replacement projects as shown. This could vary and to be used for placeholder. Inspect at least annually to assess needs.

Useful Life:  
3 years

Remaining Life:  
2 years



Best Case: \$ 9,600

Worst Case: \$ 11,600

Lower allowance

Higher allowance

Cost Source: Allowance

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**Comp #: 146 Fence - Front and Back Gates****Quantity: (3) steel / wood gates**

Location: Main and back entrances into property

Funded?: Yes.

History: 2008 (\$14,583)

Evaluation: Some local deterioration but no major or widespread damage noted. Plan for replacement as shown.

Useful Life:  
20 years

Remaining Life:  
9 years



Best Case: \$ 17,500

Worst Case: \$ 19,700

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 148 Fence - Office****Quantity: ~ 500 LF, wood board**

Location: Partial perimeter of office parking lot

Funded?: Yes.

History: 2013

Evaluation: No obvious instability or major damage/deterioration of wood board fencing observed. Plan to replace at roughly the time frame below. Typical failures occur from deterioration through end grains, contact with ground and surrounding landscape.

As routine maintenance, inspect regularly for any damage and repair as needed. Avoid unnecessary contact with ground, sprinkler patterns and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance. Painting or staining the fence has a higher overall life cycle cost but may extend life somewhat in addition to aesthetic benefit. As discussed with maintenance manager, recently stained and funded out of operating budget.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 11,000

Worst Case: \$ 14,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

---

**Comp #: 150 Restroom - Division 7****Quantity: (1) restroom**

Location: Common area Division 7

Funded?: Yes.

History: 2005

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 151 Restroom - Blue Water****Quantity: (1) restroom**

Location: Common area off of Blue Water Ct.

Funded?: Yes.

History: Fiber-cement siding installed in 2016, previous siding work in 2013

Evaluation: No specific issues of this restroom noted and no problems reported to us. Maintenance manager reports fiber-cement siding was installed at this building in 2016. Although siding was replaced in 2013, wood siding had to be subsequently replaced with fiber-cement due to condition.

Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
17 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 152 Restroom - Loop****Quantity: (1) restroom**

Location: Common area off of Loop Ln

Funded?: Yes.

History: Association budgeting work for 2018 (see comments)

Evaluation: As shown in Association planning documents, refurbishing of this restroom is listed as a 2018 project. Maintenance Manager reported to us during our September 2017 site visit some discussion whether this restroom will be retained. Some issues with septic at this site reported in 2017. We are assuming will be retained and work as budgeted by Association will occur in 2018. Plan for eventual larger reburbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Association Budget

**Comp #: 153 Restroom - Rampart****Quantity: (1) restroom**

Location: Common area Division 8

Funded?: Yes.

History: 2007

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 154 Restroom - Hi-Lo****Quantity: (1) restroom**

Location: Common area at Hi-Lo recreation area

Funded?: Yes.

History: 2007

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 155 Restrooms - Longmire****Quantity: (4) restrooms**

Location: Longmire recreation area

Funded?: Yes.

History: 2004

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 15,300

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 156 Restroom - Madrona****Quantity: (2) restrooms**

Location: Madrona recreation area

Funded?: Yes.

History: 2005

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client



**Comp #: 157 Restroom - Otter Beach****Quantity: (1) large restroom**

Location: Otter beach recreation area

Funded?: Yes.

History: 2009 rebuild

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope. During last refurbishing, this restroom was rebuilt to a high level of finish, not currently considered the community standard - expect next refurbish project to be significantly less in scope.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 15,300

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

---

**Comp #: 158 Restroom - Perimeter****Quantity: (1) restroom**

Location: COmmon area off of Perimeter Ct.

Funded?: Yes.

History: 2006

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
7 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

**Comp #: 160 Restroom - Sports Court****Quantity: (1) restroom**

Location: Rampart tennis court common area

Funded?: Yes.

History: 2003

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope. Maintenance manager reports to us in 2017, this structure does not have electrical.

Useful Life:  
20 years

Remaining Life:  
4 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

---

**Comp #: 161 Restroom - Reichel****Quantity: (4) restrooms**

Location: Reichel beach recreation area

Funded?: Yes.

History: 2015 work at slab, ceiling, lights; work previous to this in 2004

Evaluation: No specific issues of this restroom noted and no problems reported to us. Last major work in 2015 at slab, ceiling and lights. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
15 years



Best Case: \$ 15,300

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

**Comp #: 162 Restroom - Sunset****Quantity: (2) restrooms**

Location: Sunset beach recreation area

Funded?: Yes.

History: 2004

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

---

**Comp #: 163 Restroom - Windy****Quantity: (1) restroom**

Location: Windy beach recreation area

Funded?: Yes.

History: 2005

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope. Maintenance manager reports to us in 2017, this structure does not have electrical.

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client



**Comp #: 164 Restroom - Woodside****Quantity: (1) restroom**

Location: Common area off of Woodside

Funded?: Yes.

History: 2007

Evaluation: No specific issues of this restroom noted and no problems reported to us. Inspect at least annually and repair/replace locally as needed. Plan for eventual larger refurbishing as shown here. Project can vary and may or may not include roof replacement, fixture replacement, siding work, etc. Evaluate prior to project to define scope.

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 7,700

Worst Case: \$ 8,700

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

---

**Comp #: 165 Restroom - Septics****Quantity: (15) systems**

Location: Restrooms, Office

Funded?: No. Useful life not predictable

History: No major projects

Evaluation: Some small local repairs; <\$2,000 at Reichel in 2008. Some problems currently at Loop Restroom (#152), however no scope of work and some discussion per maintenance manager this restroom may be decommissioned.

Typically, septic tanks and drain fields can function for an extended, indeterminate period with ordinary care and maintenance. Concrete tanks should be inspected and pumped regularly. At this time, no predictable basis for reserve funding. If larger expense patterns emerge as basis for reserve funding, include in future reserve study updates. At this time, view as general operating / maintenance.

Useful Life:  
0 years

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

**Comp #: 170 Trails - Maintain/Repair****Quantity: ~ 14 miles soft trails**

Location: Throughout common areas

Funded?: Yes.

History: Varies

Evaluation: In areas we sampled some variation in condition. In the past, some local regrading, installation of small retaining areas. The Association budget planning reflects some funding in 2018 for maintenance/repairs out of reserves. Scope and timing of significant costs are difficult to predict, but more likely than not to occur from this point forward from time to time. We suggest a funding allowance for periodic larger trail repair projects to supplement the general operating / maintenance allocation. This assumes last in 2018 as shown in Association budget document.

Useful Life:  
4 years

Remaining Life:  
3 years



Best Case: \$ 5,500

Worst Case: \$ 6,500

Lower allowance

Higher allowance

Cost Source: Allowance

---

**Comp #: 180 Reichel Beach Sprinkler System****Quantity: Proposed upgrade**

Location: Reichel common area

Funded?: Yes.

History: N/A

Evaluation: As reported to us in previous reserve study, Association specifically requested a funded component to upgrade sprinkler system in this areas to include plan to extend to back field / add zones. As discussed currently with maintenance manager, this is still on the list but not soon. We are reflecting as a one time cost here.

Useful Life:  
0 years

Remaining Life:  
5 years



Best Case: \$ 8,700

Worst Case: \$ 9,100

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client



**Comp #: 183 Basketball Equip - Rampart****Quantity: (1) Backboard, assembly**

Location: Rampart recreation area/tennis court

Funded?: No. Too small for reserve expense; treat as maintenance or include with court resurface

History: 2010

Evaluation: There is a single basketball assembly (posts, backboard, etc.) located at the Rampart court. Association records indicate installed about 2010. Sturdy equipment and while replacement may eventually be needed, lower cost that can be funded when needed out of operating budget or part of larger court work at this area (#187).

Useful Life:  
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 185 Basketball Court/Equip - Longmire****Quantity: Half crt asphalt, fnc, hp**

Location: Longmire recreation area

Funded?: Yes.

History: 2007 ~\$8,000

Evaluation: Last major known work around 2007. At this time, mostly stable condition with some raveling and typical wear.

In addition to routine cleaning/sealing (if desired), plan for eventual large scale resurface as shown. Repair base as needed at that time and ensure positive drainage. As routine maintenance inspect regularly and clean as needed, fill cracks from the operating budget.

Useful Life:  
40 years

Remaining Life:  
22 years



Best Case: \$ 12,500

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

---

**Comp #: 185 Tennis - Longmire (replace)****Quantity: (1) court asphalt, ~7,200**

Location: Longmire recreation area

Funded?: Yes.

History: Last seal/stripe around 2010, some repairs in 2004

Evaluation: Significant cracking, damage, etc. with court reported to us as closed at this time (September 2017) as safety issues exist.

Plan for eventual total resurface/replacement. Maintenance manager reports new court will be needed at next replacement due to condition. Repair base as needed at that time and ensure positive drainage. As routine maintenance inspect regularly and clean as needed, fill cracks from the operating budget. Cyclical recoating in next component (#185).

Useful Life:  
40 years

Remaining Life:  
0 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Lower allowance

Higher estimate

Cost Source: Estimate per Client

---

**Comp #: 185 Tennis - Longmire (seal)****Quantity: (1) std tennis court**

Location: Longmire recreation area

Funded?: Yes.

History: 2010 \$6,500

Evaluation: Although coating appears in average condition, court was closed during our September 2017 site visit due to cracking/damage posing a safety concern. Plan for cyclical recoating as shown here.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Lower allowance

Higher allowance

Cost Source: Client Cost History, Inflated

---

**Comp #: 186 Tennis & Bsktbl - Hi Lo (replace)****Quantity: (1) std court, + bsktbl**

Location: Hi-Lo recreation area

Funded?: Yes.

History: 1982

Evaluation: Some local raveling of asphalt and wear of equipment at this location.

In addition to routine cleaning/sealing (if desired), plan for eventual large scale resurface as shown. Repair base as needed at that time and ensure positive drainage. As routine maintenance inspect regularly and clean as needed, fill cracks from the operating budget.

Useful Life:  
40 years

Remaining Life:  
8 years



Best Case: \$ 45,000

Worst Case: \$ 50,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

---

**Comp #: 187 Tennis - Rampart (replace)****Quantity: (1) std court**

Location: Rampart recreation area

Funded?: Yes.

History: 1982

Evaluation: Some local raveling of asphalt and wear of equipment at this location.

In addition to routine cleaning/sealing (if desired), plan for eventual large scale resurface as shown. Repair base as needed at that time and ensure positive drainage. As routine maintenance inspect regularly and clean as needed, fill cracks from the operating budget.

Useful Life:  
40 years

Remaining Life:  
8 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 188 Ballfield Division 7 Field Upgrade****Quantity: Baseball field**

Location: Division 7 common area

Funded?: No.

History: Assumed for 2018 per Association records

Evaluation: As discussed in the past and currently with Association, budgeting by Association in 2018 for upgrades at this field. Work to include sprinklers, top soil, etc. This is anticipated as one time cost in 2018 therefore no funding shown here.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 190 Mailboxes - Replace Big Fir****Quantity: ~ 296 boxes, ~(19) stands**

Location: Big Fir

Funded?: Yes.

History: Unknown

Evaluation: Some local wear of these metal cluster style boxes. Although presently USPS will deliver to these style boxes, USPS no longer accepts rear loading boxes.

In our experience, it is best to plan for total replacement at roughly the time frame below due to constant usage and wear over time. As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges, and repair as needed from operating budget. Note: USPS has a limited budget for replacement and should not be relied upon for purposes of long term financial planning.

Useful Life:  
20 yearsRemaining Life:  
1 years

Best Case: \$ 26,000

Worst Case: \$ 31,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

---

**Comp #: 190 Mailboxes - Replace Blue Hills Loop**

**Quantity: ~ 224 boxes, (14) stands**

Location: Adjacent to road

Funded?: Yes.

History: Unknown

Evaluation: Phased cluster mailbox replacement - USPS no longer accepts rear loading boxes. See first component #190 (Big Fir) for complete details.

Useful Life:

20 years

Remaining Life:

3 years



Best Case: \$ 18,500

Worst Case: \$ 23,500

Lower estimate

Higher estimate

Cost Source: ARI Cost Database: Similar Project Cost History

---

**Comp #: 190 Mailboxes - Replace Blue Lake Court**

**Quantity: ~ 204 boxes, (13) stands**

Location: Adjacent to road

Funded?: Yes.

History: Unknown

Evaluation: Phased cluster mailbox replacement - USPS no longer accepts rear loading boxes. See first component #190 (Big Fir) for complete details.

Useful Life:

20 years

Remaining Life:

5 years



Best Case: \$ 17,000

Worst Case: \$ 22,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

---

**Comp #: 190 Mailboxes - Replace Front Gate**

**Quantity: ~ 176 boxes, (11) stands**

Location: Adjacent to road

Funded?: Yes.

History: Unknown

Evaluation: Phased cluster mailbox replacement - USPS no longer accepts rear loading boxes. See first component #190 (Big Fir) for complete details.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 14,000

Worst Case: \$ 19,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

---

**Comp #: 190 Mailboxes - Replace Longmire**

**Quantity: ~ 192 boxes, (12) stands**

Location: Adjacent to road

Funded?: Yes.

History: Unknown

Evaluation: Phased cluster mailbox replacement - USPS no longer accepts rear loading boxes. See first component #190 (Big Fir) for complete details.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

---



**Comp #: 190 Mailboxes - Replace Windy Beach****Quantity: (19) stands**

Location: Adjacent to road

Funded?: Yes.

History: Replaced about 2014

Evaluation: This phase is newer style front loading boxes. Plan for future replacement as shown.

Useful Life:

20 years

Remaining Life:

15 years



Best Case: \$ 26,000

Worst Case: \$ 31,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client

---

**Comp #: 192 Boat Ramps - Repair/Replace****Quantity: (5) asphalt, concrete**

Location: Beach areas throughout community

Funded?: Yes.

History: Unknown

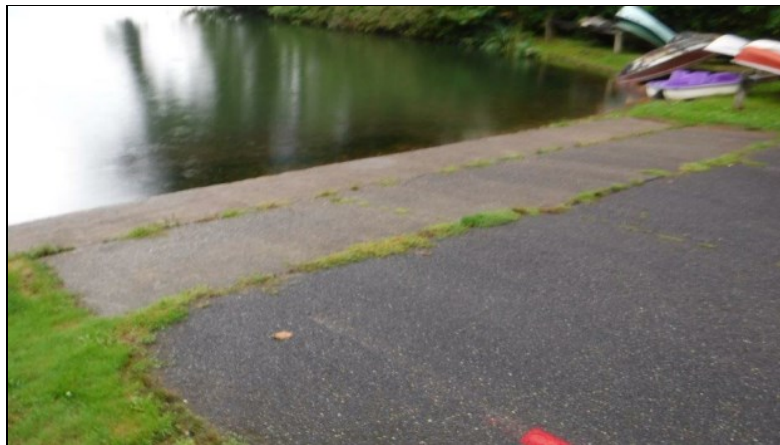
Evaluation: As with our past site visit, varying condition of concrete and asphalt surfaces with some local cracking and spalling. Longmire had an extension at one point. Maintenance reports regular inspections. Although difficult to predict reserve funding, as discussed with maintenance manager, some funding in reserves desired as these type of expenses can be costly when large sections need redone. This is a placeholder/allowance. Adjust as needed.

Useful Life:

30 years

Remaining Life:

15 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Allowance



Roads

Comp #: 199 Roads - Local Repairs/Patching Quantity: Annual allowance

Location: Association roads throughout community  
Funded?: Yes.  
History: See comments  
Evaluation: As requested by client, in addition to phased roadwork described in next components, an annual allowance for patching/repairs in reserves is included here. Although annual items are typically best funded in the operating budget, since this component is main infrastructure of community, we are including as reserve cost. The costs could vary and to be used for placemaker.

Useful Life:  
1 years  
  
Remaining Life:  
0 years



Best Case: \$ 15,000 Worst Case: \$ 25,000  
Lower allowance Higher allowance  
Cost Source: Allowance as requested by client

**Comp #: 200 Road Project D-1: Resurface**

**Quantity: ~ 0.9 miles**

Location: Clearlake Blvd N from main gate to intersection of Perimeter Court (see WSP)

Funded?: Yes.

History: See comments

Evaluation: Age and condition of the roadway throughout the community varies - most is original, constructed between 1966 and 1974 and shows signs of advanced aging: raveling (loss of binder), waviness (insufficient base) and alligator cracking. History of ongoing maintenance, patch and repair with significant problems at Meadow area most recently. Some areas replaced in 2002 (#211) and 2009 (#212). We are reflecting a phased replacement project as shown here which aligns with water main replacements (see Water reserve study) for cost efficiency/consistency. Ultimately schedule should be based upon assessment and recommendations by professional engineers for infrastructure projects.

In 2009 and 2002, sections replaced (#211 & #212) resurfaced (grind and overlay with new class B asphalt) in conjunction with water main replacement. Typically, pavement engineers / municipalities plan for overlay cycles in the 20 to 25 year range - much of your asphalt is over 40 years old at this time. Protocol established as part of 2009 project entails grind of existing asphalt to strengthen base prior to overlay of new asphalt. We are not aware of professional engineering specifications or oversight - we highly recommend consultation / specifications with geotechnical, civil engineers for the road resurface projects. The road resurface project is anticipated to be performed in conjunction with water main work (see separate Clearwood Water System study) in phased projects.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 240,000

Worst Case: \$ 273,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 201 Road Project D-2: Resurface****Quantity: ~ 0.7 miles**

Location: Blue Hills Drive

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:

30 years

Remaining Life:

1 years



Best Case: \$ 186,000

Worst Case: \$ 208,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 202 Road Project D-3: Resurface****Quantity: ~ 0.7 miles**

Location: Blue Water Drive

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:

30 years

Remaining Life:

4 years



Best Case: \$ 186,000

Worst Case: \$ 208,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 203 Road Project D-4: Resurface**

**Quantity: ~ 0.9 miles**

Location: Rampart Drive SE

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 240,000

Worst Case: \$ 273,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 204 Road Project D-5a: Resurface**

**Quantity: ~ .85 miles**

Location: Divisions I, II & III

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:  
30 years

Remaining Life:  
10 years



Best Case: \$ 232,000

Worst Case: \$ 254,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---



**Comp #: 204 Road Project D-5b: Resurface****Quantity: ~ .85 miles**

Location: Divisions I, II &amp; III

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:

30 years

Remaining Life:

13 years



Best Case: \$ 232,000

Worst Case: \$ 254,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 205 Road Project D-6: Resurface****Quantity: ~ 1.0 miles**

Location: Upland Dr., Clearland Dr. and 0.2 miles of Clearlake Blvd SE

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:

30 years

Remaining Life:

16 years



Best Case: \$ 273,000

Worst Case: \$ 306,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---



**Comp #: 206 Road Project D-7: Resurface****Quantity: .5 miles**

Location: Clearview Ct. thru Overlake Ct. to No Clearlake Blvd. SE

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:

30 years

Remaining Life:

19 years



Best Case: \$ 131,000

Worst Case: \$ 153,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 207 Road Project 8: Resurface****Quantity: ~ 1.25 miles**

Location: To be determined

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:

30 years

Remaining Life:

20 years

No Photo Available

Best Case: \$ 339,000

Worst Case: \$ 382,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 208 Road Project 9: Resurface**

**Quantity: ~ 1.25 miles**

Location: To be determined

Funded?: Yes.

History: Unknown

Evaluation: Phasing of road work, coinciding with water main replacement - see component #200 for notes.

Useful Life:  
30 years

Remaining Life:  
21 years

No Photo Available

Best Case: \$ 339,000

Worst Case: \$ 382,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 209 Road Project 10: Resurface**

**Quantity: ~ 2.25 miles**

Location: To be determined

Funded?: Yes.

History: Unknown

Evaluation: Portion of road not scheduled in conjunction with water main replacement - location to be determined.

Useful Life:  
30 years

Remaining Life:  
22 years

No Photo Available

Best Case: \$ 612,000

Worst Case: \$ 688,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 210 Road Project 11: Resurface**

**Quantity: ~ 2.25 miles**

Location: To be determined

Funded?: Yes.

History: Unknown

Evaluation: Portion of road not scheduled in conjunction with water main replacement - location to be determined.

Useful Life:  
30 years

Remaining Life:  
23 years

No Photo Available

Best Case: \$ 612,000

Worst Case: \$ 688,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 211 Roads replaced in 2002**

**Quantity: 0.9 miles**

Location:

Funded?: Yes.

History: Replaced in 2002

Evaluation: This component represents future cycles of roadway that were resurfaced in 2002 along with water main replacement.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case: \$ 240,000

Worst Case: \$ 273,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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Comp #: 212 Roads replaced in 2009

Quantity: 1.53 miles

Location:

Funded?: Yes.

History: Replaced in 2009

Evaluation: This component represents future cycles of roadway that were resurfaced in 2009 along with water main replacement.

Useful Life:  
30 years

Remaining Life:  
20 years



Best Case: \$ 415,000

Worst Case: \$ 470,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

## Playgrounds, Parks

**Comp #: 214 Playground Equip - Vine Lane****Quantity: (1) playset**

Location: Vine Lane common area

Funded?: Yes.

History: Unknown

Evaluation: Metal swingset is functional but older. Maintenance manager reports some border work needed soon.

Replacement cycles vary depending on the amount of use/abuse, however expect extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles.

Resource (although not public, this document is a good guideline):

<http://www.cpsc.gov/PageFiles/122149/325.pdf>

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History



**Comp #: 215 Playground Equip - Pool**

**Quantity: Slide, misc. equipment**

Location: Pool recreation area

Funded?: Yes.

History: 2006

Evaluation: Older equipment still usable, however somewhat dated.

Replacement cycles vary depending on the amount of use/abuse, however expect extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Note: existing equipment anticipated for 15 year life with anticipation that replacement materials will be similar to equipment installed at Perimeter (#216) anticipated for 20 year life.

Resource (although not public, this document is a good guideline):

<http://www.cpsc.gov/PageFiles/122149/325.pdf>

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 18,600

Worst Case: \$ 30,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 216 Playground Equip - Perimeter**

**Quantity: Assorted play equipment**

Location: Common area off of Perimeter Ct.

Funded?: Yes.

History: 2006 \$26,885

Evaluation: Equipment at this park is sturdy newer, metal style with no problems reported. The equipment type here is considered to be type that will be installed at other parks in the future.

Replacement cycles vary depending on the amount of use/abuse, however expect extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles.

Resource (although not public, this document is a good guideline):

<http://www.cpsc.gov/PageFiles/122149/325.pdf>

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 30,600

Worst Case: \$ 42,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 217 Playground Equip - Reichel Beach**

**Quantity: Assorted play equipment**

Location: Reichel beach recreation area

Funded?: Yes.

History: 2006 upgrades \$13,874

Evaluation: Older equipment still usable, however somewhat dated.

Replacement cycles vary depending on the amount of use/abuse, however expect extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Note: existing equipment anticipated for 15 year life with anticipation that replacement materials will be similar to equipment installed at Perimeter (#216) anticipated for 20 year life.

Resource (although not public, this document is a good guideline):

<http://www.cpsc.gov/PageFiles/122149/325.pdf>

Useful Life:  
20 years

Remaining Life:  
1 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 218 Playground Equip - Hi Lo**

**Quantity: Assorted play equipment**

Location: HI-Lo recreation area

Funded?: Yes.

History: 2008 \$10,600, 2009 \$7,800

Evaluation: Older equipment still usable, however somewhat dated.

Replacement cycles vary depending on the amount of use/abuse, however expect extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Note: existing equipment anticipated for 15 year life with anticipation that replacement materials will be similar to equipment installed at Perimeter (#216) anticipated for 20 year life.

Resource (although not public, this document is a good guideline):

<http://www.cpsc.gov/PageFiles/122149/325.pdf>

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 22,500

Worst Case: \$ 27,500

Lower allowance to replace

Higher allowance

Cost Source: Inflated Client Cost History

## Pool

**Comp #: 220 Pool - Bldg Interior Remodel****Quantity: Interior of pool bldg**

Location: Pool building

Funded?: Yes.

History: 1997 repair \$37,620, 1998 \$17,280 2009 \$4,964 (stalls)

Evaluation: Some variation in condition/materials as various upgrades throughout the years (see Project History section).

This component suggests setting aside funding for periodic aesthetic refurbishing. Many communities replace such items as furniture, fixtures, lighting, décor, etc. at regular intervals to maintain this important community area. A funding allowance is used below for financial planning purposes; cost can vary widely depending upon scope, desires of residents.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 5,000

Worst Case: \$ 7,400

Lower allowance

Higher allowance

Cost Source: Allowance



**Comp #: 221 Pool - Bldg Siding**

**Quantity: ~2,500 GSF, fiber-cement**

Location: Exterior siding, trim, etc.

Funded?: Yes.

History: Replaced in 2017

Evaluation: Fiber-cement horizontal siding was installed in 2017 replacing wood shingle siding. Surfaces appear in good condition at this time with no significant wear/deterioration. We assume wood trim.

Replacement will ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation.

The leading manufacture of fiber-cement siding (James Hardie Siding) currently provides either a 30-year non-prorated or 50-year prorated limited warranty on their products. Local James Hardie representative suggests planning for ~50-year total service life of siding. We are unsure exact manufacturer of siding utilized here.

Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope, timing and costs, including plan for some margin of contingency.

Useful Life:  
40 years

Remaining Life:  
38 years



Best Case: \$ 30,600

Worst Case: \$ 37,200

Lower allowance

Higher allowance

Cost Source: Extrapolated Actual Cost

**Comp #: 222 Pool - Bldg Water Heaters**

**Quantity: (2) Rinnai tankless**

Location: Interior mechanical area

Funded?: Yes.

History: Replaced most likely in 2015

Evaluation: No problems reported of newer tankless heaters.

Plan for replacement as shown. As part of routine maintenance, inspect periodically and follow manufacturer guidelines.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 223 Pool - Blanket Reel**

**Quantity: (1) blanket reel**

Location: Pool deck

Funded?: No.

History: Unknown

Evaluation: No problems reported of metal reel. Lower cost item that can be repaired/replaced as needed out of the operating budget with no predictable basis for reserve funding.

Useful Life:  
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 224 Pool - Deck Resurface Concrete**

**Quantity: ~ 5,000 GSF**

Location: Surrounding pool and spa

Funded?: Yes.

History: Coatings redone: 2015, 2011, 2009, 2006

Evaluation: Coatings redone periodically as shown in project history. Scope varies as some needed striping and others simple painted on coating. Plan for major refurbishing/resurface of coating as shown. Note: concrete itself is in serviceable condition and there is no predictable basis for large scale replacement of the deck itself (most significant work around 2000 for ~\$20,000). If conditions change, funding should be included in a reserve study update (~\$14/sq ft for reference).

Useful Life:  
12 years

Remaining Life:  
4 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

**Comp #: 225 Pool - Deck Resurface Wood**

**Quantity: ~ 540 Sq Ft**

Location: Portion of pool deck perimeter

Funded?: Yes.

History: 2003

Evaluation: Deck surface is open boards that allow water to drain off between them. No obvious major damage/deterioration observed from top of deck; we did not view underlying structural components. Surfaces have been stained.

Funding is for replacing existing walking surface materials with like kind material, which is factored below. Costs may be greater if the structural framing is found to need repair or replacement. Inspect at least annually and repair as needed. As part of maintenance, apply water repellant stain/preservative at least every other year. Almost all exterior wood exposed to Puget Sound area weather will decay over time and require replacement. Options for a longer lasting deck include using thick wood boards or a composite product (increased cost).

Useful Life:  
18 years

Remaining Life:  
2 years



Best Case: \$ 13,100

Worst Case: \$ 16,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 226 Pool - Fence Replacement**

**Quantity: ~ 260 LF, wood boards**

Location: Perimeter of pool deck area

Funded?: Yes.

History: Anticipated to be replaced in 2018

Evaluation: Wood board fencing has some local damage/deterioration with Association budgeting for replacement in 2018. We assume similar replacement style/product as currently in place.

Plan to replace at roughly the time frame below. Typical failures occur from deterioration through end grains, contact with ground and surrounding landscape.

As routine maintenance, inspect regularly for any damage and repair as needed. Avoid unnecessary contact with ground, sprinkler patterns and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance. Painting or staining the fence has a higher overall life cycle cost but may extend life somewhat in addition to aesthetic benefit.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated



**Comp #: 227 Pool - Bldg Roof (front)**

**Quantity: ~ 1,600 GSF**

Location: Front (entry) portion of pool building

Funded?: Yes.

History: Replaced in 2007

Evaluation: Although rear portion of roofing replaced in 2017 with metal roofing (#228), this front roof was not replaced as was last replaced in 2007 with composition shingle. While some local wear no major damage observed from our limited ground level inspection and no problems reported to us. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

Plan for replacement as shown at about the 20 year mark of life of roofing installed in 2007. The useful life of 40 shown here assumes replacement will be metal roofing like rear was just installed (#228). As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris.

Useful Life:  
40 years

Remaining Life:  
7 years



Best Case: \$ 6,500

Worst Case: \$ 9,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

**Comp #: 228 Pool - Bldg Roof (rear)**

**Quantity: ~ 1,600 GSF**

Location: Rear portion of pool building

Funded?: Yes.

History: Replaced in 2017; repairs 2008 \$5,066

Evaluation: The rear roof was replaced in 2017 with standing seam metal roofing replacing previous composition shingle roofing. No problems observed currently or reported to us. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily visible. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

Plan for replacement as shown here. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris.

Useful Life:  
40 years

Remaining Life:  
38 years



Best Case: \$ 6,500

Worst Case: \$ 9,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project Cost History

**Comp #: 229 Pool - Heaters****Quantity: (3) Master Temp 400**

Location: Covered area at side of pool building

Funded?: Yes.

History: Replaced in 2015

Evaluation: No problems reported of heaters replaced in 2015 as part of overall major pool refurbish (plaster redone).

Plan for replacement as shown here. Provide regular service and maintain as recommended by the manufacturer as part of routine maintenance.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 230 Pool/Spa - Filters****Quantity: (4) DE filters**

Location: Pool / spa equipment room

Funded?: Yes.

History: Unknown

Evaluation: Old DE spec, nearing end of service life, however maintenance manager reports no problems.

Plan for replacement as shown here. Next replacement will most likely be sand filters. This component factors replacement as a group, and may include some plumbing or other repair work as well. Provide regular service and maintain equipment as recommended by the manufacturer.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 12,500

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 231 Spa - Heater**

**Quantity: (1) Master Temp 400**

Location: Covered area at side of pool building

Funded?: Yes.

History: Replaced in 2015

Evaluation: No problems reported of heater replaced in 2015 as part of overall major pool/spa refurbish (plaster redone).

Plan for replacement as shown here. Provide regular service and maintain as recommended by the manufacturer as part of routine maintenance.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 232 Spa - Resurface**

**Quantity: ~10' width**

Location: Interior of pool / spa building

Funded?: Yes.

History: Resurfaced in 2015

Evaluation: Cover was on during our site visit, however reportedly in good condition as redone in 2015 during major pool resurfacing project.

Plan to resurface as shown here. Typically resurfaced more frequently than pool due to concentration of heat, chemicals, body oils, etc. Proactive cleaning, proper chemical balance and the use of a cover when possible are keys to maximum service life. There are a variety of pool surface types - plan in advance as cost and life cycle can vary.

Resource:

<http://www.luxurypools.com/blog/pool-finishes-plaster-aggregate-and-tile-pool-surfaces>

Useful Life:  
8 years

Remaining Life:  
4 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 233 Pool - Bldg Exterior Caulk/Paint**

**Quantity: ~ 2,500 GSF**

Location: Pool building exterior walls

Funded?: Yes.

History: Last in 2017 as part of siding replacement

Evaluation: The painted surface of the siding and trim appeared in good condition with last painting in 2015 with new siding installation.

Plan to repaint as shown. Typical Northwest paint cycles vary greatly depending upon many factors including type of material painted, surface preparation, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath surface, and exposure to weather conditions. Repair areas as needed prior to painting/caulking. As routine maintenance, inspect regularly (including sealants) repair locally, and touch-up paint as needed using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. Incorrect installations of sealant are very common and can greatly decrease its useful life. Inspect sealant (more frequently as it ages) to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and due to exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealant at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Additional information on painting is available through:

American Coatings Association at <http://www.paint.org/> and Master Paint Institute at <http://www.paintinfo.com/>

Useful Life:  
8 years

Remaining Life:  
6 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 238 Pool - Winter Cover/Blanket**

**Quantity: (1) winter safety mesh**

Location: Over pools

Funded?: Yes.

History: 2008 \$12,997

Evaluation: We did not inspect as stored during our site visit; during last site visit some signs of brittleness, but no holes / tears, etc. We suggest planning to replace at regular intervals to maintain proper functionality; winter mesh safety cover anchored into pool deck is good option.

Inspect regularly, repair locally if needed and properly store when not in use. Cover can provide cost savings for temperature differentials, reduce cleaning costs and provide safety.

Useful Life:  
12 years

Remaining Life:  
1 years

No Photo Available

Best Case: \$ 15,000

Worst Case: \$ 20,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 240 Pools - Replaster**

**Quantity: ~ 2,700 sq ft**

Location: Exterior common area

Funded?: Yes.

History: Resurfaced in 2015

Evaluation: From our adjacent deck vantage point, good condition observed with no widespread or major obvious damage/deterioration noted.

Plan to resurface as shown here. Proactive cleaning, proper chemical balance and the use of a cover when possible are keys to maximum service life. There are a variety of pool surface types - plan in advance as cost and life cycle can vary.

Resource:

<http://www.luxurypools.com/blog/pool-finishes-plaster-aggregate-and-tile-pool-surfaces>

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 50,000

Worst Case: \$ 75,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 241 Pool/Spa - Tile & Coping****Quantity: ~ 230 linear feet**

Location: Perimeter of pools and spa

Funded?: Yes.

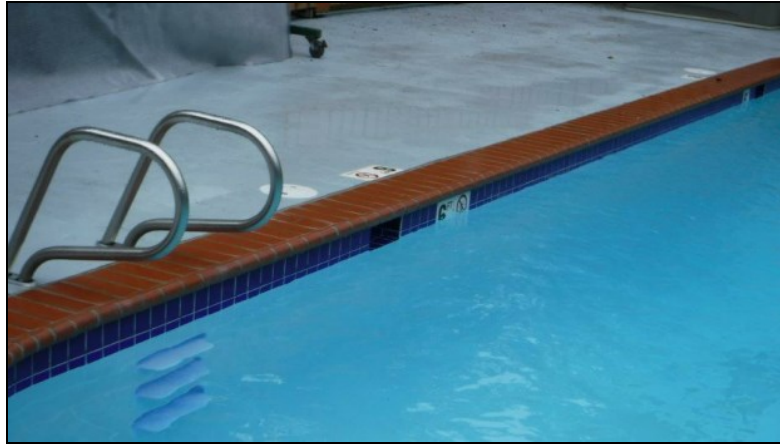
History: Replaced in 2015

Evaluation: In 2015 along with pool/spa replaster/resurface, tile at pool and coping were replaced. Good condition currently observed.

Best to plan for regular intervals of replacement of tile/coping as shown which aligns with every other plaster resurface for cost efficiency and consistency, see component #240/232. Inspect regularly, clean, and repair as part of routine maintenance.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 27,500

Worst Case: \$ 32,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 242 Pool Plumbing - Repair/Replace****Quantity: Assorted plumbing**

Location: Mechanical room

Funded?: Yes.

History: Some work in 2015 as part of major pool work (heaters replaced)

Evaluation: Although difficult to predict, we recommend a periodic allowance as shown for pool plumbing work that will be needed from time to time. Last major work in 2015 during major pool renovation; heaters replaced.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower allowance

Higher allowance

Cost Source: Allowance

**Comp #: 243 Pool - Pumps / Valves, etc...**

**Quantity: Assorted pumps, valves**

Location: Pool / spa equipment room

Funded?: Yes.

History: 2016 pump project

Evaluation: No problems currently reported of miscellaneous pool pumps, valves, etc. Failure and repair / replacement needs typically intermittent, not all at once. The last major project based on Association records was pool pump project in 2016 for just under \$3,700. Plan for periodic funding as shown here for these miscellaneous items.

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Lower allowance

Higher allowance

Cost Source: Allowance



## Security

### Comp #: 290 Security Cameras

Quantity: ~(16) cameras

Location: Scattered common area locations

Funded?: Yes.

History: Anticipated in 2018

Evaluation: Some older equipment and some newer; variation as pieces replaced sporadically. Association plans to fund for some new in 2018 as well as gate cameras in 2017 (per Association budget). We are showing a funding allowance every two years as shown for upgrades/replacement of portions of system . At one point, entire system may need to be replaced.

Costs can vary greatly due to the number and quality of the cameras selected. Another option is to set up a lease arrangement with the vendor. Typically, the lease covers hardware, maintenance, and operation costs for a given time period (usually 10 years). At end of the lease, the Owners have the option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:  
2 years

Remaining Life:  
1 years



Best Case: \$ 4,500

Worst Case: \$ 6,500

Lower allowance

Higher allowance

Cost Source: Allowance

**Comp #: 291 Security - Card Readers****Quantity: (2) card reader systems**

Location: Entry areas into property

Funded?: Yes.

History: 2014

Evaluation: No problems reported of card reader system at this time.

Plan for replacement of system as shown due to technological advances, functional obsolescence, etc. Provide regular service as needed to extend the useful life.

Useful Life:  
15 years

Remaining Life:  
10 years



Best Case: \$ 25,000

Worst Case: \$ 30,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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**Comp #: 292 Security - Gate Operators****Quantity: (4) Elite swing arm**

Location: Entry / exit points in community

Funded?: Yes.

History: Unknown

Evaluation: Maintenance manager reports some not functional at this time.

Plan for replacement as shown here. Scope/specifications can vary depending on needs. Adjust as needed. Provide regular service as needed to extend the useful life. Useful life does vary due to the quality of the operator and amount traffic/use.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 12,500

Worst Case: \$ 17,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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**Comp #: 293 Security - Lights at Front Gate****Quantity: Exterior lighting**

Location: Front gate area, msic.

Funded?: No.

History: Last in 2008

Evaluation: During previous reserve study update, review of depreciation schedule notes: "lighting at front gate and tennis court 2008 \$4,419". No predictable anticipation to repeat, or install / replace existing lighting at an expense significant enough for reserves. Treat as operating / maintenance issue at this time.

Useful Life:  
0 years

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 294 Security - Radar Gun****Quantity: (1) radar gun**

Location: Office area

Funded?: No.

History: Unknown

Evaluation: Currently used sparingly - no reserve funding basis at this time.

Useful Life:  
0 years

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

**Comp #: 295 Security - Replace Computer Equip**

**Quantity: (1) computer system**

Location: Office area

Funded?: No.

History: Unknown

Evaluation: Too small of a project for reserve designation - treat as maintenance expense in year of need.

Useful Life:  
0 years

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

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**Comp #: 296 Security - Sally Arm System**

**Quantity: Sally arms**

Location: Entrance / exit areas into community

Funded?: Yes.

History: 2005

Evaluation: Some problems reported.

Best to plan for replacement funding as shown. Have serviced and maintained professionally.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 5,500

Worst Case: \$ 6,600

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

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**Comp #: 297 Security - Spikes**

**Quantity: Security spikes**

Location: Entrance / exit locations in community  
Funded?: Yes.  
History: 2011 \$6,000  
Evaluation: No current issues reported. History indicates periodic replacement needs.

Plan for replacement as shown.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 6,800

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History



## Maintenance Building

**Comp #: 300 Maintenance Bldg - Ext Paint****Quantity: ~ 3,000 GSF**

Location: Exterior siding, trim, doors, etc.

Funded?: Yes.

History: 2011

Evaluation: No major or widespread fading/wear noted of exterior painted surfaces.

Plan to repaint as shown here. Typical Northwest paint cycles vary greatly depending upon many factors including type of material painted, surface preparation, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath surface, and exposure to weather conditions. Repair areas as needed prior to painting/caulking. As routine maintenance, inspect regularly (including sealants) repair locally, and touch-up paint as needed using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. Incorrect installations of sealant are very common and can greatly decrease its useful life. Inspect sealant (more frequently as it ages) to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and due to exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealant at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Additional information on painting is available through:

American Coatings Association at <http://www.paint.org/> and Master Paint Institute at <http://www.paintinfo.com/>

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 6,100

Worst Case: \$ 6,800

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 302 Maintenance Bldg - Ovrhd Bay Doors**

**Quantity: (5) metal doors**

Location: Maintenance building

Funded?: Yes.

History: 2012

Evaluation: Metal frame garage doors have some local dings/damage, however no widespread or major damage noted.

Plan for replacement as shown here. Handle smaller maintenance items as operating expense. These door types can last for many years if properly maintained and not damaged or abused. In our experience, vehicle damage not covered by insurance (or prohibitive due to high deductible) is typically the cause for replacement.

Useful Life:  
20 years

Remaining Life:  
13 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 306 Maintenance Bldg - Roof**

**Quantity: ~ 3,900 SF, comp. shingle**

Location: Rooftop of maintenave building

Funded?: Yes.

History: 2008

Evaluation: Some local wear/deterioration however no obvious major or widespread damage/deterioration noted during our limited visual review from ground level. A reserve study conducts a limited visual review for budget purposes, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

Plan for replacement as shown. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris.

Useful Life:  
20 years

Remaining Life:  
9 years



Best Case: \$ 17,000

Worst Case: \$ 22,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 308 Maintenance Bldg - Shop Heaters****Quantity: (3) Reznor shop heaters**

Location: Maintenance bldg interior

Funded?: Yes.

History: 1999 \$4,391

Evaluation: Although older units, no problems reported to us of these lightly used heaters.

Plan for replacement as shown. Have serviced/maintained professionally.

Useful Life:  
25 yearsRemaining Life:  
5 years

Best Case: \$ 7,500

Worst Case: \$ 10,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 309 Maintenance Bldg Carport****Quantity: (1) Carport**

Location: Maintenance yard

Funded?: Yes.

History: 2013

Evaluation: This structure was erected new in 2013. No problems reported to us. Plan for replacement as shown. As structure ages, might be determined that portions of building can be maintained/repared but at this time entire building replacement factored.

Useful Life:  
50 yearsRemaining Life:  
44 years

Best Case: \$ 87,400

Worst Case: \$ 109,000

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

---



## Maintenance Equipment

### Comp #: 310 Backhoe Major Update

Quantity: One-time update

Location: Maintenance yard

Funded?: No. One time cost anticipated in 2018

History: See comments

Evaluation: As discussed with maintenance manager, major upgrade to backhoe (hydraulic hose work) is anticipated and included in Association budget for 2018 at about \$10,000. This component assumes this work completed by the start of this 1/1/2019 reserve study. See next component for full replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

### Comp #: 310 Maint Equip - Backhoe

Quantity: (1) backhoe / loader

Location: Maintenance yard

Funded?: Yes.

History: Major upgrade/work to backhoe anticipated in 2018 (see previous component)

Evaluation: As discussed with maintenance manager, upgrade to backhoe (hydraulic hose work) anticipated in 2018 as one time cost. Assuming this gets completed as reported, this should extend remaining useful life as shown here.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 80,000

Worst Case: \$ 100,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

---



**Comp #: 311 Maint Equip - Boom Lift Genie Prtbl**

**Quantity: (1) boom lift**

Location: Maintenance yard

Funded?: Yes.

History: 2003 \$12,414

Evaluation: No specific issues reported of this equipment at this time.

Plan for replacement as shown. Inspect and service regularly to extend life.

Useful Life:  
20 years

Remaining Life:  
3 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 312 Maint Equip - Brush Hog**

**Quantity: (1) Rotary Cutter Land Prd**

Location: Maintenance yard

Funded?: No. Maintenance expense - too small \$ for reserve designation

History: 2008

Evaluation: No problems reported to us. Replacement cost is below typical reserve funding threshold, therefore no reserve funding included here.

Useful Life:  
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 313 Maint Equip - Chainsaws, Trimmers**

**Quantity: Misc. small equipment**

Location: Maintenance yard

Funded?: No. Too small for reserve funding

History: Unknown

Evaluation: Too small and indeterminate cost for reserve designation - treat as general maintenance expense when needed.

Useful Life:

0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 314 Maint Equip - Chippers**

**Quantity: (1) Sml (1) Lrg, Bear Cat**

Location: Maintenance yard

Funded?: No. Too small for reserve funding

History: Unknown

Evaluation: Large chipper purchased used in 2001; only used 150 hours and not started in about 10 years as this work is typically contracted out now. Too small and indeterminate cost for reserve designation - treat as general maintenance expense. Replace when needed out of operating budget

Useful Life:

0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 316 Maint Equip - Bobcat Excavator**

**Quantity: (1) Bobcat excavator**

Location: Maintenance yard

Funded?: Yes.

History: 2006 \$37,884

Evaluation: No specific issues reported of this equipment at this time.

Plan for replacement as shown. Inspect and service regularly to extend life.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 49,200

Worst Case: \$ 55,700

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 317 Maint Equip - John Deere Mower**

**Quantity: (1) John Deere mower**

Location: Maintenance yard

Funded?: Yes.

History: 2006

Evaluation: Maintenance manager reports mower is reaching age where replacement is needed.

Plan for replacement as shown. As part of routine maintenance, service regularly.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

---



**Comp #: 320 Maint Equip - Kubota Tractor****Quantity: (1) Kubota tractor**

Location: Maintenance yard

Funded?: Yes.

History: 1999 \$14,256

Evaluation: Although no specific issues reported of this equipment during our 2017 site visit, older equipment nearing the end of its life.

Plan for replacement as shown. Inspect and service regularly to extend life.

Useful Life:  
20 yearsRemaining Life:  
0 years

Best Case: \$ 22,000

Worst Case: \$ 33,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 321 Maint Equip - Fuel Tank & Pumps****Quantity: Fuel tanks & pumps**

Location: Maintenance yard

Funded?: Yes.

History: 1994 \$13,781

Evaluation: No problems reported to us.

Over time these will deteriorate and should be planned for replacement as shown; could vary.

Useful Life:  
40 yearsRemaining Life:  
15 years

Best Case: \$ 25,100

Worst Case: \$ 30,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 322 Maint Equip - Kubota RTV (old)**

**Quantity: (1) Kubota 900**

Location: Maintenance yard

Funded?: Yes.

History: 2004 \$12,601

Evaluation: Maintenance manager reports during our September 2017 site visit this vehicle does not run.

Plan for replacement as shown.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 323 Maint Equip - Kubota RTV (newer)**

**Quantity: (1) Kubota RTV**

Location: Maintenance yard

Funded?: Yes.

History: Purchased about 2013

Evaluation: No major problems reported of this utility vehicle.

Plan for replacement as shown. Have serviced and maintained regularly.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---



**Comp #: 325 Maint Equip - Other misc equip**

**Quantity: Small tools, etc...**

Location: Maintenance building

Funded?: No. Too small for reserve funding

History: Varies

Evaluation: There are numerous small tools and accessories in the shop area. Failure rate and replacement needs are likely to be intermittent and not on a large scale cyclical basis as reserve project. Evaluate condition and needs each year and incorporate any funding needs within general operating / maintenance budget.

Useful Life:  
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 327 Maint Equip - Sander (old)**

**Quantity: (1) sander for F450**

Location: Maintenance yard

Funded?: Yes.

History: Unknown

Evaluation: This sander is used with Ford 450 (#339).

Plan for replacement along with vehicle as shown.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 8,000

Worst Case: \$ 91,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 328 Maint Equip - Sander (newer)**

**Quantity: (1) sander for F350**

Location: Maintenance yard

Funded?: Yes.

History: 2010 \$6,603

Evaluation: This sander is used with Ford 350 (#338).

Plan for replacement along with vehicle as shown.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 8,000

Worst Case: \$ 9,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 329 Maint Equip - Plow (old)**

**Quantity: (1) plow F450**

Location: Maintenance yard

Funded?: Yes.

History: Unknown

Evaluation: Older piece that should be planned for replacement as shown.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 6,800

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 330 Maint Equip - Plow (new)****Quantity: (1) plow for F350**

Location: Maintenance yard

Funded?: Yes.

History: 2010 \$5,611

Evaluation: No issues reported. Plan for replacement as shown.

Useful Life:

15 years

Remaining Life:

6 years



Best Case: \$ 6,800

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 332 Maint Equip - Street Sweeper****Quantity: (1) Broce sweeper**

Location: Maintenance yard

Funded?: Yes.

History: 2009 \$16,082 purchased used

Evaluation: Aging equipment nearing the end of it's useful life. Plan for replacement as shown here.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 333 Maint Equip - Vac Truck****Quantity: (1) Vac truck**

Location: Maintenance yard

Funded?: Yes.

History: 2007 \$32,640

Evaluation: Reportedly continues to perform, although over 300,000 miles. Nearing time for replacement as shown.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 45,000

Worst Case: \$ 50,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 338 Maint Equip - Truck 2010 Ford F350****Quantity: (1) Ford F350**

Location: Maintenance yard

Funded?: Yes.

History: 2011 \$36,629

Evaluation: Some reported issues currently with cooling system, head. For now, schedule maintained. Plan for replacement as shown; include sander (#328).

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 44,800

Worst Case: \$ 47,000

Lower allowance to replace

Higher allowance

Cost Source: Client Cost History

---



**Comp #: 339 Maint Equip -Truck 1999 Ford F450****Quantity: (1) F450**

Location: Maintenance yard

Funded?: Yes.

History: Exact purchase date not known

Evaluation: While functional, has reached age where replacement truck might be more cost effective. Plan for replacement as shown. Sander for this truck (#327) coincides.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 29,500

Worst Case: \$ 31,700

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

---

**Comp #: 340 Maint Equip - Truck 2008 Ford F150****Quantity: (1) Ford truck**

Location: Maintenance yard

Funded?: Yes.

History: Replaced 2014

Evaluation: No major problems reported of this vehicle.

Plan for replacement as shown. As part of routine maintenance, have serviced and maintained.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 21,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client



**Comp #: 342 Maint Equip - Truck 2006 Mazda****Quantity: (1) Mazda Truck**

Location: Maintenance yard

Funded?: Yes.

History: Purchased in 2015

Evaluation: This used truck was purchased in 2015 replacing previous 1999 Dodge Dakota truck. No problems currently reported.

Useful Life:  
10 yearsRemaining Life:  
6 years

Best Case: \$ 25,100

Worst Case: \$ 27,300

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 343 Flatbed Trailer for Excavator****Quantity: (1) trailer**

Location: Maintenance yard

Funded?: Yes.

History: Unknown

Evaluation: No problems reported of this trailer. Plan for replacement as shown.

Useful Life:  
10 yearsRemaining Life:  
4 years

Best Case: \$ 5,000

Worst Case: \$ 6,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 344 Paint Striper**

Location: Maintenance yard

Funded?: Yes.

History: Purchased about 2015

Evaluation: No problems reported of this unit. Ten year replacement cycles factored.

**Quantity: (1) Graco HD 200C**

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 6,600

Worst Case: \$ 7,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

## Office

### Comp #: 350 Office - Radios

Quantity: Assorted radio equip

Location: Office area

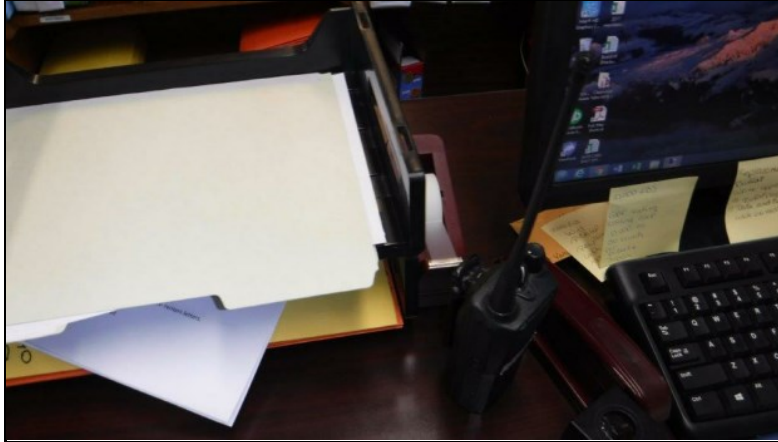
Funded?: No. Too small for reserve funding

History: Unknown

Evaluation: No problems with these radios reported to us. With lower cost, we assume replacement can be factored as part of operating budget, not reserves.

Useful Life:  
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

### Comp #: 351 Office - Computers, Sftwr, Pntrs

Quantity: Assorted comp equip

Location: Office interior

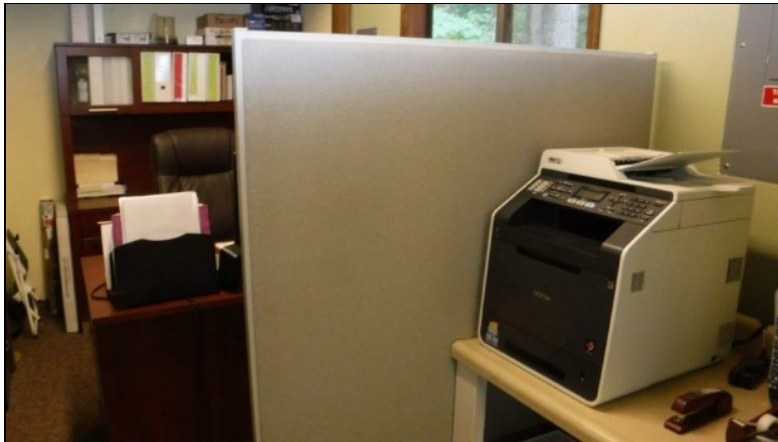
Funded?: No. Replace individually as needed out of the operating budget

History: Varies - most recent reserve cost

Evaluation: Varying age and condition. Typically the various work stations/equipment here will not fail at one time and while replacement of pieces will be needed, no anticipated to be needed all at one time. Assumption is, individual replacement can be funded out of the operating budget as needed. Also, see component #365 for larger expenses.

Useful Life:  
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 352 Office - Furniture****Quantity: Assorted office furniture**

Location: Office building interior

Funded?: No. Replace individually as needed out of the operating budget

History: No major replacement known

Evaluation: Varying age and condition. Typically the various furnishings can be replaced as needed out of the operating budget with no anticipation to be needed all at one time. Assumption is, individual replacement can be funded out of the operating budget as needed.

Useful Life:  
0 years

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 360 Office Bldg - Carpet, Paint****Quantity: 100 sq yds / 2,000 Sq Ft**

Location: Office building interior

Funded?: Yes.

History: Unknown

Evaluation: No major staining/wear of carpeted flooring and no major deterioration of painted surfaces. Plan for replacement of flooring and repainting interior surfaces as shown here.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 5,600

Worst Case: \$ 6,800

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

---



**Comp #: 361 Office Bldg - Roof**

**Quantity: ~ 1,225 SF, comp. shingle**

Location: Rooftop of office building

Funded?: Yes.

History: Unknown

Evaluation: We had limited visibility from our ground level inspection. We noted accumulation of organic debris/needles at this time with many large trees in the immediate vicinity. No problems reported to us however, and no major obvious damage noted. A reserve study conducts a limited visual review for budget purposes, and many of the critical waterproofing and ventilation items of the roof are not readily visible. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

Plan for replacement as shown. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 5,600

Worst Case: \$ 6,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 362 Office Bldg - Structure**

**Quantity: ~ 1,225 square feet**

Location: Adjacent to main entry of community  
Funded?: Yes.  
History: No major projects known  
Evaluation: In the past, Clearwood board directed us to factor cyclical structural rehabilitation / replacement of this office building within the reserve plan. We are continuing to include this component that can be for items such as siding/window replacement, reconfiguration, etc.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 37,200

Worst Case: \$ 49,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

**Comp #: 364 Office - Deck**

**Quantity: ~ 230 SF, wood decking**

Location: Office entry area

Funded?: Yes.

History: Unknown

Evaluation: Surfaces in average condition at this time with some local deterioration. Deck surface is open boards that allow water to drain off between them. Our visual review was limited to top of deck, not underlying structure. Wood deck surface was painted/stained.

According to the Association budget documents provided, deck will be replaced in 2018 prior to the start date of this 1/1/2019 reserve study. Funding is for replacing existing walking surface materials with like kind material, which is factored below. Costs may be greater if the structural framing is found to need repair or replacement.

Inspect deck, stairs, and railings annually and repair as needed. As part of maintenance, apply water repellant stain/preservative at least every other year. Almost all exterior wood exposed to Puget Sound area weather will decay over time and require replacement. Options for a longer lasting deck include using thick wood boards or a composite product (increased cost).

Useful Life:  
25 years

Remaining Life:  
19 years



Best Case: \$ 7,100

Worst Case: \$ 9,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 365 Office Computer Upgrade**

**Quantity: Central IT System, Server**

Location: Office

Funded?: Yes.

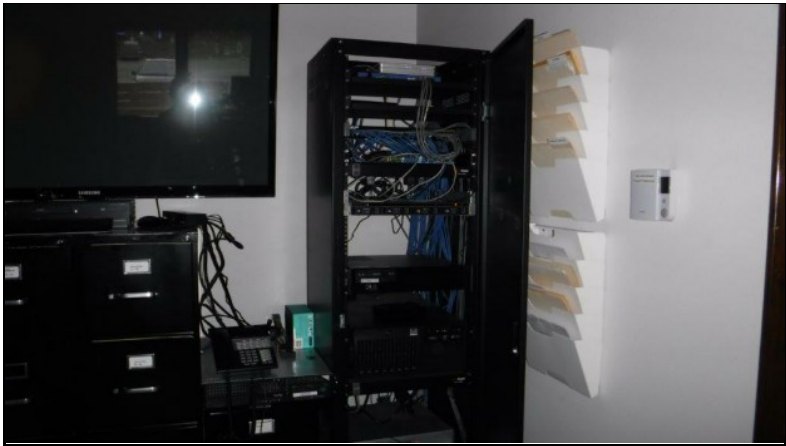
History: Hard drive reconfigured 2015

Evaluation: Association owns a variety of office equipment including PC's, workstations, printers, etc. Additionally, central IT system/server, etc. No current major issues reported. Reserve expense history cost shows hard drive reconfigure in 2015.

Although we assume individual PC's/equipment can be replaced as needed out of the operating budget, we recommend a larger allowance for more comprehensive upgrades to central server system as shown. Costs/timing can vary.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 14,200

Worst Case: \$ 15,300

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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