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Update "No-Site-Visit" Reserve Study



**Clearwood
HOA
Yelm, WA**

**Report #: 7223-6
For Period Beginning: January 1, 2020
Expires: December 31, 2020**

Date Prepared: June 13, 2019



Hello, and welcome to your Reserve Study!

This 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.

With 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 or call us at:

253-661-5437



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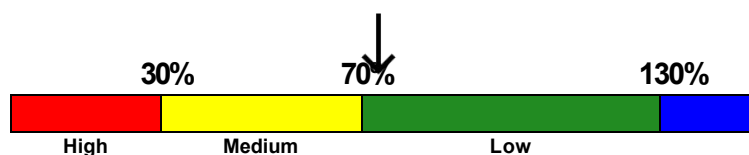
3- Minute Executive Summary

Association: Clearwood HOA **Assoc. #: 7223-6**
Location: Yelm, WA **# of Units: 1,355**
Report Period: January 1, 2020 through December 31, 2020

Findings/Recommendations as-of: January 1, 2020

Starting Reserve Balance	\$1,862,800 **
Current Fully Funded Reserve Balance	\$2,512,157
Percent Funded	74.2 %
Average Reserve Deficit or (Surplus) Per Unit	\$479
Recommended 2020 100% Annual "Full Funding" Contributions	\$431,600
Recommended 2020 70% Annual "Threshold Funding" Contributions	\$371,500
2020 "Alternate / Baseline Funding" minimum to keep Reserves above \$0	\$228,900
Most Recent Budgeted Annual Contribution Rate	\$196,185

Reserves % Funded: 74.2%



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 "No-Site-Visit" Reserve Study, meeting or exceeding all requirements of the RCW. This study was prepared by a credentialed Reserve Specialist (RS™).

• **Starting balance figure here was provided by Association. Reported to us this figure is pre-audit and could change according to audit findings. If figures differ, this affects the reserve study recommendations/figures.

• Your Reserve Fund is currently 74.2 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. 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. "Alternate Funding" in this report is synonymous with Baseline Funding, as defined within the RCW "to maintain the reserve account balance above zero throughout the thirty-year study period, without

special assessments." Funding plan contribution rates are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Community Property				
100	Spillways, Concrete - Repr/Replace	40	5	\$56,300
100	Spillways, Gates & Weirs - Replace	25	5	\$6,000
102	Bridge - Arch	10	0	\$13,250
103	Bridge - Blue Lake, Lower Spillway	10	6	\$7,000
104	Bridge - Blue Lake, Upper Spillway	10	4	\$7,000
105	Bridge - Bear Island	10	3	\$4,800
106	Bridge - Brookside	10	9	\$9,400
108	Bridge - Blue Lake, Inlet	10	2	\$4,600
109	Bridge - Longmire	10	5	\$33,450
111	Bridge - Rampart	10	9	\$20,600
112	Bridge - Reichel	10	2	\$9,250
114	Beach Bulkheads Longmire	15	1	\$20,600
114	Beach Bulkheads Madrona	15	1	\$20,600
114	Beach Bulkheads Otter	15	14	\$20,600
114	Beach Bulkheads Reichel	15	14	\$20,600
114	Beach Bulkheads Sunset	15	2	\$20,600
114	Beach Bulkheads Windy	15	2	\$20,600
115	Cabana - Division 7	25	16	\$17,450
117	Cabana - Hi Lo	25	10	\$17,450
118	Cabana - Longmire	25	0	\$17,450
119	Cabana - Madrona	25	18	\$17,450
120	Cabana - Otter Beach	25	14	\$17,450
122	Cabana - Pool	25	12	\$17,450
123	Cabana - Reichel	25	16	\$25,950
124	Cabana - Sunset	25	8	\$17,450
125	Cabana - Vine Lane	25	0	\$16,900
126	Cabana - Windy	25	9	\$17,450
130	Dock - Blue Lk Fishing (1 of 4)	30	5	\$26,250
130	Dock - Blue Lk Fishing (2 of 4)	30	4	\$26,250
130	Dock - Blue Lk Fishing (3 of 4)	30	6	\$26,250
130	Dock - Blue Lk Fishing (4 of 4)	30	3	\$26,250
130	Dock - Clear Lake	30	25	\$23,650
131	Dock - Horseshoe (a - right)	30	2	\$24,650
132	Dock - Horseshoe (b - left)	30	14	\$22,500
133	Dock - Horseshoe (c - rear)	30	23	\$25,300
134	Dock - Longmire (fish, swim)	30	6	\$42,750
135	Dock - Madrona (fish, swim)	30	15	\$28,150
137	Dock - Otter (swim)	30	29	\$9,600
139	Dock - Reichel (swim)	30	11	\$9,600
140	Dock - Sunset (fish, swim)	30	16	\$28,700
141	Dock - Windy (fish, swim)	30	20	\$39,950
145	Fence - Chain Link	3	2	\$10,900
146	Fence - Front and Back Gates	20	8	\$19,150
148	Fence - Office	20	13	\$12,850
150	Restroom - Division 7	20	5	\$8,450

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
151	Restroom - Blue Water	20	16	\$8,450
152	Restroom - Loop	20	2	\$23,200
153	Restroom - Rampart	20	7	\$8,450
154	Restroom - Hi-Lo	20	7	\$8,450
155	Restrooms - Longmire	20	11	\$16,900
156	Restroom - Madrona	20	11	\$8,450
157	Restroom - Otter Beach	20	9	\$16,900
158	Restroom - Perimeter	20	6	\$8,450
160	Restroom - Sports Court	20	3	\$8,450
161	Restroom - Reichel	20	14	\$16,900
162	Restroom - Sunset	20	4	\$8,450
163	Restroom - Windy	20	5	\$8,450
164	Restroom - Woodside	20	7	\$8,450
170	Trails - Maintain/Repair	4	0	\$6,200
180	Reichel Beach Sprinkler System	0	4	\$9,200
185	Basketball Court/Equip - Longmire	40	21	\$15,450
185	Tennis - Longmire (replace)	40	39	\$51,550
185	Tennis - Longmire (seal)	10	0	\$8,250
186	Tennis & Bsktbl - Hi Lo (replace)	40	7	\$48,950
187	Tennis - Rampart (replace)	40	7	\$36,050
190	Mailboxes - Replace Big Fir	20	0	\$28,500
190	Mailboxes - Replace Blue Hills Loop	20	2	\$21,650
190	Mailboxes - Replace Blue Lake Court	20	4	\$20,100
190	Mailboxes - Replace Front Gate	20	19	\$17,000
190	Mailboxes - Replace Longmire	20	2	\$23,200
190	Mailboxes - Replace Windy Beach	20	14	\$29,350
192	Boat Ramps - Repair/Replace	30	14	\$20,650
194	RV Dump/Septic - Replace	50	48	\$30,000
Roads				
199	Roads - Local Repairs/Patching	1	0	\$20,650
200	Road Project D-1: Resurface	30	7	\$264,000
201	Road Project D-2: Resurface	30	10	\$203,000
202	Road Project D-3: Resurface	30	13	\$203,000
203	Road Project D-4: Resurface	30	16	\$264,000
204	Road Project D-5a: Resurface	30	19	\$250,500
204	Road Project D-5b: Resurface	30	22	\$250,500
205	Road Project D-6: Resurface	30	25	\$298,000
206	Road Project D-7: Resurface	30	28	\$146,500
207	Road Project 8: Resurface	30	30	\$371,000
208	Road Project 9: Resurface	30	30	\$371,000
209	Road Project 10: Resurface	30	30	\$669,500
210	Road Project 11: Resurface	30	30	\$669,500
211	Roads replaced in 2002	15	13	\$264,000
212	Roads replaced in 2009	30	19	\$455,500
Playgrounds, Parks				
214	Playground Equip - Vine Lane	20	4	\$7,750
215	Playground Equip - Pool	20	1	\$25,350
216	Playground Equip - Perimeter	20	5	\$37,700
217	Playground Equip - Reichel Beach	20	7	\$20,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
218	Playground Equip - Hi Lo	20	4	\$25,750
	Pool			
220	Pool - Bldg Interior Remodel	5	4	\$6,400
221	Pool - Bldg Siding	40	37	\$34,900
222	Pool - Bldg Water Heaters	15	10	\$6,200
224	Pool - Deck Resurface Concrete	12	3	\$51,550
225	Pool - Deck Resurface Wood	18	1	\$15,200
226	Pool - Fence Replacement	20	19	\$23,200
227	Pool - Bldg Roof (front)	40	6	\$8,250
228	Pool - Bldg Roof (rear)	40	37	\$8,250
229	Pool - Heaters	15	10	\$15,450
230	Pool/Spa - Filters	20	1	\$15,450
231	Spa - Heater	20	15	\$5,150
232	Spa - Resurface	8	3	\$7,750
233	Pool - Bldg Exterior Caulk/Paint	8	5	\$6,200
238	Pool - Winter Cover/Blanket	12	0	\$17,500
240	Pools - Replaster	20	15	\$64,400
241	Pool/Spa - Tile & Coping	40	35	\$30,900
242	Pool Plumbing - Repair/Replace	10	5	\$10,300
243	Pool - Pumps / Valves, etc...	5	1	\$4,100
	Security			
290	Security Cameras	2	1	\$5,650
291	Security - Card Readers	15	13	\$28,350
292	Security - Gate Operators	10	8	\$15,450
294	Security - Radar Gun	7	5	\$7,000
296	Security - Sally Arm System	12	10	\$6,250
297	Security - Spikes	10	8	\$7,600
	Maintenance Building			
300	Maintenance Bldg - Ext Paint	10	1	\$6,650
302	Maintenance Bldg - Ovrhd Bay Doors	20	12	\$12,900
306	Maintenance Bldg - Roof	20	8	\$20,100
308	Maintenance Bldg - Shop Heaters	25	4	\$9,250
309	Maintenance Bldg Carport	50	43	\$101,000
	Maintenance Equipment			
310	Maint Equip - Backhoe	20	4	\$92,700
311	Maint Equip - Boom Lift Genie Prtbl	20	2	\$20,600
316	Maint Equip - Bobcat Excavator	15	4	\$54,050
317	Maint Equip - John Deere Mower	12	10	\$3,600
320	Maint Equip - Kubota Tractor	20	1	\$27,500
321	Maint Equip - Fuel Tank & Pumps	40	14	\$28,700
322	Maint Equip - Kubota RTV (old)	12	1	\$23,200
323	Maint Equip - Kubota RTV (newer)	10	3	\$23,200
327	Maint Equip - Sander (old)	10	9	\$8,850
328	Maint Equip - Sander (newer)	10	1	\$8,850
329	Maint Equip - Plow (old)	15	14	\$7,600
330	Maint Equip - Plow (new)	15	5	\$7,600
332	Maint Equip - Street Sweeper	10	3	\$23,200
333	Maint Equip - Vac Truck	12	11	\$48,950
338	Maint Equip - Truck 2010 Ford F350	10	1	\$47,250

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
339	Maint Equip -Truck 1999 Ford F450	10	9	\$31,550
340	Maint Equip - Truck 2008 Ford F150	10	4	\$23,700
342	Maint Equip - Truck 2006 Mazda	10	5	\$27,000
343	Flatbed Trailer for Excavator	10	3	\$5,800
344	Paint Striper	10	5	\$7,100
	Office			
360	Office Bldg - Carpet, Paint	12	10	\$6,400
361	Office Bldg - Roof	30	7	\$6,400
362	Office Bldg - Structure	30	7	\$44,500
364	Office - Deck	25	18	\$8,750
365	Office Computer Upgrade	5	4	\$15,200

147 Total Funded Components

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 No-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 updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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?



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.*



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.

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.

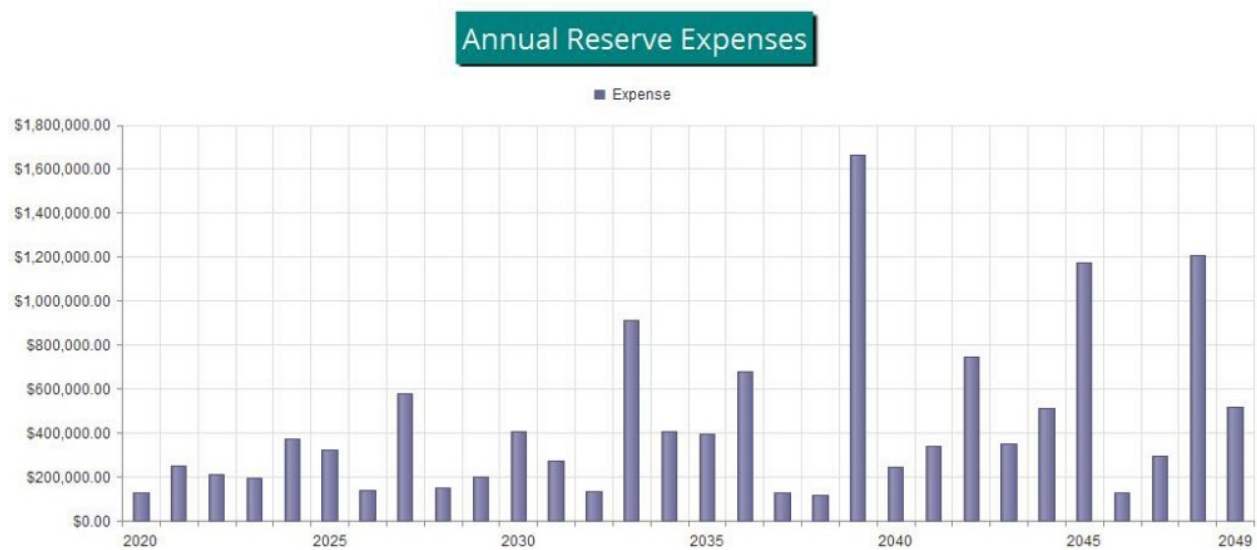


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,862,800 as-of the start of your Fiscal Year on 1/1/2020. As of that date, your Fully Funded Balance is computed to be \$2,512,157 (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 \$431,600 per month 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.

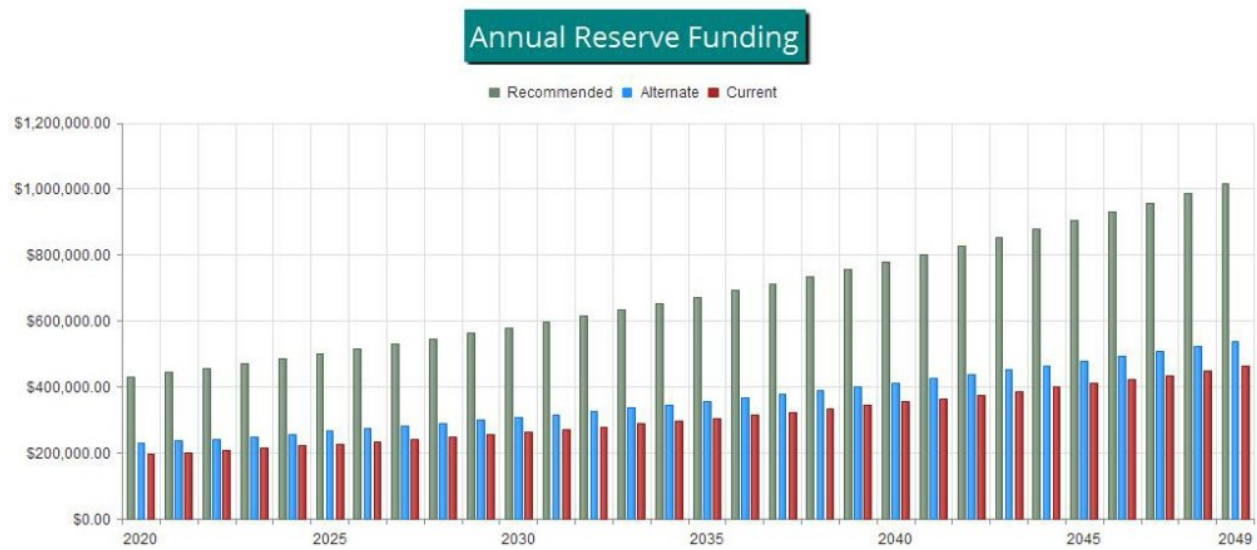


Figure 2

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.

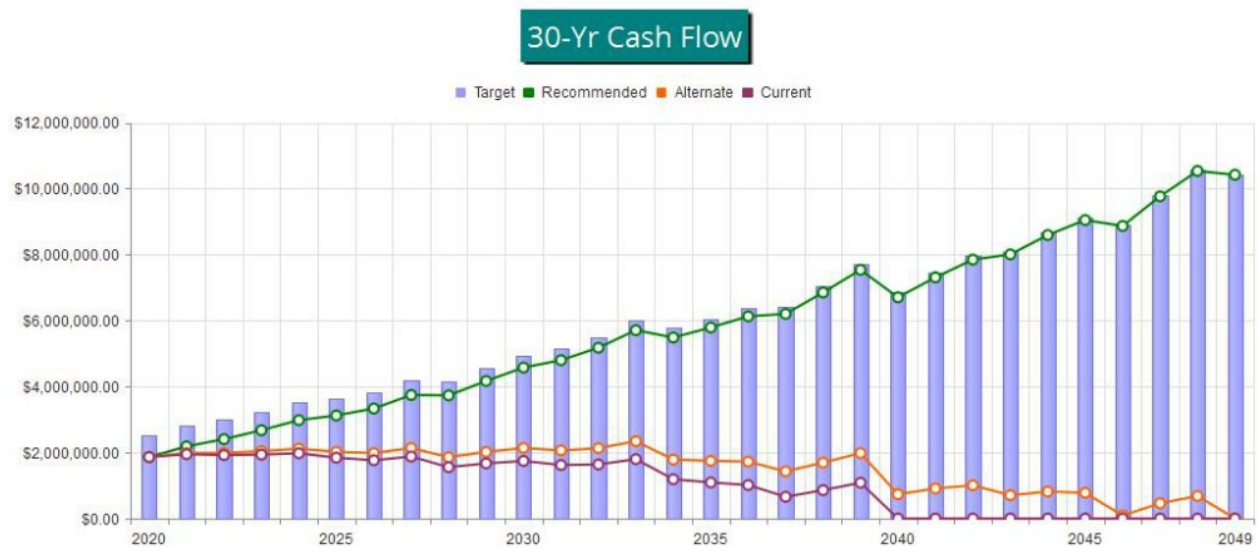


Figure 3

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.

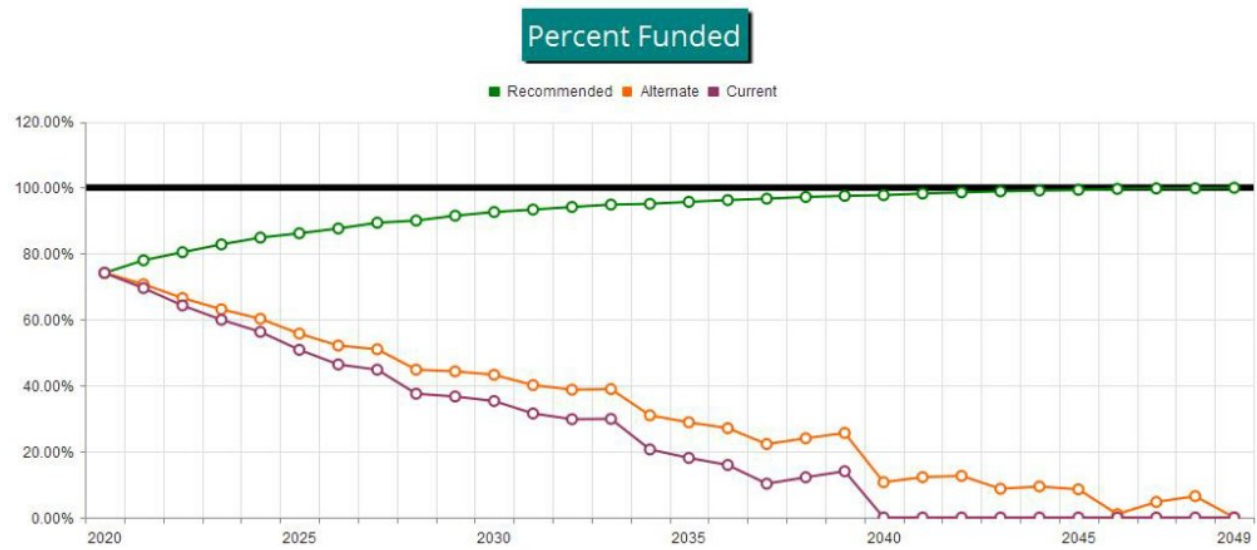


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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.

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

7223-6
NSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Community Property						
100	Spillways, Concrete - Repr/Replace	Upper & lower spillways	40	5	\$50,700	\$61,900
100	Spillways, Gates & Weirs - Replace	Upper & lower spillways	25	5	\$5,700	\$6,300
102	Bridge - Arch	~ 420 sq ft	10	0	\$10,700	\$15,800
103	Bridge - Blue Lake, Lower Spillway	~ 220 sq ft	10	6	\$5,700	\$8,300
104	Bridge - Blue Lake, Upper Spillway	~ 220 sq ft	10	4	\$5,700	\$8,300
105	Bridge - Bear Island	~ 150 sq ft	10	3	\$3,800	\$5,800
106	Bridge - Brookside	~ 300 sq ft	10	9	\$7,600	\$11,200
108	Bridge - Blue Lake, Inlet	~ 150 sq ft	10	2	\$3,400	\$5,800
109	Bridge - Longmire	~ 650 square feet	10	5	\$31,900	\$35,000
111	Bridge - Rampart	~ 400 square feet	10	9	\$18,000	\$23,200
112	Bridge - Reichel	~ 180 square feet	10	2	\$8,200	\$10,300
114	Beach Bulkheads Longmire	~100 LF	15	1	\$18,000	\$23,200
114	Beach Bulkheads Madrona	~250 LF	15	1	\$18,000	\$23,200
114	Beach Bulkheads Otter	~40 LF	15	14	\$18,000	\$23,200
114	Beach Bulkheads Reichel	~160 LF	15	14	\$18,000	\$23,200
114	Beach Bulkheads Sunset	~100 LF	15	2	\$18,000	\$23,200
114	Beach Bulkheads Windy	~50 LF	15	2	\$18,000	\$23,200
115	Cabana - Division 7	~ 720 square feet	25	16	\$16,900	\$18,000
117	Cabana - Hi Lo	(3) picnic pods	25	10	\$16,900	\$18,000
118	Cabana - Longmire	(3) picnic pods	25	0	\$16,900	\$18,000
119	Cabana - Madrona	~ 720 square feet	25	18	\$16,900	\$18,000
120	Cabana - Otter Beach	~ 500 sq ft	25	14	\$16,900	\$18,000
122	Cabana - Pool	(3) picnic pods	25	12	\$16,900	\$18,000
123	Cabana - Reichel	~ 1,100 sq ft	25	16	\$22,600	\$29,300
124	Cabana - Sunset	(3) picnic pods	25	8	\$16,900	\$18,000
125	Cabana - Vine Lane	(3) picnic pods	25	0	\$14,900	\$18,900
126	Cabana - Windy	(3) picnic pods	25	9	\$16,900	\$18,000
130	Dock - Blue Lk Fishing (1 of 4)	Below upper spillway	30	5	\$25,000	\$27,500
130	Dock - Blue Lk Fishing (2 of 4)	Above upper spillway	30	4	\$25,000	\$27,500
130	Dock - Blue Lk Fishing (3 of 4)	Above lower spillway	30	6	\$25,000	\$27,500
130	Dock - Blue Lk Fishing (4 of 4)	Blw lwr sp not in Clear L	30	3	\$25,000	\$27,500
130	Dock - Clear Lake	(1) near Blue Lk Outflow	30	25	\$22,600	\$24,700
131	Dock - Horseshoe (a - right)	(1) wood, fixed pier	30	2	\$23,500	\$25,800
132	Dock - Horseshoe (b - left)	(1) floating EZ dock	30	14	\$21,400	\$23,600
133	Dock - Horseshoe (c - rear)	(1) fishing dock	30	23	\$23,600	\$27,000
134	Dock - Longmire (fish, swim)	~ 750 sq ft	30	6	\$41,600	\$43,900
135	Dock - Madrona (fish, swim)	~ 500 sq ft	30	15	\$27,000	\$29,300
137	Dock - Otter (swim)	(1) EZ swim dock	30	29	\$8,300	\$10,900
139	Dock - Reichel (swim)	(1) EZ swim dock	30	11	\$8,300	\$10,900
140	Dock - Sunset (fish, swim)	~ 500 square feet	30	16	\$27,000	\$30,400
141	Dock - Windy (fish, swim)	(1) fish (1) swim	30	20	\$38,300	\$41,600
145	Fence - Chain Link	~ 5 miles	3	2	\$9,900	\$11,900
146	Fence - Front and Back Gates	(3) steel / wood gates	20	8	\$18,000	\$20,300
148	Fence - Office	~ 500 LF, wood board	20	13	\$11,300	\$14,400

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
150	Restroom - Division 7	(1) restroom	20	5	\$7,900	\$9,000
151	Restroom - Blue Water	(1) restroom	20	16	\$7,900	\$9,000
152	Restroom - Loop	(1) restroom	20	2	\$20,600	\$25,800
153	Restroom - Rampart	(1) restroom	20	7	\$7,900	\$9,000
154	Restroom - Hi-Lo	(1) restroom	20	7	\$7,900	\$9,000
155	Restrooms - Longmire	(4) restrooms	20	11	\$15,800	\$18,000
156	Restroom - Madrona	(2) restrooms	20	11	\$7,900	\$9,000
157	Restroom - Otter Beach	(1) large restroom	20	9	\$15,800	\$18,000
158	Restroom - Perimeter	(1) restroom	20	6	\$7,900	\$9,000
160	Restroom - Sports Court	(1) restroom	20	3	\$7,900	\$9,000
161	Restroom - Reichel	(4) restrooms	20	14	\$15,800	\$18,000
162	Restroom - Sunset	(2) restrooms	20	4	\$7,900	\$9,000
163	Restroom - Windy	(1) restroom	20	5	\$7,900	\$9,000
164	Restroom - Woodside	(1) restroom	20	7	\$7,900	\$9,000
170	Trails - Maintain/Repair	~ 14 miles soft trails	4	0	\$5,700	\$6,700
180	Reichel Beach Sprinkler System	Proposed upgrade	0	4	\$9,000	\$9,400
185	Basketball Court/Equip - Longmire	Half crt asphalt, fnc, hp	40	21	\$12,900	\$18,000
185	Tennis - Longmire (replace)	(1) court asphalt, ~7,200	40	39	\$46,400	\$56,700
185	Tennis - Longmire (seal)	(1) std tennis court	10	0	\$7,200	\$9,300
186	Tennis & Bsktbl - Hi Lo (replace)	(1) std court, + bsktbl	40	7	\$46,400	\$51,500
187	Tennis - Rampart (replace)	(1) std court	40	7	\$30,900	\$41,200
190	Mailboxes - Replace Big Fir	~ 296 boxes, ~(19) stands	20	0	\$26,500	\$30,500
190	Mailboxes - Replace Blue Hills Loop	~ 224 boxes, (14) stands	20	2	\$19,100	\$24,200
190	Mailboxes - Replace Blue Lake Court	~ 204 boxes, (13) stands	20	4	\$17,500	\$22,700
190	Mailboxes - Replace Front Gate	~ 176 boxes, (11) stands	20	19	\$14,400	\$19,600
190	Mailboxes - Replace Longmire	~ 192 boxes, (12) stands	20	2	\$20,600	\$25,800
190	Mailboxes - Replace Windy Beach	(19) stands	20	14	\$26,800	\$31,900
192	Boat Ramps - Repair/Replace	(5) asphalt, concrete	30	14	\$15,500	\$25,800
194	RV Dump/Septic - Replace	Disposal system	50	48	\$25,000	\$35,000
Roads						
199	Roads - Local Repairs/Patching	Annual allowance	1	0	\$15,500	\$25,800
200	Road Project D-1: Resurface	~ 0.9 miles	30	7	\$247,000	\$281,000
201	Road Project D-2: Resurface	~ 0.7 miles	30	10	\$192,000	\$214,000
202	Road Project D-3: Resurface	~ 0.7 miles	30	13	\$192,000	\$214,000
203	Road Project D-4: Resurface	~ 0.9 miles	30	16	\$247,000	\$281,000
204	Road Project D-5a: Resurface	~ .85 miles	30	19	\$239,000	\$262,000
204	Road Project D-5b: Resurface	~ .85 miles	30	22	\$239,000	\$262,000
205	Road Project D-6: Resurface	~ 1.0 miles	30	25	\$281,000	\$315,000
206	Road Project D-7: Resurface	.5 miles	30	28	\$135,000	\$158,000
207	Road Project 8: Resurface	~ 1.25 miles	30	30	\$349,000	\$393,000
208	Road Project 9: Resurface	~ 1.25 miles	30	30	\$349,000	\$393,000
209	Road Project 10: Resurface	~ 2.25 miles	30	30	\$630,000	\$709,000
210	Road Project 11: Resurface	~ 2.25 miles	30	30	\$630,000	\$709,000
211	Roads replaced in 2002	0.9 miles	15	13	\$247,000	\$281,000
212	Roads replaced in 2009	1.53 miles	30	19	\$427,000	\$484,000
Playgrounds, Parks						
214	Playground Equip - Vine Lane	(1) playset	20	4	\$5,200	\$10,300
215	Playground Equip - Pool	Slide, misc. equipment	20	1	\$19,200	\$31,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
216	Playground Equip - Perimeter	Assorted play equipment	20	5	\$31,500	\$43,900
217	Playground Equip - Reichel Beach	Assorted play equipment	20	7	\$18,000	\$23,200
218	Playground Equip - Hi Lo	Assorted play equipment	20	4	\$23,200	\$28,300
Pool						
220	Pool - Bldg Interior Remodel	Interior of pool bldg	5	4	\$5,200	\$7,600
221	Pool - Bldg Siding	~2,500 GSF, fiber-cement	40	37	\$31,500	\$38,300
222	Pool - Bldg Water Heaters	(2) Rinnai tankless	15	10	\$5,200	\$7,200
224	Pool - Deck Resurface Concrete	~ 5,000 GSF	12	3	\$46,400	\$56,700
225	Pool - Deck Resurface Wood	~ 540 Sq Ft	18	1	\$13,500	\$16,900
226	Pool - Fence Replacement	~ 260 LF, wood boards	20	19	\$20,600	\$25,800
227	Pool - Bldg Roof (front)	~ 1,600 GSF	40	6	\$6,700	\$9,800
228	Pool - Bldg Roof (rear)	~ 1,600 GSF	40	37	\$6,700	\$9,800
229	Pool - Heaters	(3) Master Temp 400	15	10	\$12,400	\$18,500
230	Pool/Spa - Filters	(4) DE filters	20	1	\$12,900	\$18,000
231	Spa - Heater	(1) Master Temp 400	20	15	\$4,100	\$6,200
232	Spa - Resurface	~10' width	8	3	\$5,200	\$10,300
233	Pool - Bldg Exterior Caulk/Paint	~ 2,500 GSF	8	5	\$5,200	\$7,200
238	Pool - Winter Cover/Blanket	(1) winter safety mesh	12	0	\$15,500	\$19,500
240	Pools - Replaster	~ 2,700 sq ft	20	15	\$51,500	\$77,300
241	Pool/Spa - Tile & Coping	~ 230 linear feet	40	35	\$28,300	\$33,500
242	Pool Plumbing - Repair/Replace	Assorted plumbing	10	5	\$8,200	\$12,400
243	Pool - Pumps / Valves, etc...	Assorted pumps, valves	5	1	\$3,600	\$4,600
Security						
290	Security Cameras	~(16) cameras	2	1	\$4,600	\$6,700
291	Security - Card Readers	(2) card reader systems	15	13	\$25,800	\$30,900
292	Security - Gate Operators	(4) Elite swing arm	10	8	\$12,900	\$18,000
294	Security - Radar Gun	(1) radar gun	7	5	\$6,000	\$8,000
296	Security - Sally Arm System	Sally arms	12	10	\$5,700	\$6,800
297	Security - Spikes	Security spikes	10	8	\$7,000	\$8,200
Maintenance Building						
300	Maintenance Bldg - Ext Paint	~ 3,000 GSF	10	1	\$6,300	\$7,000
302	Maintenance Bldg - Ovrhd Bay Doors	(5) metal doors	20	12	\$10,300	\$15,500
306	Maintenance Bldg - Roof	~ 3,900 SF, comp. shingle	20	8	\$17,500	\$22,700
308	Maintenance Bldg - Shop Heaters	(3) Reznor shop heaters	25	4	\$7,700	\$10,800
309	Maintenance Bldg Carport	(1) Carport	50	43	\$90,000	\$112,000
Maintenance Equipment						
310	Maint Equip - Backhoe	(1) backhoe / loader	20	4	\$82,400	\$103,000
311	Maint Equip - Boom Lift Genie Prtbl	(1) boom lift	20	2	\$18,000	\$23,200
316	Maint Equip - Bobcat Excavator	(1) Bobcat excavator	15	4	\$50,700	\$57,400
317	Maint Equip - John Deere Mower	(1) John Deere mower	12	10	\$3,100	\$4,100
320	Maint Equip - Kubota Tractor	(1) Kubota tractor	20	1	\$25,000	\$30,000
321	Maint Equip - Fuel Tank & Pumps	Fuel tanks & pumps	40	14	\$25,900	\$31,500
322	Maint Equip - Kubota RTV (old)	(1) Kubota 900	12	1	\$20,600	\$25,800
323	Maint Equip - Kubota RTV (newer)	(1) Kubota RTV	10	3	\$20,600	\$25,800
327	Maint Equip - Sander (old)	(1) sander for F450	10	9	\$8,200	\$9,500
328	Maint Equip - Sander (newer)	(1) sander for F350	10	1	\$8,200	\$9,500
329	Maint Equip - Plow (old)	(1) plow F450	15	14	\$7,000	\$8,200
330	Maint Equip - Plow (new)	(1) plow for F350	15	5	\$7,000	\$8,200

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
332	Maint Equip - Street Sweeper	(1) Broce sweeper	10	3	\$20,600	\$25,800
333	Maint Equip - Vac Truck	(1) Vac truck	12	11	\$46,400	\$51,500
338	Maint Equip - Truck 2010 Ford F350	(1) Ford F350	10	1	\$46,100	\$48,400
339	Maint Equip -Truck 1999 Ford F450	(1) F450	10	9	\$30,400	\$32,700
340	Maint Equip - Truck 2008 Ford F150	(1) Ford truck	10	4	\$21,600	\$25,800
342	Maint Equip - Truck 2006 Mazda	(1) Mazda Truck	10	5	\$25,900	\$28,100
343	Flatbed Trailer for Excavator	(1) trailer	10	3	\$5,200	\$6,400
344	Paint Striper	(1) Graco HD 200C	10	5	\$6,800	\$7,400
Office						
360	Office Bldg - Carpet, Paint	100 sq yds / 2,000 Sq Ft	12	10	\$5,800	\$7,000
361	Office Bldg - Roof	~ 1,225 SF, comp. shingle	30	7	\$5,800	\$7,000
362	Office Bldg - Structure	~ 1,225 square feet	30	7	\$38,300	\$50,700
364	Office - Deck	~ 230 SF, wood decking	25	18	\$7,300	\$10,200
365	Office Computer Upgrade	Central IT System, Server	5	4	\$14,600	\$15,800
147	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Community Property								
100	Spillways, Concrete - Repr/Replace	\$56,300	X	35	/	40	=	\$49,263
100	Spillways, Gates & Weirs - Replace	\$6,000	X	20	/	25	=	\$4,800
102	Bridge - Arch	\$13,250	X	10	/	10	=	\$13,250
103	Bridge - Blue Lake, Lower Spillway	\$7,000	X	4	/	10	=	\$2,800
104	Bridge - Blue Lake, Upper Spillway	\$7,000	X	6	/	10	=	\$4,200
105	Bridge - Bear Island	\$4,800	X	7	/	10	=	\$3,360
106	Bridge - Brookside	\$9,400	X	1	/	10	=	\$940
108	Bridge - Blue Lake, Inlet	\$4,600	X	8	/	10	=	\$3,680
109	Bridge - Longmire	\$33,450	X	5	/	10	=	\$16,725
111	Bridge - Rampart	\$20,600	X	1	/	10	=	\$2,060
112	Bridge - Reichel	\$9,250	X	8	/	10	=	\$7,400
114	Beach Bulkheads Longmire	\$20,600	X	14	/	15	=	\$19,227
114	Beach Bulkheads Madrona	\$20,600	X	14	/	15	=	\$19,227
114	Beach Bulkheads Otter	\$20,600	X	1	/	15	=	\$1,373
114	Beach Bulkheads Reichel	\$20,600	X	1	/	15	=	\$1,373
114	Beach Bulkheads Sunset	\$20,600	X	13	/	15	=	\$17,853
114	Beach Bulkheads Windy	\$20,600	X	13	/	15	=	\$17,853
115	Cabana - Division 7	\$17,450	X	9	/	25	=	\$6,282
117	Cabana - Hi Lo	\$17,450	X	15	/	25	=	\$10,470
118	Cabana - Longmire	\$17,450	X	25	/	25	=	\$17,450
119	Cabana - Madrona	\$17,450	X	7	/	25	=	\$4,886
120	Cabana - Otter Beach	\$17,450	X	11	/	25	=	\$7,678
122	Cabana - Pool	\$17,450	X	13	/	25	=	\$9,074
123	Cabana - Reichel	\$25,950	X	9	/	25	=	\$9,342
124	Cabana - Sunset	\$17,450	X	17	/	25	=	\$11,866
125	Cabana - Vine Lane	\$16,900	X	25	/	25	=	\$16,900
126	Cabana - Windy	\$17,450	X	16	/	25	=	\$11,168
130	Dock - Blue Lk Fishing (1 of 4)	\$26,250	X	25	/	30	=	\$21,875
130	Dock - Blue Lk Fishing (2 of 4)	\$26,250	X	26	/	30	=	\$22,750
130	Dock - Blue Lk Fishing (3 of 4)	\$26,250	X	24	/	30	=	\$21,000
130	Dock - Blue Lk Fishing (4 of 4)	\$26,250	X	27	/	30	=	\$23,625
130	Dock - Clear Lake	\$23,650	X	5	/	30	=	\$3,942
131	Dock - Horseshoe (a - right)	\$24,650	X	28	/	30	=	\$23,007
132	Dock - Horseshoe (b - left)	\$22,500	X	16	/	30	=	\$12,000
133	Dock - Horseshoe (c - rear)	\$25,300	X	7	/	30	=	\$5,903
134	Dock - Longmire (fish, swim)	\$42,750	X	24	/	30	=	\$34,200
135	Dock - Madrona (fish, swim)	\$28,150	X	15	/	30	=	\$14,075
137	Dock - Otter (swim)	\$9,600	X	1	/	30	=	\$320
139	Dock - Reichel (swim)	\$9,600	X	19	/	30	=	\$6,080
140	Dock - Sunset (fish, swim)	\$28,700	X	14	/	30	=	\$13,393
141	Dock - Windy (fish, swim)	\$39,950	X	10	/	30	=	\$13,317
145	Fence - Chain Link	\$10,900	X	1	/	3	=	\$3,633
146	Fence - Front and Back Gates	\$19,150	X	12	/	20	=	\$11,490
148	Fence - Office	\$12,850	X	7	/	20	=	\$4,498
150	Restroom - Division 7	\$8,450	X	15	/	20	=	\$6,338

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
151	Restroom - Blue Water	\$8,450	X	4	/	20	=	\$1,690
152	Restroom - Loop	\$23,200	X	18	/	20	=	\$20,880
153	Restroom - Rampart	\$8,450	X	13	/	20	=	\$5,493
154	Restroom - Hi-Lo	\$8,450	X	13	/	20	=	\$5,493
155	Restrooms - Longmire	\$16,900	X	9	/	20	=	\$7,605
156	Restroom - Madrona	\$8,450	X	9	/	20	=	\$3,803
157	Restroom - Otter Beach	\$16,900	X	11	/	20	=	\$9,295
158	Restroom - Perimeter	\$8,450	X	14	/	20	=	\$5,915
160	Restroom - Sports Court	\$8,450	X	17	/	20	=	\$7,183
161	Restroom - Reichel	\$16,900	X	6	/	20	=	\$5,070
162	Restroom - Sunset	\$8,450	X	16	/	20	=	\$6,760
163	Restroom - Windy	\$8,450	X	15	/	20	=	\$6,338
164	Restroom - Woodside	\$8,450	X	13	/	20	=	\$5,493
170	Trails - Maintain/Repair	\$6,200	X	4	/	4	=	\$6,200
180	Reichel Beach Sprinkler System	\$9,200	X	0	/	0	=	\$1,840
185	Basketball Court/Equip - Longmire	\$15,450	X	19	/	40	=	\$7,339
185	Tennis - Longmire (replace)	\$51,550	X	1	/	40	=	\$1,289
185	Tennis - Longmire (seal)	\$8,250	X	10	/	10	=	\$8,250
186	Tennis & Bsktbl - Hi Lo (replace)	\$48,950	X	33	/	40	=	\$40,384
187	Tennis - Rampart (replace)	\$36,050	X	33	/	40	=	\$29,741
190	Mailboxes - Replace Big Fir	\$28,500	X	20	/	20	=	\$28,500
190	Mailboxes - Replace Blue Hills Loop	\$21,650	X	18	/	20	=	\$19,485
190	Mailboxes - Replace Blue Lake Court	\$20,100	X	16	/	20	=	\$16,080
190	Mailboxes - Replace Front Gate	\$17,000	X	1	/	20	=	\$850
190	Mailboxes - Replace Longmire	\$23,200	X	18	/	20	=	\$20,880
190	Mailboxes - Replace Windy Beach	\$29,350	X	6	/	20	=	\$8,805
192	Boat Ramps - Repair/Replace	\$20,650	X	16	/	30	=	\$11,013
194	RV Dump/Septic - Replace	\$30,000	X	2	/	50	=	\$1,200
Roads								
199	Roads - Local Repairs/Patching	\$20,650	X	1	/	1	=	\$20,650
200	Road Project D-1: Resurface	\$264,000	X	23	/	30	=	\$202,400
201	Road Project D-2: Resurface	\$203,000	X	20	/	30	=	\$135,333
202	Road Project D-3: Resurface	\$203,000	X	17	/	30	=	\$115,033
203	Road Project D-4: Resurface	\$264,000	X	14	/	30	=	\$123,200
204	Road Project D-5a: Resurface	\$250,500	X	11	/	30	=	\$91,850
204	Road Project D-5b: Resurface	\$250,500	X	8	/	30	=	\$66,800
205	Road Project D-6: Resurface	\$298,000	X	5	/	30	=	\$49,667
206	Road Project D-7: Resurface	\$146,500	X	2	/	30	=	\$9,767
207	Road Project 8: Resurface	\$371,000	X	0	/	30	=	\$0
208	Road Project 9: Resurface	\$371,000	X	0	/	30	=	\$0
209	Road Project 10: Resurface	\$669,500	X	0	/	30	=	\$0
210	Road Project 11: Resurface	\$669,500	X	0	/	30	=	\$0
211	Roads replaced in 2002	\$264,000	X	2	/	15	=	\$35,200
212	Roads replaced in 2009	\$455,500	X	11	/	30	=	\$167,017
Playgrounds, Parks								
214	Playground Equip - Vine Lane	\$7,750	X	16	/	20	=	\$6,200
215	Playground Equip - Pool	\$25,350	X	19	/	20	=	\$24,083
216	Playground Equip - Perimeter	\$37,700	X	15	/	20	=	\$28,275

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
217	Playground Equip - Reichel Beach	\$20,600	X	13	/	20	=	\$13,390
218	Playground Equip - Hi Lo	\$25,750	X	16	/	20	=	\$20,600
Pool								
220	Pool - Bldg Interior Remodel	\$6,400	X	1	/	5	=	\$1,280
221	Pool - Bldg Siding	\$34,900	X	3	/	40	=	\$2,618
222	Pool - Bldg Water Heaters	\$6,200	X	5	/	15	=	\$2,067
224	Pool - Deck Resurface Concrete	\$51,550	X	9	/	12	=	\$38,663
225	Pool - Deck Resurface Wood	\$15,200	X	17	/	18	=	\$14,356
226	Pool - Fence Replacement	\$23,200	X	1	/	20	=	\$1,160
227	Pool - Bldg Roof (front)	\$8,250	X	34	/	40	=	\$7,013
228	Pool - Bldg Roof (rear)	\$8,250	X	3	/	40	=	\$619
229	Pool - Heaters	\$15,450	X	5	/	15	=	\$5,150
230	Pool/Spa - Filters	\$15,450	X	19	/	20	=	\$14,678
231	Spa - Heater	\$5,150	X	5	/	20	=	\$1,288
232	Spa - Resurface	\$7,750	X	5	/	8	=	\$4,844
233	Pool - Bldg Exterior Caulk/Paint	\$6,200	X	3	/	8	=	\$2,325
238	Pool - Winter Cover/Blanket	\$17,500	X	12	/	12	=	\$17,500
240	Pools - Replaster	\$64,400	X	5	/	20	=	\$16,100
241	Pool/Spa - Tile & Coping	\$30,900	X	5	/	40	=	\$3,863
242	Pool Plumbing - Repair/Replace	\$10,300	X	5	/	10	=	\$5,150
243	Pool - Pumps / Valves, etc...	\$4,100	X	4	/	5	=	\$3,280
Security								
290	Security Cameras	\$5,650	X	1	/	2	=	\$2,825
291	Security - Card Readers	\$28,350	X	2	/	15	=	\$3,780
292	Security - Gate Operators	\$15,450	X	2	/	10	=	\$3,090
294	Security - Radar Gun	\$7,000	X	2	/	7	=	\$2,000
296	Security - Sally Arm System	\$6,250	X	2	/	12	=	\$1,042
297	Security - Spikes	\$7,600	X	2	/	10	=	\$1,520
Maintenance Building								
300	Maintenance Bldg - Ext Paint	\$6,650	X	9	/	10	=	\$5,985
302	Maintenance Bldg - Ovrhd Bay Doors	\$12,900	X	8	/	20	=	\$5,160
306	Maintenance Bldg - Roof	\$20,100	X	12	/	20	=	\$12,060
308	Maintenance Bldg - Shop Heaters	\$9,250	X	21	/	25	=	\$7,770
309	Maintenance Bldg Carport	\$101,000	X	7	/	50	=	\$14,140
Maintenance Equipment								
310	Maint Equip - Backhoe	\$92,700	X	16	/	20	=	\$74,160
311	Maint Equip - Boom Lift Genie Prtbl	\$20,600	X	18	/	20	=	\$18,540
316	Maint Equip - Bobcat Excavator	\$54,050	X	11	/	15	=	\$39,637
317	Maint Equip - John Deere Mower	\$3,600	X	2	/	12	=	\$600
320	Maint Equip - Kubota Tractor	\$27,500	X	19	/	20	=	\$26,125
321	Maint Equip - Fuel Tank & Pumps	\$28,700	X	26	/	40	=	\$18,655
322	Maint Equip - Kubota RTV (old)	\$23,200	X	11	/	12	=	\$21,267
323	Maint Equip - Kubota RTV (newer)	\$23,200	X	7	/	10	=	\$16,240
327	Maint Equip - Sander (old)	\$8,850	X	1	/	10	=	\$885
328	Maint Equip - Sander (newer)	\$8,850	X	9	/	10	=	\$7,965
329	Maint Equip - Plow (old)	\$7,600	X	1	/	15	=	\$507
330	Maint Equip - Plow (new)	\$7,600	X	10	/	15	=	\$5,067
332	Maint Equip - Street Sweeper	\$23,200	X	7	/	10	=	\$16,240

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
333	Maint Equip - Vac Truck	\$48,950	X	1	/	12	=	\$4,079
338	Maint Equip - Truck 2010 Ford F350	\$47,250	X	9	/	10	=	\$42,525
339	Maint Equip -Truck 1999 Ford F450	\$31,550	X	1	/	10	=	\$3,155
340	Maint Equip - Truck 2008 Ford F150	\$23,700	X	6	/	10	=	\$14,220
342	Maint Equip - Truck 2006 Mazda	\$27,000	X	5	/	10	=	\$13,500
343	Flatbed Trailer for Excavator	\$5,800	X	7	/	10	=	\$4,060
344	Paint Striper	\$7,100	X	5	/	10	=	\$3,550
Office								
360	Office Bldg - Carpet, Paint	\$6,400	X	2	/	12	=	\$1,067
361	Office Bldg - Roof	\$6,400	X	23	/	30	=	\$4,907
362	Office Bldg - Structure	\$44,500	X	23	/	30	=	\$34,117
364	Office - Deck	\$8,750	X	7	/	25	=	\$2,450
365	Office Computer Upgrade	\$15,200	X	1	/	5	=	\$3,040
								\$2,512,157

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Community Property					
100	Spillways, Concrete - Repr/Replace	40	\$56,300	\$1,408	0.42 %
100	Spillways, Gates & Weirs - Replace	25	\$6,000	\$240	0.07 %
102	Bridge - Arch	10	\$13,250	\$1,325	0.39 %
103	Bridge - Blue Lake, Lower Spillway	10	\$7,000	\$700	0.21 %
104	Bridge - Blue Lake, Upper Spillway	10	\$7,000	\$700	0.21 %
105	Bridge - Bear Island	10	\$4,800	\$480	0.14 %
106	Bridge - Brookside	10	\$9,400	\$940	0.28 %
108	Bridge - Blue Lake, Inlet	10	\$4,600	\$460	0.14 %
109	Bridge - Longmire	10	\$33,450	\$3,345	0.99 %
111	Bridge - Rampart	10	\$20,600	\$2,060	0.61 %
112	Bridge - Reichel	10	\$9,250	\$925	0.27 %
114	Beach Bulkheads Longmire	15	\$20,600	\$1,373	0.41 %
114	Beach Bulkheads Madrona	15	\$20,600	\$1,373	0.41 %
114	Beach Bulkheads Otter	15	\$20,600	\$1,373	0.41 %
114	Beach Bulkheads Reichel	15	\$20,600	\$1,373	0.41 %
114	Beach Bulkheads Sunset	15	\$20,600	\$1,373	0.41 %
114	Beach Bulkheads Windy	15	\$20,600	\$1,373	0.41 %
115	Cabana - Division 7	25	\$17,450	\$698	0.21 %
117	Cabana - Hi Lo	25	\$17,450	\$698	0.21 %
118	Cabana - Longmire	25	\$17,450	\$698	0.21 %
119	Cabana - Madrona	25	\$17,450	\$698	0.21 %
120	Cabana - Otter Beach	25	\$17,450	\$698	0.21 %
122	Cabana - Pool	25	\$17,450	\$698	0.21 %
123	Cabana - Reichel	25	\$25,950	\$1,038	0.31 %
124	Cabana - Sunset	25	\$17,450	\$698	0.21 %
125	Cabana - Vine Lane	25	\$16,900	\$676	0.20 %
126	Cabana - Windy	25	\$17,450	\$698	0.21 %
130	Dock - Blue Lk Fishing (1 of 4)	30	\$26,250	\$875	0.26 %
130	Dock - Blue Lk Fishing (2 of 4)	30	\$26,250	\$875	0.26 %
130	Dock - Blue Lk Fishing (3 of 4)	30	\$26,250	\$875	0.26 %
130	Dock - Blue Lk Fishing (4 of 4)	30	\$26,250	\$875	0.26 %
130	Dock - Clear Lake	30	\$23,650	\$788	0.23 %
131	Dock - Horseshoe (a - right)	30	\$24,650	\$822	0.24 %
132	Dock - Horseshoe (b - left)	30	\$22,500	\$750	0.22 %
133	Dock - Horseshoe (c - rear)	30	\$25,300	\$843	0.25 %
134	Dock - Longmire (fish, swim)	30	\$42,750	\$1,425	0.42 %
135	Dock - Madrona (fish, swim)	30	\$28,150	\$938	0.28 %
137	Dock - Otter (swim)	30	\$9,600	\$320	0.09 %
139	Dock - Reichel (swim)	30	\$9,600	\$320	0.09 %
140	Dock - Sunset (fish, swim)	30	\$28,700	\$957	0.28 %
141	Dock - Windy (fish, swim)	30	\$39,950	\$1,332	0.39 %
145	Fence - Chain Link	3	\$10,900	\$3,633	1.08 %
146	Fence - Front and Back Gates	20	\$19,150	\$958	0.28 %
148	Fence - Office	20	\$12,850	\$643	0.19 %
150	Restroom - Division 7	20	\$8,450	\$423	0.13 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
151	Restroom - Blue Water	20	\$8,450	\$423	0.13 %
152	Restroom - Loop	20	\$23,200	\$1,160	0.34 %
153	Restroom - Rampart	20	\$8,450	\$423	0.13 %
154	Restroom - Hi-Lo	20	\$8,450	\$423	0.13 %
155	Restrooms - Longmire	20	\$16,900	\$845	0.25 %
156	Restroom - Madrona	20	\$8,450	\$423	0.13 %
157	Restroom - Otter Beach	20	\$16,900	\$845	0.25 %
158	Restroom - Perimeter	20	\$8,450	\$423	0.13 %
160	Restroom - Sports Court	20	\$8,450	\$423	0.13 %
161	Restroom - Reichel	20	\$16,900	\$845	0.25 %
162	Restroom - Sunset	20	\$8,450	\$423	0.13 %
163	Restroom - Windy	20	\$8,450	\$423	0.13 %
164	Restroom - Woodside	20	\$8,450	\$423	0.13 %
170	Trails - Maintain/Repair	4	\$6,200	\$1,550	0.46 %
180	Reichel Beach Sprinkler System	0	\$9,200	\$0	0.00 %
185	Basketball Court/Equip - Longmire	40	\$15,450	\$386	0.11 %
185	Tennis - Longmire (replace)	40	\$51,550	\$1,289	0.38 %
185	Tennis - Longmire (seal)	10	\$8,250	\$825	0.24 %
186	Tennis & Bsktbl - Hi Lo (replace)	40	\$48,950	\$1,224	0.36 %
187	Tennis - Rampart (replace)	40	\$36,050	\$901	0.27 %
190	Mailboxes - Replace Big Fir	20	\$28,500	\$1,425	0.42 %
190	Mailboxes - Replace Blue Hills Loop	20	\$21,650	\$1,083	0.32 %
190	Mailboxes - Replace Blue Lake Court	20	\$20,100	\$1,005	0.30 %
190	Mailboxes - Replace Front Gate	20	\$17,000	\$850	0.25 %
190	Mailboxes - Replace Longmire	20	\$23,200	\$1,160	0.34 %
190	Mailboxes - Replace Windy Beach	20	\$29,350	\$1,468	0.43 %
192	Boat Ramps - Repair/Replace	30	\$20,650	\$688	0.20 %
194	RV Dump/Septic - Replace	50	\$30,000	\$600	0.18 %
Roads					
199	Roads - Local Repairs/Patching	1	\$20,650	\$20,650	6.12 %
200	Road Project D-1: Resurface	30	\$264,000	\$8,800	2.61 %
201	Road Project D-2: Resurface	30	\$203,000	\$6,767	2.00 %
202	Road Project D-3: Resurface	30	\$203,000	\$6,767	2.00 %
203	Road Project D-4: Resurface	30	\$264,000	\$8,800	2.61 %
204	Road Project D-5a: Resurface	30	\$250,500	\$8,350	2.47 %
204	Road Project D-5b: Resurface	30	\$250,500	\$8,350	2.47 %
205	Road Project D-6: Resurface	30	\$298,000	\$9,933	2.94 %
206	Road Project D-7: Resurface	30	\$146,500	\$4,883	1.45 %
207	Road Project 8: Resurface	30	\$371,000	\$12,367	3.66 %
208	Road Project 9: Resurface	30	\$371,000	\$12,367	3.66 %
209	Road Project 10: Resurface	30	\$669,500	\$22,317	6.61 %
210	Road Project 11: Resurface	30	\$669,500	\$22,317	6.61 %
211	Roads replaced in 2002	15	\$264,000	\$17,600	5.21 %
212	Roads replaced in 2009	30	\$455,500	\$15,183	4.50 %
Playgrounds, Parks					
214	Playground Equip - Vine Lane	20	\$7,750	\$388	0.11 %
215	Playground Equip - Pool	20	\$25,350	\$1,268	0.38 %
216	Playground Equip - Perimeter	20	\$37,700	\$1,885	0.56 %
217	Playground Equip - Reichel Beach	20	\$20,600	\$1,030	0.31 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
218	Playground Equip - Hi Lo	20	\$25,750	\$1,288	0.38 %
Pool					
220	Pool - Bldg Interior Remodel	5	\$6,400	\$1,280	0.38 %
221	Pool - Bldg Siding	40	\$34,900	\$873	0.26 %
222	Pool - Bldg Water Heaters	15	\$6,200	\$413	0.12 %
224	Pool - Deck Resurface Concrete	12	\$51,550	\$4,296	1.27 %
225	Pool - Deck Resurface Wood	18	\$15,200	\$844	0.25 %
226	Pool - Fence Replacement	20	\$23,200	\$1,160	0.34 %
227	Pool - Bldg Roof (front)	40	\$8,250	\$206	0.06 %
228	Pool - Bldg Roof (rear)	40	\$8,250	\$206	0.06 %
229	Pool - Heaters	15	\$15,450	\$1,030	0.31 %
230	Pool/Spa - Filters	20	\$15,450	\$773	0.23 %
231	Spa - Heater	20	\$5,150	\$258	0.08 %
232	Spa - Resurface	8	\$7,750	\$969	0.29 %
233	Pool - Bldg Exterior Caulk/Paint	8	\$6,200	\$775	0.23 %
238	Pool - Winter Cover/Blanket	12	\$17,500	\$1,458	0.43 %
240	Pools - Replaster	20	\$64,400	\$3,220	0.95 %
241	Pool/Spa - Tile & Coping	40	\$30,900	\$773	0.23 %
242	Pool Plumbing - Repair/Replace	10	\$10,300	\$1,030	0.31 %
243	Pool - Pumps / Valves, etc...	5	\$4,100	\$820	0.24 %
Security					
290	Security Cameras	2	\$5,650	\$2,825	0.84 %
291	Security - Card Readers	15	\$28,350	\$1,890	0.56 %
292	Security - Gate Operators	10	\$15,450	\$1,545	0.46 %
294	Security - Radar Gun	7	\$7,000	\$1,000	0.30 %
296	Security - Sally Arm System	12	\$6,250	\$521	0.15 %
297	Security - Spikes	10	\$7,600	\$760	0.23 %
Maintenance Building					
300	Maintenance Bldg - Ext Paint	10	\$6,650	\$665	0.20 %
302	Maintenance Bldg - Ovrhd Bay Doors	20	\$12,900	\$645	0.19 %
306	Maintenance Bldg - Roof	20	\$20,100	\$1,005	0.30 %
308	Maintenance Bldg - Shop Heaters	25	\$9,250	\$370	0.11 %
309	Maintenance Bldg Carport	50	\$101,000	\$2,020	0.60 %
Maintenance Equipment					
310	Maint Equip - Backhoe	20	\$92,700	\$4,635	1.37 %
311	Maint Equip - Boom Lift Genie Prtbl	20	\$20,600	\$1,030	0.31 %
316	Maint Equip - Bobcat Excavator	15	\$54,050	\$3,603	1.07 %
317	Maint Equip - John Deere Mower	12	\$3,600	\$300	0.09 %
320	Maint Equip - Kubota Tractor	20	\$27,500	\$1,375	0.41 %
321	Maint Equip - Fuel Tank & Pumps	40	\$28,700	\$718	0.21 %
322	Maint Equip - Kubota RTV (old)	12	\$23,200	\$1,933	0.57 %
323	Maint Equip - Kubota RTV (newer)	10	\$23,200	\$2,320	0.69 %
327	Maint Equip - Sander (old)	10	\$8,850	\$885	0.26 %
328	Maint Equip - Sander (newer)	10	\$8,850	\$885	0.26 %
329	Maint Equip - Plow (old)	15	\$7,600	\$507	0.15 %
330	Maint Equip - Plow (new)	15	\$7,600	\$507	0.15 %
332	Maint Equip - Street Sweeper	10	\$23,200	\$2,320	0.69 %
333	Maint Equip - Vac Truck	12	\$48,950	\$4,079	1.21 %
338	Maint Equip - Truck 2010 Ford F350	10	\$47,250	\$4,725	1.40 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
339	Maint Equip -Truck 1999 Ford F450	10	\$31,550	\$3,155	0.93 %
340	Maint Equip - Truck 2008 Ford F150	10	\$23,700	\$2,370	0.70 %
342	Maint Equip - Truck 2006 Mazda	10	\$27,000	\$2,700	0.80 %
343	Flatbed Trailer for Excavator	10	\$5,800	\$580	0.17 %
344	Paint Striper	10	\$7,100	\$710	0.21 %
Office					
360	Office Bldg - Carpet, Paint	12	\$6,400	\$533	0.16 %
361	Office Bldg - Roof	30	\$6,400	\$213	0.06 %
362	Office Bldg - Structure	30	\$44,500	\$1,483	0.44 %
364	Office - Deck	25	\$8,750	\$350	0.10 %
365	Office Computer Upgrade	5	\$15,200	\$3,040	0.90 %
147	Total Funded Components			\$337,615	100.00 %

30-Year Reserve Plan Summary

7223-6
NSV

Fiscal Year Start: 2020					Interest:	1.00 %	Inflation:	3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$1,862,800	\$2,512,157	74.2 %	Low	\$431,600	\$0	\$20,235	\$128,700
2021	\$2,185,935	\$2,803,179	78.0 %	Low	\$444,548	\$0	\$22,946	\$248,282
2022	\$2,405,147	\$2,990,534	80.4 %	Low	\$457,884	\$0	\$25,397	\$212,074
2023	\$2,676,354	\$3,232,410	82.8 %	Low	\$471,621	\$0	\$28,282	\$193,740
2024	\$2,982,517	\$3,514,996	84.9 %	Low	\$485,770	\$0	\$30,522	\$374,401
2025	\$3,124,408	\$3,626,203	86.2 %	Low	\$500,343	\$0	\$32,276	\$323,437
2026	\$3,333,590	\$3,804,978	87.6 %	Low	\$515,353	\$0	\$35,373	\$140,241
2027	\$3,744,074	\$4,189,903	89.4 %	Low	\$530,814	\$0	\$37,362	\$580,685
2028	\$3,731,565	\$4,145,176	90.0 %	Low	\$546,738	\$0	\$39,486	\$148,845
2029	\$4,168,944	\$4,556,732	91.5 %	Low	\$563,140	\$0	\$43,709	\$199,174
2030	\$4,576,619	\$4,942,012	92.6 %	Low	\$580,034	\$0	\$46,862	\$403,847
2031	\$4,799,668	\$5,141,649	93.3 %	Low	\$597,435	\$0	\$49,857	\$270,895
2032	\$5,176,066	\$5,498,235	94.1 %	Low	\$615,358	\$0	\$54,405	\$136,231
2033	\$5,709,599	\$6,018,664	94.9 %	Low	\$633,819	\$0	\$55,962	\$911,813
2034	\$5,487,567	\$5,770,730	95.1 %	Low	\$652,834	\$0	\$56,369	\$405,677
2035	\$5,791,094	\$6,051,999	95.7 %	Low	\$672,419	\$0	\$59,572	\$394,789
2036	\$6,128,295	\$6,368,700	96.2 %	Low	\$692,591	\$0	\$61,628	\$679,914
2037	\$6,202,601	\$6,417,476	96.7 %	Low	\$713,369	\$0	\$65,243	\$129,583
2038	\$6,851,630	\$7,051,297	97.2 %	Low	\$734,770	\$0	\$71,924	\$119,000
2039	\$7,539,324	\$7,732,277	97.5 %	Low	\$756,813	\$0	\$71,187	\$1,663,200
2040	\$6,704,124	\$6,860,919	97.7 %	Low	\$779,518	\$0	\$70,037	\$244,367
2041	\$7,309,312	\$7,443,113	98.2 %	Low	\$802,903	\$0	\$75,751	\$340,620
2042	\$7,847,346	\$7,962,474	98.6 %	Low	\$826,990	\$0	\$79,235	\$747,089
2043	\$8,006,483	\$8,098,160	98.9 %	Low	\$851,800	\$0	\$82,958	\$349,127
2044	\$8,592,114	\$8,667,806	99.1 %	Low	\$877,354	\$0	\$88,156	\$511,044
2045	\$9,046,579	\$9,108,356	99.3 %	Low	\$903,675	\$0	\$89,535	\$1,171,678
2046	\$8,868,111	\$8,902,876	99.6 %	Low	\$930,785	\$0	\$93,135	\$125,298
2047	\$9,766,732	\$9,790,847	99.8 %	Low	\$958,708	\$0	\$101,464	\$292,211
2048	\$10,534,694	\$10,556,035	99.8 %	Low	\$987,470	\$0	\$104,723	\$1,208,026
2049	\$10,418,861	\$10,424,062	100.0 %	Low	\$1,017,094	\$0	\$107,173	\$518,327

30-Year Income/Expense Detail

7223-6
NSV

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$1,862,800	\$2,185,935	\$2,405,147	\$2,676,354	\$2,982,517
Annual Reserve Contribution	\$431,600	\$444,548	\$457,884	\$471,621	\$485,770
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,235	\$22,946	\$25,397	\$28,282	\$30,522
Total Income	\$2,314,635	\$2,653,429	\$2,888,428	\$3,176,258	\$3,498,809
# Component					
Community Property					
100 Spillways, Concrete - Repr/Replace	\$0	\$0	\$0	\$0	\$0
100 Spillways, Gates & Weirs - Replace	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$13,250	\$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	\$7,879
105 Bridge - Bear Island	\$0	\$0	\$0	\$5,245	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$0	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$4,880	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$0
112 Bridge - Reichel	\$0	\$0	\$9,813	\$0	\$0
114 Beach Bulkheads Longmire	\$0	\$21,218	\$0	\$0	\$0
114 Beach Bulkheads Madrona	\$0	\$21,218	\$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	\$21,855	\$0	\$0
114 Beach Bulkheads Windy	\$0	\$0	\$21,855	\$0	\$0
115 Cabana - Division 7	\$0	\$0	\$0	\$0	\$0
117 Cabana - Hi Lo	\$0	\$0	\$0	\$0	\$0
118 Cabana - Longmire	\$17,450	\$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	\$16,900	\$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	\$29,545
130 Dock - Blue Lk Fishing (3 of 4)	\$0	\$0	\$0	\$0	\$0
130 Dock - Blue Lk Fishing (4 of 4)	\$0	\$0	\$0	\$28,684	\$0
130 Dock - Clear Lake	\$0	\$0	\$0	\$0	\$0
131 Dock - Horseshoe (a - right)	\$0	\$0	\$26,151	\$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
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	\$11,564	\$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	\$24,613	\$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	\$9,234	\$0
161 Restroom - Reichel	\$0	\$0	\$0	\$0	\$0
162 Restroom - Sunset	\$0	\$0	\$0	\$0	\$9,511
163 Restroom - Windy	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2020	2021	2022	2023	2024
164 Restroom - Woodside	\$0	\$0	\$0	\$0	\$0
170 Trails - Maintain/Repair	\$6,200	\$0	\$0	\$0	\$6,978
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$10,355
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (replace)	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (seal)	\$8,250	\$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	\$28,500	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Blue Hills Loop	\$0	\$0	\$22,968	\$0	\$0
190 Mailboxes - Replace Blue Lake Court	\$0	\$0	\$0	\$0	\$22,623
190 Mailboxes - Replace Front Gate	\$0	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Longmire	\$0	\$0	\$24,613	\$0	\$0
190 Mailboxes - Replace Windy Beach	\$0	\$0	\$0	\$0	\$0
192 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
194 RV Dump/Septic - Replace	\$0	\$0	\$0	\$0	\$0
Roads					
199 Roads - Local Repairs/Patching	\$20,650	\$21,270	\$21,908	\$22,565	\$23,242
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
Playgrounds, Parks					
214 Playground Equip - Vine Lane	\$0	\$0	\$0	\$0	\$8,723
215 Playground Equip - Pool	\$0	\$26,111	\$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	\$28,982
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$0	\$7,203
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	\$56,330	\$0
225 Pool - Deck Resurface Wood	\$0	\$15,656	\$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	\$15,914	\$0	\$0	\$0
231 Spa - Heater	\$0	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$0	\$0	\$8,469	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$0	\$0	\$0
238 Pool - Winter Cover/Blanket	\$17,500	\$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	\$4,223	\$0	\$0	\$0
Security					
290 Security Cameras	\$0	\$5,820	\$0	\$6,174	\$0
291 Security - Card Readers	\$0	\$0	\$0	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$0	\$0	\$0
294 Security - Radar Gun	\$0	\$0	\$0	\$0	\$0
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
300 Maintenance Bldg - Ext Paint	\$0	\$6,850	\$0	\$0	\$0
302 Maintenance Bldg - Ovrhd Bay Doors	\$0	\$0	\$0	\$0	\$0
306 Maintenance Bldg - Roof	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2020	2021	2022	2023	2024
308	Maintenance Bldg - Shop Heaters	\$0	\$0	\$0	\$0	\$10,411
309	Maintenance Bldg Carport	\$0	\$0	\$0	\$0	\$0
Maintenance Equipment						
310	Maint Equip - Backhoe	\$0	\$0	\$0	\$0	\$104,335
311	Maint Equip - Boom Lift Genie Prtbl	\$0	\$0	\$21,855	\$0	\$0
316	Maint Equip - Bobcat Excavator	\$0	\$0	\$0	\$0	\$60,834
317	Maint Equip - John Deere Mower	\$0	\$0	\$0	\$0	\$0
320	Maint Equip - Kubota Tractor	\$0	\$28,325	\$0	\$0	\$0
321	Maint Equip - Fuel Tank & Pumps	\$0	\$0	\$0	\$0	\$0
322	Maint Equip - Kubota RTV (old)	\$0	\$23,896	\$0	\$0	\$0
323	Maint Equip - Kubota RTV (newer)	\$0	\$0	\$0	\$25,351	\$0
327	Maint Equip - Sander (old)	\$0	\$0	\$0	\$0	\$0
328	Maint Equip - Sander (newer)	\$0	\$9,116	\$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	\$25,351	\$0
333	Maint Equip - Vac Truck	\$0	\$0	\$0	\$0	\$0
338	Maint Equip - Truck 2010 Ford F350	\$0	\$48,668	\$0	\$0	\$0
339	Maint Equip -Truck 1999 Ford F450	\$0	\$0	\$0	\$0	\$0
340	Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$26,675
342	Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$0
343	Flatbed Trailer for Excavator	\$0	\$0	\$0	\$6,338	\$0
344	Paint Striper	\$0	\$0	\$0	\$0	\$0
Office						
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	\$0	\$0	\$0	\$0	\$17,108
Total Expenses		\$128,700	\$248,282	\$212,074	\$193,740	\$374,401
Ending Reserve Balance		\$2,185,935	\$2,405,147	\$2,676,354	\$2,982,517	\$3,124,408

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$3,124,408	\$3,333,590	\$3,744,074	\$3,731,565	\$4,168,944
Annual Reserve Contribution	\$500,343	\$515,353	\$530,814	\$546,738	\$563,140
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,276	\$35,373	\$37,362	\$39,486	\$43,709
Total Income	\$3,657,027	\$3,884,316	\$4,312,250	\$4,317,789	\$4,775,793
# Component					
Community Property					
100 Spillways, Concrete - Repr/Replace	\$65,267	\$0	\$0	\$0	\$0
100 Spillways, Gates & Weirs - Replace	\$6,956	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$0	\$0	\$0	\$0	\$0
103 Bridge - Blue Lake, Lower Spillway	\$0	\$8,358	\$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	\$12,265
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$0	\$0	\$0
109 Bridge - Longmire	\$38,778	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$26,878
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	\$22,105	\$0
125 Cabana - Vine Lane	\$0	\$0	\$0	\$0	\$0
126 Cabana - Windy	\$0	\$0	\$0	\$0	\$22,768
130 Dock - Blue Lk Fishing (1 of 4)	\$30,431	\$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	\$31,344	\$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	\$51,046	\$0	\$0	\$0
135 Dock - Madrona (fish, swim)	\$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	\$12,636	\$0	\$0	\$13,808	\$0
146 Fence - Front and Back Gates	\$0	\$0	\$0	\$24,259	\$0
148 Fence - Office	\$0	\$0	\$0	\$0	\$0
150 Restroom - Division 7	\$9,796	\$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	\$10,392	\$0	\$0
154 Restroom - Hi-Lo	\$0	\$0	\$10,392	\$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	\$22,051
158 Restroom - Perimeter	\$0	\$10,090	\$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	\$9,796	\$0	\$0	\$0	\$0
164 Restroom - Woodside	\$0	\$0	\$10,392	\$0	\$0
170 Trails - Maintain/Repair	\$0	\$0	\$0	\$7,854	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
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	\$60,202	\$0	\$0
187 Tennis - Rampart (replace)	\$0	\$0	\$44,337	\$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
194 RV Dump/Septic - Replace	\$0	\$0	\$0	\$0	\$0
Roads					
199 Roads - Local Repairs/Patching	\$23,939	\$24,657	\$25,397	\$26,159	\$26,944
200 Road Project D-1: Resurface	\$0	\$0	\$324,687	\$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
Playgrounds, Parks					
214 Playground Equip - Vine Lane	\$0	\$0	\$0	\$0	\$0
215 Playground Equip - Pool	\$0	\$0	\$0	\$0	\$0
216 Playground Equip - Perimeter	\$43,705	\$0	\$0	\$0	\$0
217 Playground Equip - Reichel Beach	\$0	\$0	\$25,335	\$0	\$0
218 Playground Equip - Hi Lo	\$0	\$0	\$0	\$0	\$0
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$0	\$8,351
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	\$9,851	\$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	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$7,187	\$0	\$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	\$11,941	\$0	\$0	\$0	\$0
243 Pool - Pumps / Valves, etc...	\$0	\$4,896	\$0	\$0	\$0
Security					
290 Security Cameras	\$6,550	\$0	\$6,949	\$0	\$7,372
291 Security - Card Readers	\$0	\$0	\$0	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$0	\$19,572	\$0
294 Security - Radar Gun	\$8,115	\$0	\$0	\$0	\$0
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$9,627	\$0
Maintenance Building					
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	\$25,462	\$0
308 Maintenance Bldg - Shop Heaters	\$0	\$0	\$0	\$0	\$0
309 Maintenance Bldg Carport	\$0	\$0	\$0	\$0	\$0
Maintenance Equipment					
310 Maint Equip - Backhoe	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
311 Maint Equip - Boom Lift Genie Prtbl	\$0	\$0	\$0	\$0	\$0
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	\$11,547
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)	\$8,810	\$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	\$41,166
340 Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$0
342 Maint Equip - Truck 2006 Mazda	\$31,300	\$0	\$0	\$0	\$0
343 Flatbed Trailer for Excavator	\$0	\$0	\$0	\$0	\$0
344 Paint Striper	\$8,231	\$0	\$0	\$0	\$0
Office					
360 Office Bldg - Carpet, Paint	\$0	\$0	\$0	\$0	\$0
361 Office Bldg - Roof	\$0	\$0	\$7,871	\$0	\$0
362 Office Bldg - Structure	\$0	\$0	\$54,729	\$0	\$0
364 Office - Deck	\$0	\$0	\$0	\$0	\$0
365 Office Computer Upgrade	\$0	\$0	\$0	\$0	\$19,833
Total Expenses	\$323,437	\$140,241	\$580,685	\$148,845	\$199,174
Ending Reserve Balance	\$3,333,590	\$3,744,074	\$3,731,565	\$4,168,944	\$4,576,619

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$4,576,619	\$4,799,668	\$5,176,066	\$5,709,599	\$5,487,567
Annual Reserve Contribution	\$580,034	\$597,435	\$615,358	\$633,819	\$652,834
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,862	\$49,857	\$54,405	\$55,962	\$56,369
Total Income	\$5,203,515	\$5,446,961	\$5,845,830	\$6,399,380	\$6,196,770
# Component					
Community Property					
100 Spillways, Concrete - Repr/Replace	\$0	\$0	\$0	\$0	\$0
100 Spillways, Gates & Weirs - Replace	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$17,807	\$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	\$10,588
105 Bridge - Bear Island	\$0	\$0	\$0	\$7,049	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$0	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$6,559	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$0
112 Bridge - Reichel	\$0	\$0	\$13,188	\$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	\$31,159
114 Beach Bulkheads Reichel	\$0	\$0	\$0	\$0	\$31,159
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	\$23,451	\$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	\$26,395
122 Cabana - Pool	\$0	\$0	\$24,880	\$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	\$34,033
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
137 Dock - Otter (swim)	\$0	\$0	\$0	\$0	\$0
139 Dock - Reichel (swim)	\$0	\$13,289	\$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	\$15,088	\$0	\$0	\$16,487
146 Fence - Front and Back Gates	\$0	\$0	\$0	\$0	\$0
148 Fence - Office	\$0	\$0	\$0	\$18,871	\$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	\$23,394	\$0	\$0	\$0
156 Restroom - Madrona	\$0	\$11,697	\$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	\$0	\$0	\$0	\$0	\$25,563
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	\$8,840	\$0	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
185 Tennis - Longmire (replace)	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (seal)	\$11,087	\$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	\$44,395
192 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$31,235
194 RV Dump/Septic - Replace	\$0	\$0	\$0	\$0	\$0
Roads					
199 Roads - Local Repairs/Patching	\$27,752	\$28,584	\$29,442	\$30,325	\$31,235
200 Road Project D-1: Resurface	\$0	\$0	\$0	\$0	\$0
201 Road Project D-2: Resurface	\$272,815	\$0	\$0	\$0	\$0
202 Road Project D-3: Resurface	\$0	\$0	\$0	\$298,112	\$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	\$387,693	\$0
212 Roads replaced in 2009	\$0	\$0	\$0	\$0	\$0
Playgrounds, Parks					
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
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$0	\$9,681
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$8,332	\$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	\$0	\$0	\$0
228 Pool - Bldg Roof (rear)	\$0	\$0	\$0	\$0	\$0
229 Pool - Heaters	\$20,764	\$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	\$10,728	\$0	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$0	\$9,105	\$0
238 Pool - Winter Cover/Blanket	\$0	\$0	\$24,951	\$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	\$5,675	\$0	\$0	\$0
Security					
290 Security Cameras	\$0	\$7,821	\$0	\$8,297	\$0
291 Security - Card Readers	\$0	\$0	\$0	\$41,633	\$0
292 Security - Gate Operators	\$0	\$0	\$0	\$0	\$0
294 Security - Radar Gun	\$0	\$0	\$9,980	\$0	\$0
296 Security - Sally Arm System	\$8,399	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
300 Maintenance Bldg - Ext Paint	\$0	\$9,205	\$0	\$0	\$0
302 Maintenance Bldg - Ovrhd Bay Doors	\$0	\$0	\$18,392	\$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
Maintenance Equipment					
310 Maint Equip - Backhoe	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
311 Maint Equip - Boom Lift Genie Prtbl	\$0	\$0	\$0	\$0	\$0
316 Maint Equip - Bobcat Excavator	\$0	\$0	\$0	\$0	\$0
317 Maint Equip - John Deere Mower	\$4,838	\$0	\$0	\$0	\$0
320 Maint Equip - Kubota Tractor	\$0	\$0	\$0	\$0	\$0
321 Maint Equip - Fuel Tank & Pumps	\$0	\$0	\$0	\$0	\$43,411
322 Maint Equip - Kubota RTV (old)	\$0	\$0	\$0	\$34,070	\$0
323 Maint Equip - Kubota RTV (newer)	\$0	\$0	\$0	\$34,070	\$0
327 Maint Equip - Sander (old)	\$0	\$0	\$0	\$0	\$0
328 Maint Equip - Sander (newer)	\$0	\$12,250	\$0	\$0	\$0
329 Maint Equip - Plow (old)	\$0	\$0	\$0	\$0	\$11,496
330 Maint Equip - Plow (new)	\$0	\$0	\$0	\$0	\$0
332 Maint Equip - Street Sweeper	\$0	\$0	\$0	\$34,070	\$0
333 Maint Equip - Vac Truck	\$0	\$67,758	\$0	\$0	\$0
338 Maint Equip - Truck 2010 Ford F350	\$0	\$65,405	\$0	\$0	\$0
339 Maint Equip - Truck 1999 Ford F450	\$0	\$0	\$0	\$0	\$0
340 Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$35,848
342 Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$0
343 Flatbed Trailer for Excavator	\$0	\$0	\$0	\$8,517	\$0
344 Paint Striper	\$0	\$0	\$0	\$0	\$0
Office					
360 Office Bldg - Carpet, Paint	\$8,601	\$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	\$0	\$0	\$0	\$0	\$22,991
Total Expenses	\$403,847	\$270,895	\$136,231	\$911,813	\$405,677
Ending Reserve Balance	\$4,799,668	\$5,176,066	\$5,709,599	\$5,487,567	\$5,791,094

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$5,791,094	\$6,128,295	\$6,202,601	\$6,851,630	\$7,539,324
Annual Reserve Contribution	\$672,419	\$692,591	\$713,369	\$734,770	\$756,813
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$59,572	\$61,628	\$65,243	\$71,924	\$71,187
Total Income	\$6,523,084	\$6,882,515	\$6,981,213	\$7,658,324	\$8,367,324
# Component					
Community Property					
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	\$11,233	\$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	\$16,483
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$0	\$0	\$0
109 Bridge - Longmire	\$52,114	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$36,122
112 Bridge - Reichel	\$0	\$0	\$0	\$0	\$0
114 Beach Bulkheads Longmire	\$0	\$33,057	\$0	\$0	\$0
114 Beach Bulkheads Madrona	\$0	\$33,057	\$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	\$34,049	\$0	\$0
114 Beach Bulkheads Windy	\$0	\$0	\$34,049	\$0	\$0
115 Cabana - Division 7	\$0	\$28,002	\$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	\$29,707	\$0
120 Cabana - Otter Beach	\$0	\$0	\$0	\$0	\$0
122 Cabana - Pool	\$0	\$0	\$0	\$0	\$0
123 Cabana - Reichel	\$0	\$41,642	\$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	\$0
134 Dock - Longmire (fish, swim)	\$0	\$0	\$0	\$0	\$0
135 Dock - Madrona (fish, swim)	\$43,857	\$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	\$46,055	\$0	\$0	\$0
141 Dock - Windy (fish, swim)	\$0	\$0	\$0	\$0	\$0
145 Fence - Chain Link	\$0	\$0	\$18,016	\$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	\$13,560	\$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	\$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	\$9,949	\$0	\$0	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
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	\$29,810
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
194 RV Dump/Septic - Replace	\$0	\$0	\$0	\$0	\$0
Roads					
199 Roads - Local Repairs/Patching	\$32,172	\$33,137	\$34,131	\$35,155	\$36,210
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	\$423,642	\$0	\$0	\$0
204 Road Project D-5a: Resurface	\$0	\$0	\$0	\$0	\$439,253
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	\$798,722
Playgrounds, Parks					
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
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$0	\$11,222
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$0	\$0	\$0	\$0	\$0
224 Pool - Deck Resurface Concrete	\$80,313	\$0	\$0	\$0	\$0
225 Pool - Deck Resurface Wood	\$0	\$0	\$0	\$0	\$26,653
226 Pool - Fence Replacement	\$0	\$0	\$0	\$0	\$40,681
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	\$8,024	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$0	\$0	\$0	\$13,590
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$0	\$0	\$0
238 Pool - Winter Cover/Blanket	\$0	\$0	\$0	\$0	\$0
240 Pools - Replaster	\$100,333	\$0	\$0	\$0	\$0
241 Pool/Spa - Tile & Coping	\$0	\$0	\$0	\$0	\$0
242 Pool Plumbing - Repair/Replace	\$16,047	\$0	\$0	\$0	\$0
243 Pool - Pumps / Valves, etc...	\$0	\$6,579	\$0	\$0	\$0
Security					
290 Security Cameras	\$8,803	\$0	\$9,339	\$0	\$9,907
291 Security - Card Readers	\$0	\$0	\$0	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$0	\$26,303	\$0
294 Security - Radar Gun	\$0	\$0	\$0	\$0	\$12,275
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$12,938	\$0
Maintenance Building					
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
Maintenance Equipment					
310 Maint Equip - Backhoe	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
311 Maint Equip - Boom Lift Genie Prtbl	\$0	\$0	\$0	\$0	\$0
316 Maint Equip - Bobcat Excavator	\$0	\$0	\$0	\$0	\$94,777
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	\$15,519
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	\$55,323
340 Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$0
342 Maint Equip - Truck 2006 Mazda	\$42,065	\$0	\$0	\$0	\$0
343 Flatbed Trailer for Excavator	\$0	\$0	\$0	\$0	\$0
344 Paint Striper	\$11,062	\$0	\$0	\$0	\$0
Office					
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	\$14,896	\$0
365 Office Computer Upgrade	\$0	\$0	\$0	\$0	\$26,653
Total Expenses	\$394,789	\$679,914	\$129,583	\$119,000	\$1,663,200
Ending Reserve Balance	\$6,128,295	\$6,202,601	\$6,851,630	\$7,539,324	\$6,704,124

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$6,704,124	\$7,309,312	\$7,847,346	\$8,006,483	\$8,592,114
Annual Reserve Contribution	\$779,518	\$802,903	\$826,990	\$851,800	\$877,354
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$70,037	\$75,751	\$79,235	\$82,958	\$88,156
Total Income	\$7,553,679	\$8,187,966	\$8,753,572	\$8,941,241	\$9,557,623
# Component					
Community Property					
100 Spillways, Concrete - Repr/Replace	\$0	\$0	\$0	\$0	\$0
100 Spillways, Gates & Weirs - Replace	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$23,931	\$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	\$14,230
105 Bridge - Bear Island	\$0	\$0	\$0	\$9,473	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$0	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$8,814	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$0
112 Bridge - Reichel	\$0	\$0	\$17,724	\$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	\$49,932	\$0
134 Dock - Longmire (fish, swim)	\$0	\$0	\$0	\$0	\$0
135 Dock - Madrona (fish, swim)	\$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)	\$72,154	\$0	\$0	\$0	\$0
145 Fence - Chain Link	\$19,687	\$0	\$0	\$21,512	\$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	\$44,454	\$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	\$16,677	\$0
161 Restroom - Reichel	\$0	\$0	\$0	\$0	\$0
162 Restroom - Sunset	\$0	\$0	\$0	\$0	\$17,177
163 Restroom - Windy	\$0	\$0	\$0	\$0	\$0
164 Restroom - Woodside	\$0	\$0	\$0	\$0	\$0
170 Trails - Maintain/Repair	\$11,198	\$0	\$0	\$0	\$12,603
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$28,742	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
185 Tennis - Longmire (replace)	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (seal)	\$14,900	\$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	\$51,474	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Blue Hills Loop	\$0	\$0	\$41,484	\$0	\$0
190 Mailboxes - Replace Blue Lake Court	\$0	\$0	\$0	\$0	\$40,859
190 Mailboxes - Replace Front Gate	\$0	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Longmire	\$0	\$0	\$44,454	\$0	\$0
190 Mailboxes - Replace Windy Beach	\$0	\$0	\$0	\$0	\$0
192 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
194 RV Dump/Septic - Replace	\$0	\$0	\$0	\$0	\$0
Roads					
199 Roads - Local Repairs/Patching	\$37,296	\$38,415	\$39,568	\$40,755	\$41,977
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	\$479,984	\$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
Playgrounds, Parks					
214 Playground Equip - Vine Lane	\$0	\$0	\$0	\$0	\$15,754
215 Playground Equip - Pool	\$0	\$47,158	\$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	\$52,344
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$0	\$13,010
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	\$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	\$28,742	\$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	\$11,534	\$0	\$0	\$0
238 Pool - Winter Cover/Blanket	\$0	\$0	\$0	\$0	\$35,574
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	\$7,627	\$0	\$0	\$0
Security					
290 Security Cameras	\$0	\$10,511	\$0	\$11,151	\$0
291 Security - Card Readers	\$0	\$0	\$0	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$0	\$0	\$0
294 Security - Radar Gun	\$0	\$0	\$0	\$0	\$0
296 Security - Sally Arm System	\$0	\$0	\$11,976	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
300 Maintenance Bldg - Ext Paint	\$0	\$12,371	\$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
Maintenance Equipment					
310 Maint Equip - Backhoe	\$0	\$0	\$0	\$0	\$188,440

Fiscal Year	2040	2041	2042	2043	2044
311 Maint Equip - Boom Lift Genie Prtbl	\$0	\$0	\$39,472	\$0	\$0
316 Maint Equip - Bobcat Excavator	\$0	\$0	\$0	\$0	\$0
317 Maint Equip - John Deere Mower	\$0	\$0	\$6,898	\$0	\$0
320 Maint Equip - Kubota Tractor	\$0	\$51,158	\$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	\$45,787	\$0
327 Maint Equip - Sander (old)	\$0	\$0	\$0	\$0	\$0
328 Maint Equip - Sander (newer)	\$0	\$16,464	\$0	\$0	\$0
329 Maint Equip - Plow (old)	\$0	\$0	\$0	\$0	\$0
330 Maint Equip - Plow (new)	\$13,726	\$0	\$0	\$0	\$0
332 Maint Equip - Street Sweeper	\$0	\$0	\$0	\$45,787	\$0
333 Maint Equip - Vac Truck	\$0	\$0	\$0	\$96,607	\$0
338 Maint Equip - Truck 2010 Ford F350	\$0	\$87,899	\$0	\$0	\$0
339 Maint Equip - Truck 1999 Ford F450	\$0	\$0	\$0	\$0	\$0
340 Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$48,177
342 Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$0
343 Flatbed Trailer for Excavator	\$0	\$0	\$0	\$11,447	\$0
344 Paint Striper	\$0	\$0	\$0	\$0	\$0
Office					
360 Office Bldg - Carpet, Paint	\$0	\$0	\$12,263	\$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	\$0	\$0	\$0	\$0	\$30,898
Total Expenses	\$244,367	\$340,620	\$747,089	\$349,127	\$511,044
Ending Reserve Balance	\$7,309,312	\$7,847,346	\$8,006,483	\$8,592,114	\$9,046,579

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$9,046,579	\$8,868,111	\$9,766,732	\$10,534,694	\$10,418,861
Annual Reserve Contribution	\$903,675	\$930,785	\$958,708	\$987,470	\$1,017,094
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$89,535	\$93,135	\$101,464	\$104,723	\$107,173
Total Income	\$10,039,789	\$9,892,030	\$10,826,905	\$11,626,887	\$11,543,128
# Component					
Community Property					
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	\$15,096	\$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	\$22,152
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$0	\$0	\$0
109 Bridge - Longmire	\$70,037	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$48,545
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	\$48,545
114 Beach Bulkheads Reichel	\$0	\$0	\$0	\$0	\$48,545
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	\$36,536	\$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	\$35,385	\$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	\$49,518	\$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
137 Dock - Otter (swim)	\$0	\$0	\$0	\$0	\$22,623
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	\$23,507	\$0	\$0	\$25,687
146 Fence - Front and Back Gates	\$0	\$0	\$0	\$43,814	\$0
148 Fence - Office	\$0	\$0	\$0	\$0	\$0
150 Restroom - Division 7	\$17,692	\$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	\$18,770	\$0	\$0
154 Restroom - Hi-Lo	\$0	\$0	\$18,770	\$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	\$39,826
158 Restroom - Perimeter	\$0	\$18,223	\$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	\$17,692	\$0	\$0	\$0	\$0
164 Restroom - Woodside	\$0	\$0	\$18,770	\$0	\$0
170 Trails - Maintain/Repair	\$0	\$0	\$0	\$14,185	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
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	\$0	\$0	\$0	\$0	\$0
192 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
194 RV Dump/Septic - Replace	\$0	\$0	\$0	\$0	\$0
Roads					
199 Roads - Local Repairs/Patching	\$43,237	\$44,534	\$45,870	\$47,246	\$48,663
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	\$623,946	\$0	\$0	\$0	\$0
206 Road Project D-7: Resurface	\$0	\$0	\$0	\$335,181	\$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	\$604,013	\$0
212 Roads replaced in 2009	\$0	\$0	\$0	\$0	\$0
Playgrounds, Parks					
214 Playground Equip - Vine Lane	\$0	\$0	\$0	\$0	\$0
215 Playground Equip - Pool	\$0	\$0	\$0	\$0	\$0
216 Playground Equip - Perimeter	\$78,935	\$0	\$0	\$0	\$0
217 Playground Equip - Reichel Beach	\$0	\$0	\$45,759	\$0	\$0
218 Playground Equip - Hi Lo	\$0	\$0	\$0	\$0	\$0
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$0	\$15,082
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$12,981	\$0	\$0	\$0	\$0
224 Pool - Deck Resurface Concrete	\$0	\$0	\$114,507	\$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	\$32,349	\$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	\$17,215	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$0	\$0	\$14,611
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	\$21,566	\$0	\$0	\$0	\$0
243 Pool - Pumps / Valves, etc...	\$0	\$8,842	\$0	\$0	\$0
Security					
290 Security Cameras	\$11,830	\$0	\$12,550	\$0	\$13,315
291 Security - Card Readers	\$0	\$0	\$0	\$64,863	\$0
292 Security - Gate Operators	\$0	\$0	\$0	\$35,348	\$0
294 Security - Radar Gun	\$0	\$15,096	\$0	\$0	\$0
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$17,388	\$0
Maintenance Building					
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	\$45,987	\$0
308 Maintenance Bldg - Shop Heaters	\$0	\$0	\$0	\$0	\$21,798
309 Maintenance Bldg Carport	\$0	\$0	\$0	\$0	\$0
Maintenance Equipment					
310 Maint Equip - Backhoe	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
311 Maint Equip - Boom Lift Genie Prtbl	\$0	\$0	\$0	\$0	\$0
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)	\$48,576	\$0	\$0	\$0	\$0
323 Maint Equip - Kubota RTV (newer)	\$0	\$0	\$0	\$0	\$0
327 Maint Equip - Sander (old)	\$0	\$0	\$0	\$0	\$20,856
328 Maint Equip - Sander (newer)	\$0	\$0	\$0	\$0	\$0
329 Maint Equip - Plow (old)	\$0	\$0	\$0	\$0	\$17,910
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	\$74,350
340 Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$0
342 Maint Equip - Truck 2006 Mazda	\$56,532	\$0	\$0	\$0	\$0
343 Flatbed Trailer for Excavator	\$0	\$0	\$0	\$0	\$0
344 Paint Striper	\$14,866	\$0	\$0	\$0	\$0
Office					
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	\$0	\$0	\$0	\$0	\$35,820
Total Expenses	\$1,171,678	\$125,298	\$292,211	\$1,208,026	\$518,327
Ending Reserve Balance	\$8,868,111	\$9,766,732	\$10,534,694	\$10,418,861	\$11,024,801

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

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	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.
Inflation	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.
Interest	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.
Percent Funded	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.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 5 years

Best Case: \$ 50,700

Worst Case: \$61,900

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: Blue Lake to Clear Lake

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 5,700

Worst Case: \$6,300

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

Comments: Not funded - no changes from 2019 study.

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 10,700

Worst Case: \$15,800

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 5,700

Worst Case: \$8,300

Lower allowance to repair

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Blue Lake - North central section

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 5,700

Worst Case: \$8,300

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 3,800

Worst Case: \$5,800

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Blue Lake - SE Quadrant

Funded?: Yes.

History: Anticipated in 2019, built 1993, stained 2006

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 7,600

Worst Case: \$11,200

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 3,400

Worst Case: \$5,800

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)

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 31,900

Worst Case: \$35,000

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 2019

Comments: Life reset to reflect 2019 completion; cost inflated 3% from previous reserve study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 18,000

Worst Case: \$23,200

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 8,200

Worst Case: \$10,300

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Beach areas

Funded?: Yes.

History: None known

Comments: Remaining useful life extended based on request/assessment by client and cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 18,000

Worst Case: \$23,200

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

Comments: Remaining useful life remains at zero as requested by Association and cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 18,000

Worst Case: \$23,200

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Beach areas

Funded?: Yes.

History: Anticipated in 2019

Comments: Life reset to reflected anticipated 2019 completion; cost inflated 3% from previous study.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 18,000

Worst Case: \$23,200

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 2019

Comments: Life reset to reflected anticipated 2019 completion; cost inflated 3% from previous study.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 18,000

Worst Case: \$23,200

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Beach areas

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 18,000

Worst Case: \$23,200

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Beach areas

Funded?: Yes.

History:

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 18,000

Worst Case: \$23,200

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Ballfield area near well #4

Funded?: Yes.

History: 2011

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 16,900

Worst Case: \$18,000

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)

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 10 years

Best Case: \$ 16,900

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Longmire recreation area

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study. Possibility that this cabana will not be replaced - adjust this condition when more information is available.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 16,900

Worst Case: \$18,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 16,900

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Otter beach recreation area

Funded?: Yes.

History: 2009

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 16,900

Worst Case: \$18,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 16,900

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Reichel recreation area

Funded?: Yes.

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 22,600

Worst Case: \$29,300

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 16,900

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Vine Lane recreation area

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost adjusted based on information from client.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 14,900

Worst Case: \$18,900

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 16,900

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Below upper spillway

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study. Our Association contacts mention that due to current regulations, these docks may not be allowed to be replaced in these same areas; have evaluated and adjust this component when new information is available.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 25,000

Worst Case: \$27,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Above upper spillway

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study. Our Association contacts mention that due to current regulations, these docks may not be allowed to be replaced in these same areas; have evaluated and adjust this component when new information is available.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 25,000

Worst Case: \$27,500

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study. Our Association contacts mention that due to current regulations, these docks may not be allowed to be replaced in these same areas; have evaluated and adjust this component when new information is available.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 25,000

Worst Case: \$27,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study. Our Association contacts mention that due to current regulations, these docks may not be allowed to be replaced in these same areas; have evaluated and adjust this component when new information is available.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 25,000

Worst Case: \$27,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 22,600

Worst Case: \$24,700

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 23,500

Worst Case: \$25,800

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

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

Location: Horseshoe Lake - Left

Funded?: Yes.

History: 2004

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 21,400

Worst Case: \$23,600

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 23,600

Worst Case: \$27,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Longmire recreation area - fishing and swim dock

Funded?: Yes.

History: 1999 major work

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 41,600

Worst Case: \$43,900

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 27,000

Worst Case: \$29,300

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?: No. Anticipated to be removed in 2019 and not replaced

History: Anticipated dock will be removed in 2019 and not replaced, ramp installed 2005, rest of dock possibly original to 1970

Comments: Anticipated dock will be removed in 2019 and not replaced so funding removed from this 2020 study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 137 Dock - Otter (swim)**Quantity: (1) EZ swim dock**

Location: Otter beach recreation area

Funded?: Yes.

History: Anticipated in 2019, previous to this in 1999

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 8,300

Worst Case: \$10,900

Lower allowance to replace

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 139 Dock - Reichel (swim)**Quantity: (1) EZ swim dock**

Location: Reichel recreation area

Funded?: Yes.

History: 2001

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 8,300

Worst Case: \$10,900

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 27,000

Worst Case: \$30,400

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 & 2010

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 38,300

Worst Case: \$41,600

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: Life reset to reflect anticipated 2019 project, otherwise varies, majority assumed mid 1970's

Comments: Life reset to reflected anticipated 2019 completion; cost inflated 3% from previous study.

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 9,900

Worst Case: \$11,900

Lower allowance

Higher allowance

Cost Source: Allowance

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)

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 18,000

Worst Case: \$20,300

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 11,300

Worst Case: \$14,400

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 7,900

Worst Case: \$9,000

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: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 20,600

Worst Case: \$25,800

Lower allowance

Higher allowance

Cost Source: Association Budget

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

Location: Common area Division 8

Funded?: Yes.

History: 2007

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 15,800

Worst Case: \$18,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 15,800

Worst Case: \$18,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 15,800

Worst Case: \$18,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 7,900

Worst Case: \$9,000

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

Comments: Not funded - no changes from previous reserve study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Throughout common areas

Funded?: Yes.

History: Varies

Comments: Remaining useful life accelerated based on information from our contact; cost inflated 3% from 2019 study.

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 5,700

Worst Case: \$6,700

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 0 years

Remaining Life: 4 years

Best Case: \$ 9,000

Worst Case: \$9,400

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

Comments: Not funded - no changes from previous reserve study.

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 21 years

Best Case: \$ 12,900

Worst Case: \$18,000

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: Anticipated in 2019, last seal/stripe around 2010, some repairs in 2004

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 39 years

Best Case: \$ 46,400

Worst Case: \$56,700

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

Comments: Life remains at zero as not completed in 2019; cost inflated 3% from 2019 reserve study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$9,300

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 7 years

Best Case: \$ 46,400

Worst Case: \$51,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 7 years

Best Case: \$ 30,900

Worst Case: \$41,200

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

Comments: Not funded - no changes from previous reserve study.

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 26,500

Worst Case: \$30,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 19,100

Worst Case: \$24,200

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 17,500

Worst Case: \$22,700

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: Planned for 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 14,400

Worst Case: \$19,600

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 20,600

Worst Case: \$25,800

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 26,800

Worst Case: \$31,900

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 15,500

Worst Case: \$25,800

Lower allowance

Higher allowance

Cost Source: Allowance

Comp #: 194 RV Dump/Septic - Replace**Quantity: Disposal system**

Location: Community

Funded?: Yes.

History: Replaced and relocated in 2018

Comments: This component added to the 2019 reserve study as the existing RV dump/septic system failed and replacement required relocating of the system.

Useful Life: 50 years

Remaining Life: 48 years

Best Case: \$ 25,000

Worst Case: \$35,000

Lower allowance

Higher allowance

Cost Source: Client Cost History

Roads

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

Location: Association roads throughout community

Funded?: Yes.

History: See comments

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 15,500

Worst Case: \$25,800

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 247,000

Worst Case: \$281,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 192,000

Worst Case: \$214,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 192,000

Worst Case: \$214,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 247,000

Worst Case: \$281,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 239,000

Worst Case: \$262,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Divisions I, II & III

Funded?: Yes.

History: Unknown

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 239,000

Worst Case: \$262,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 281,000

Worst Case: \$315,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 135,000

Worst Case: \$158,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 30 years

Best Case: \$ 349,000

Worst Case: \$393,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 30 years

Best Case: \$ 349,000

Worst Case: \$393,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 30 years

Best Case: \$ 630,000

Worst Case: \$709,000

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Primary reason our contacts requested extension is to complete the Well #5 project and accumulate funds towards this project.

Useful Life: 30 years

Remaining Life: 30 years

Best Case: \$ 630,000

Worst Case: \$709,000

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 2018 and previous to this in 2002

Comments: This area resurfaced in 2018. Life reset to reflect 2018 project; cost inflated 3% from 2019 reserve study. This area is built on a marsh and has a lower useful life than other roadways in the community.

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 247,000

Worst Case: \$281,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 212 Roads replaced in 2009**Quantity: 1.53 miles**

Location:

Funded?: Yes.

History: Replaced in 2009

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 427,000

Worst Case: \$484,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 5,200

Worst Case: \$10,300

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 19,200

Worst Case: \$31,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 31,500

Worst Case: \$43,900

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 18,000

Worst Case: \$23,200

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 23,200

Worst Case: \$28,300

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: Electrical work anticipated in 2019, 1997 repair \$37,620, 1998 \$17,280 2009 \$4,964 (stalls)

Comments: Life reset as information provided to us by client reflects electrical work anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 5,200

Worst Case: \$7,600

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 37 years

Best Case: \$ 31,500

Worst Case: \$38,300

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 5,200

Worst Case: \$7,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 223 Pool - Blanket Reel

Quantity: (1) blanket reel

Location: Pool deck

Funded?: No.

History: Unknown

Comments: Not funded - no changes from previous reserve study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 224 Pool - Deck Resurface Concrete

Quantity: ~ 5,000 GSF

Location: Surrounding pool and spa

Funded?: Yes.

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 12 years

Remaining Life: 3 years

Best Case: \$ 46,400

Worst Case: \$56,700

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 18 years

Remaining Life: 1 years

Best Case: \$ 13,500

Worst Case: \$16,900

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 in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 20,600

Worst Case: \$25,800

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 6 years

Best Case: \$ 6,700

Worst Case: \$9,800

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 37 years

Best Case: \$ 6,700

Worst Case: \$9,800

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 12,400

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: Pool / spa equipment room

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 12,900

Worst Case: \$18,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 4,100

Worst Case: \$6,200

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 5,200

Worst Case: \$10,300

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 5,200

Worst Case: \$7,200

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 15,500

Worst Case: \$19,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 51,500

Worst Case: \$77,300

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 35 years

Best Case: \$ 28,300

Worst Case: \$33,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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)

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 8,200

Worst Case: \$12,400

Lower allowance

Higher allowance

Cost Source: Allowance

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

Location: Pool / spa equipment room

Funded?: Yes.

History: 2016 pump project

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 5 years

Best Case: \$ 3,600

Lower allowance

Cost Source: Allowance

Quantity: Assorted pumps, valves

Remaining Life: 1 years

Worst Case: \$4,600

Higher allowance

Security

Comp #: 290 Security Cameras**Quantity: ~(16) cameras**

Location: Scattered common area locations

Funded?: Yes.

History: Anticipated in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 2 years

Remaining Life: 1 years

Best Case: \$ 4,600

Worst Case: \$6,700

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: Replaced in 2018

Comments: Life reset to reflect 2018 completion; cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 25,800

Worst Case: \$30,900

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Entry / exit points in community

Funded?: Yes.

History: Replaced in 2018

Comments: Life reset to reflect 2018 completion; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 12,900

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Front gate area, msic.

Funded?: No.

History: Last in 2008

Comments: Not funded - no changes from 2019 study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Office area

Funded?: Yes.

History: Purchased in 2018

Comments: Added to the 2019 reserve study as new purchased in 2018.

Useful Life: 7 years

Remaining Life: 5 years

Best Case: \$ 6,000

Worst Case: \$8,000

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 295 Security - Replace Computer Equip**Quantity: (1) computer system**

Location: Office area

Funded?: No.

History: Unknown

Comments: Not funded - no changes from previous reserve study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Entrance / exit areas into community

Funded?: Yes.

History: Replaced in 2018

Comments: Life reset to reflect 2018 replacement; cost inflated 3% from previous reserve study.

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 5,700

Worst Case: \$6,800

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflated

Comp #: 297 Security - Spikes**Quantity: Security spikes**

Location: Entrance / exit locations in community

Funded?: Yes.

History: Replaced in 2018

Comments: Life reset to reflect 2018 replacement; cost inflated 3% from previous reserve study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 7,000

Worst Case: \$8,200

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 6,300

Worst Case: \$7,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 10,300

Worst Case: \$15,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 17,500

Worst Case: \$22,700

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 7,700

Worst Case: \$10,800

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 50 years

Remaining Life: 43 years

Best Case: \$ 90,000

Worst Case: \$112,000

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

Comments: Not funded - no changes from previous reserve study.

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)

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 82,400

Worst Case: \$103,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 18,000

Worst Case: \$23,200

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

Comments: Not funded - no changes from previous reserve study.

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

Comments: Not funded - no changes from previous reserve study.

Useful Life:

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

Comments: Not funded - no changes from previous reserve study.

Useful Life:

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 50,700

Worst Case: \$57,400

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: Replaced in 2018, previous to this in 2006

Comments: Life reset to reflect 2018 replacement; cost inflated 3% from 2019 reserve study.

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 3,100

Worst Case: \$4,100

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 25,000

Worst Case: \$30,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 25,900

Worst Case: \$31,500

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 20,600

Worst Case: \$25,800

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 20,600

Worst Case: \$25,800

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

Comments: Not funded - no changes from previous reserve study.

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: Anticipated in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 8,200

Worst Case: \$9,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 8,200

Worst Case: \$9,500

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: Anticipated in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 7,000

Worst Case: \$8,200

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 7,000

Worst Case: \$8,200

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

Comments: Remaining useful life extended based on request/assessment by our contacts; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 20,600

Worst Case: \$25,800

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: Anticipated in 2019, previous 2007 \$32,640

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 12 years

Remaining Life: 11 years

Best Case: \$ 46,400

Worst Case: \$51,500

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 46,100

Worst Case: \$48,400

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: Anticipated in 2019

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 30,400

Worst Case: \$32,700

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 21,600

Worst Case: \$25,800

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 25,900

Worst Case: \$28,100

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,200

Worst Case: \$6,400

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Quantity: (1) Graco HD 200C

Location: Maintenance yard

Funded?: Yes.

History: Purchased about 2015

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 6,800

Worst Case: \$7,400

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

Comments: Not funded - no changes from previous reserve study.

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

Comments: Not funded - no changes from previous reserve study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Comments: Not funded - no changes from previous reserve study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Office building interior

Funded?: Yes.

History: Completed in 2018

Comments: Life reset to reflect 2018 replacement; cost inflated 3% from 2019 reserve study.

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 5,800

Worst Case: \$7,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 5,800

Worst Case: \$7,000

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 38,300

Worst Case: \$50,700

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

Comments: Remaining useful life deducted one year and cost inflated 3% from 2019 study.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 7,300

Worst Case: \$10,200

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: Anticipated in 2019, hard drive reconfigured 2015

Comments: Life reset as information provided to us by client reflects completion anticipated in 2019; cost inflated 3% from 2019 study.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 14,600

Worst Case: \$15,800

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History