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Update "No-Site-Visit" Reserve Study



**Clearwood
HOA
Yelm, WA**

**Report #: 7223-7
For Period Beginning: January 1, 2021
Expires: December 31, 2021**

Date Prepared: July 24, 2020



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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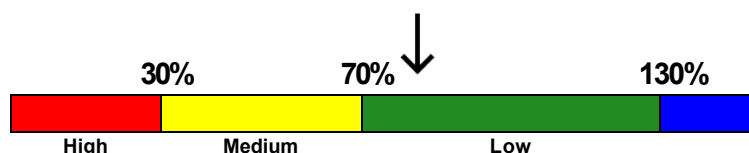
3- Minute Executive Summary

Association: Clearwood HOA **Assoc. #: 7223-7**
Location: Yelm, WA **# of Units: 1,355**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Starting Reserve Balance	\$2,632,591
Current Fully Funded Reserve Balance	\$3,194,928
Percent Funded	82.4 %
Average Reserve (Deficit) or Surplus Per Unit	(\$415)
Recommended 2021 100% Annual "Full Funding" Contributions	\$444,820
Recommended 2021 70% Annual "Threshold Funding" Contributions	\$381,000
2021 "Alternate / Baseline Funding" minimum to keep Reserves above \$0	\$311,500
Most Recent Budgeted Contribution Rate	\$33,875

Reserves % Funded: 82.4%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves1.00 %
 Annual Inflation Rate3.00 %

• This is a Update "No-Site-Visit" Reserve Study, meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by a credentialed Reserve Specialist (RS™).

• **Starting balance estimate here was provided by Association. We are relying on this number for the recommendations within this report. If these figures differ, this can affect the results of this report. Note there was an additional estimated \$201,704 for anticipated repayment of reserve loan.

• Your Reserve Fund is currently 82.4 % 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	4	\$58,000
100	Spillways, Gates & Weirs - Replace	25	4	\$6,180
102	Bridge - An Engineer Evaluation	30	0	\$30,000
102	Bridge - Arch	10	0	\$13,650
103	Bridge - Blue Lake, Lower Spillway	10	5	\$7,250
104	Bridge - Blue Lake, Upper Spillway	10	3	\$7,250
105	Bridge - Bear Island	10	2	\$4,950
106	Bridge - Brookside	10	8	\$9,650
108	Bridge - Blue Lake, Inlet	10	1	\$4,750
109	Bridge - Longmire	10	4	\$34,500
111	Bridge - Rampart	10	1	\$21,200
112	Bridge - Reichel	10	1	\$9,550
114	Beach Bulkheads Longmire	15	2	\$21,200
114	Beach Bulkheads Madrona	15	2	\$21,200
114	Beach Bulkheads Otter	15	14	\$21,200
114	Beach Bulkheads Reichel	15	0	\$21,200
114	Beach Bulkheads Sunset	15	0	\$21,200
114	Beach Bulkheads Windy	15	3	\$21,200
114	Bulkheads - An Engineer Evaluation	30	0	\$30,000
115	Cabana - Division 7	25	15	\$17,950
117	Cabana - Hi Lo	25	9	\$17,950
118	Cabana - Longmire	25	0	\$17,950
119	Cabana - Madrona	25	17	\$17,950
120	Cabana - Otter Beach	25	13	\$17,950
122	Cabana - Pool	25	11	\$17,950
123	Cabana - Reichel	25	15	\$26,750
124	Cabana - Sunset	25	7	\$17,950
125	Cabana - Vine Lane	25	3	\$17,400
126	Cabana - Windy	25	8	\$17,950
127	Cabana - Harrington Park (Well 4)	25	5	\$17,950
130	Dock - Blue Lk Fishing (1 of 4)	30	4	\$27,050
130	Dock - Blue Lk Fishing (2 of 4)	30	3	\$27,050
130	Dock - Blue Lk Fishing (3 of 4)	30	5	\$27,050
130	Dock - Blue Lk Fishing (4 of 4)	30	2	\$27,050
130	Dock - Clear Lake	30	24	\$24,350
131	Dock - Horseshoe (a - right)	30	0	\$25,400
132	Dock - Horseshoe (b - left)	30	13	\$23,150
133	Dock - Horseshoe (c - rear)	30	22	\$26,050
134	Dock - Longmire (fish, swim)	30	5	\$44,000
135	Dock - Madrona (fish, swim)	30	14	\$29,000
137	Dock - Otter (swim)	30	28	\$9,875
139	Dock - Reichel (swim)	30	10	\$9,900
140	Dock - Sunset (fish, swim)	30	15	\$29,550
141	Dock - Windy (fish, swim)	30	19	\$41,100
145	Fence - Chain Link	3	1	\$11,250

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
146	Fence - Front and Back Gates	20	7	\$19,700
148	Fence - Office	20	12	\$13,200
150	Restroom - Division 7	20	4	\$8,700
151	Restroom - Blue Water	20	15	\$8,700
152	Restroom - Loop	20	1	\$23,900
153	Restroom - Rampart	20	6	\$8,700
154	Restroom - Hi-Lo	20	6	\$8,700
155	Restrooms - Longmire	20	10	\$17,400
156	Restroom - Madrona	20	10	\$8,700
157	Restroom - Otter Beach	20	8	\$17,400
158	Restroom - Perimeter	20	5	\$8,700
160	Restroom - Sports Court	20	2	\$8,700
161	Restroom - Reichel	20	13	\$17,400
162	Restroom - Sunset	20	3	\$8,700
163	Restroom - Windy	20	4	\$8,700
164	Restroom - Woodside	20	6	\$8,700
170	Trails - Maintain/Repair	4	0	\$6,400
172	Culverts Blue Hills Drive East	50	2	\$7,500
180	Reichel Beach Sprinkler System	50	0	\$9,500
185	Basketball Court/Equip - Longmire	40	20	\$15,900
185	Tennis - Longmire (replace)	40	0	\$53,100
185	Tennis - Longmire (seal)	10	0	\$8,500
186	Tennis & Bsktbl - Hi Lo (replace)	40	0	\$25,000
187	Tennis - Rampart (replace)	40	0	\$50,000
190	Mailboxes - Replace Big Fir	20	0	\$29,350
190	Mailboxes - Replace Blue Hills Loop	20	1	\$22,300
190	Mailboxes - Replace Blue Lake Court	20	0	\$20,700
190	Mailboxes - Replace Front Gate	20	1	\$17,500
190	Mailboxes - Replace Longmire	20	1	\$23,900
190	Mailboxes - Replace Windy Beach	20	13	\$30,250
192	Boat Ramps - Repair/Replace	30	13	\$21,300
194	RV Dump/Septic - Replace	50	47	\$30,950
Roads				
199	Roads - Local Repairs/Patching	1	0	\$21,300
200	Road Project D-1: Resurface	30	6	\$271,500
201	Road Project D-2: Resurface	30	9	\$209,000
202	Road Project D-3: Resurface	30	12	\$209,000
203	Road Project D-4: Resurface	30	15	\$271,500
204	Road Project D-5a: Resurface	30	18	\$258,000
204	Road Project D-5b: Resurface	30	21	\$258,000
205	Road Project D-6: Resurface	30	24	\$306,500
206	Road Project D-7: Resurface	30	27	\$151,000
207	Road Project 8: Resurface	30	29	\$382,000
208	Road Project 9: Resurface	30	29	\$382,000
209	Road Project 10: Resurface	30	29	\$689,500
210	Road Project 11: Resurface	30	29	\$689,500
211	Roads replaced in 2002	15	12	\$271,500
212	Roads replaced in 2009	30	18	\$469,500
Playgrounds, Parks				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
214	Playground Equip - Vine Lane	20	3	\$8,000
215	Playground Equip - Pool	20	0	\$26,100
216	Playground Equip - Perimeter	20	4	\$38,800
217	Playground Equip - Reichel Beach	20	6	\$21,200
218	Playground Equip - Hi Lo	20	3	\$26,500
Pool				
220	Pool - Bldg Interior Remodel	5	3	\$6,595
221	Pool - Bldg Siding	40	36	\$35,900
222	Pool - Bldg Water Heaters	15	9	\$6,400
224	Pool - Deck Resurface Concrete	12	2	\$53,100
225	Pool - Deck Resurface Wood	18	0	\$15,650
226	Pool - Fence Replacement	20	1	\$23,900
227	Pool - Bldg Roof (front)	40	5	\$8,500
228	Pool - Bldg Roof (rear)	40	36	\$8,500
229	Pool - Heaters	15	9	\$15,950
230	Pool/Spa - Filters	20	2	\$15,900
231	Spa - Heater	20	14	\$5,300
232	Spa - Resurface	8	2	\$8,000
233	Pool - Bldg Exterior Caulk/Paint	8	4	\$6,400
238	Pool - Winter Cover/Blanket	12	2	\$18,050
240	Pools - Replaster	20	14	\$66,300
241	Pool/Spa - Tile & Coping	40	34	\$31,800
242	Pool Plumbing - Repair/Replace	10	4	\$10,650
243	Pool - Pumps / Valves, etc...	5	2	\$4,200
Security				
290	Security Cameras	2	0	\$5,800
291	Security - Card Readers	15	12	\$29,200
292	Security - Gate Operators	10	7	\$15,900
294	Security - Radar Gun	7	4	\$7,200
296	Security - Sally Arm System	12	9	\$6,435
297	Security - Spikes	10	7	\$7,830
Maintenance Building				
300	Maintenance Bldg - Ext Paint	10	0	\$6,850
302	Maintenance Bldg - Ovrhd Bay Doors	20	11	\$13,300
306	Maintenance Bldg - Roof	20	7	\$20,700
308	Maintenance Bldg - Shop Heaters	25	3	\$9,500
309	Maintenance Bldg Carport	50	42	\$103,850
Maintenance Equipment				
310	Maint Equip - Backhoe	20	3	\$95,450
311	Maint Equip - Boom Lift Genie Prtbl	20	1	\$21,200
316	Maint Equip - Bobcat Excavator	15	3	\$55,650
317	Maint Equip - John Deere Mower	12	9	\$3,700
320	Maint Equip - Kubota Tractor	20	0	\$28,350
321	Maint Equip - Fuel Tank & Pumps	40	13	\$29,550
322	Maint Equip - Kubota RTV (old)	12	0	\$23,900
323	Maint Equip - Kubota RTV (newer)	10	2	\$23,900
327	Maint Equip - Sander (old)	10	1	\$9,120
328	Maint Equip - Sander (newer)	10	0	\$9,150
329	Maint Equip - Plow (old)	15	0	\$7,850

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
330	Maint Equip - Plow (new)	15	0	\$7,850
332	Maint Equip - Street Sweeper	10	2	\$23,900
333	Maint Equip - Vac /Sweeper Truck	12	0	\$50,400
338	Maint Equip - Truck 2010 Ford F350	10	0	\$48,700
339	Maint Equip -Truck 1999 Ford F450	10	1	\$32,500
340	Maint Equip - Truck 2008 Ford F150	10	3	\$24,400
342	Maint Equip - Truck 2006 Mazda	10	4	\$27,800
343	Flatbed Trailer for Excavator	10	2	\$6,000
344	Paint Striper	10	4	\$7,300
Office				
360	Office Bldg - Carpet, Paint	12	9	\$6,600
361	Office Bldg - Roof	30	6	\$6,600
362	Office Bldg - Structure	30	6	\$45,800
364	Office - Deck	25	17	\$9,000
365	Office Computer Upgrade	5	0	\$20,500

151 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.

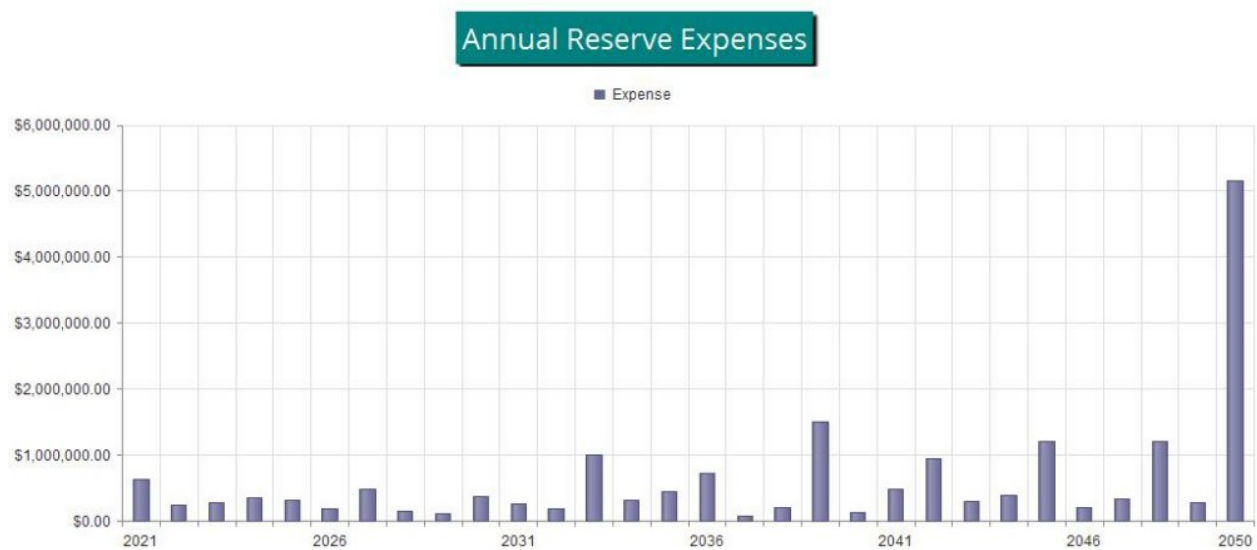


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,632,591 as-of the start of your Fiscal Year on 1/1/2021. As of that date, your Fully Funded Balance is computed to be \$3,194,928 (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 \$444,820 per year this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

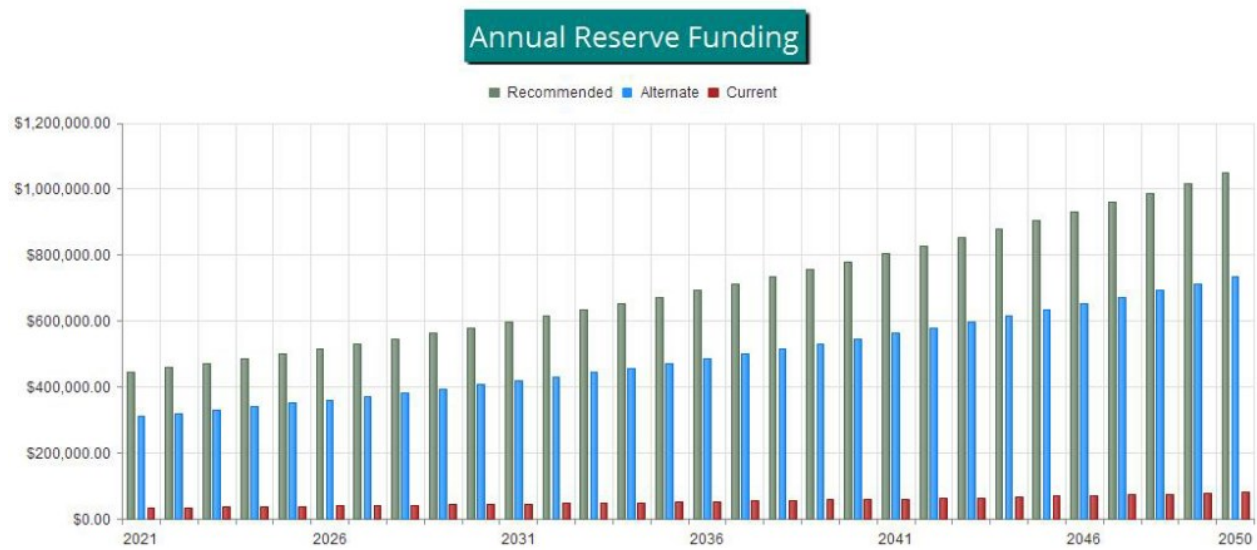


Figure 2

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

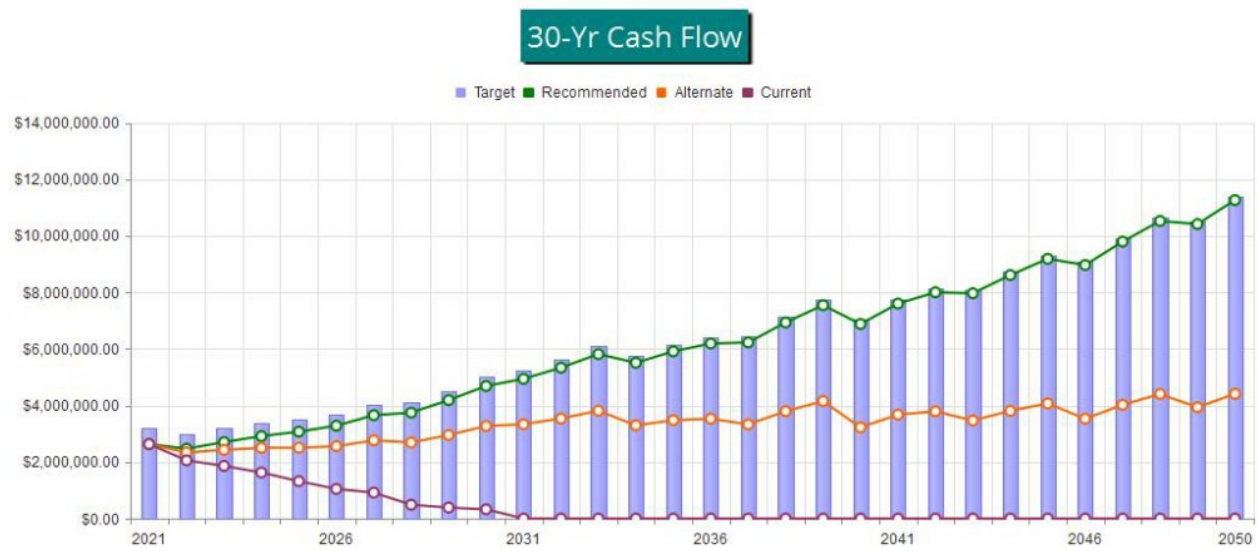


Figure 3

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

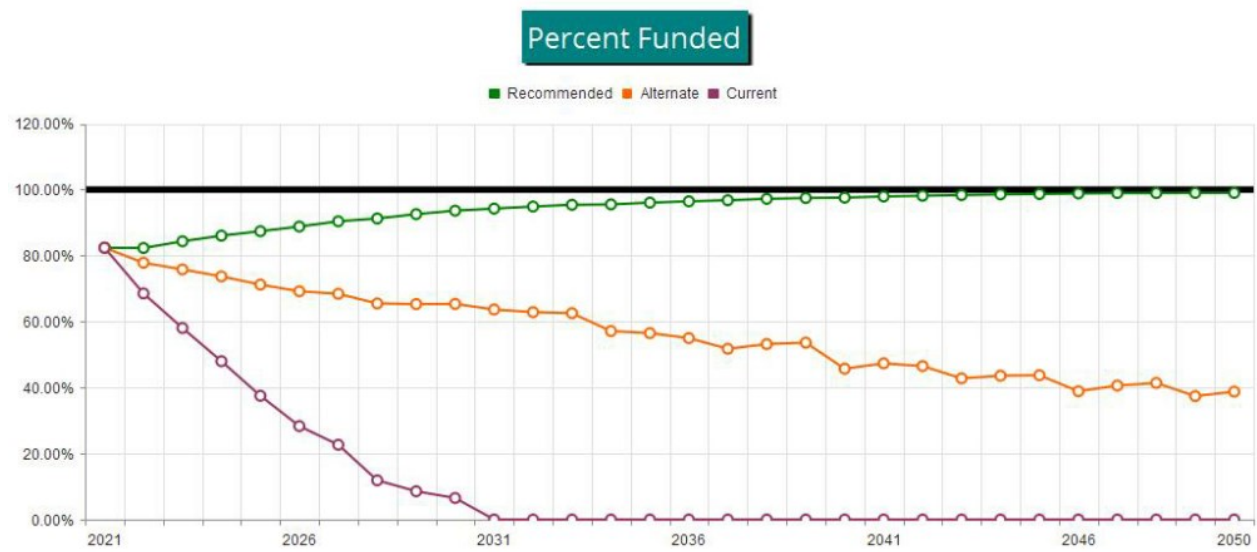


Figure 4

Table Descriptions

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 property 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 property, 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

7223-7
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	4	\$52,200	\$63,800
100	Spillways, Gates & Weirs - Replace	Upper & lower spillways	25	4	\$5,870	\$6,490
102	Bridge - An Engineer Evaluation	Multiple bridges	30	0	\$25,000	\$35,000
102	Bridge - Arch	~ 420 sq ft	10	0	\$11,000	\$16,300
103	Bridge - Blue Lake, Lower Spillway	~ 220 sq ft	10	5	\$5,900	\$8,600
104	Bridge - Blue Lake, Upper Spillway	~ 220 sq ft	10	3	\$5,900	\$8,600
105	Bridge - Bear Island	~ 150 sq ft	10	2	\$3,900	\$6,000
106	Bridge - Brookside	~ 300 sq ft	10	8	\$7,800	\$11,500
108	Bridge - Blue Lake, Inlet	~ 150 sq ft	10	1	\$3,500	\$6,000
109	Bridge - Longmire	~ 650 square feet	10	4	\$32,900	\$36,100
111	Bridge - Rampart	~ 400 square feet	10	1	\$18,500	\$23,900
112	Bridge - Reichel	~ 180 square feet	10	1	\$8,500	\$10,600
114	Beach Bulkheads Longmire	~100 LF	15	2	\$18,500	\$23,900
114	Beach Bulkheads Madrona	~250 LF	15	2	\$18,500	\$23,900
114	Beach Bulkheads Otter	~40 LF	15	14	\$18,500	\$23,900
114	Beach Bulkheads Reichel	~160 LF	15	0	\$18,500	\$23,900
114	Beach Bulkheads Sunset	~100 LF	15	0	\$18,500	\$23,900
114	Beach Bulkheads Windy	~50 LF	15	3	\$18,500	\$23,900
114	Bulkheads - An Engineer Evaluation	Multiple bridges	30	0	\$25,000	\$35,000
115	Cabana - Division 7	~ 720 square feet	25	15	\$17,400	\$18,500
117	Cabana - Hi Lo	(3) picnic pods	25	9	\$17,400	\$18,500
118	Cabana - Longmire	(3) picnic pods	25	0	\$17,400	\$18,500
119	Cabana - Madrona	~ 720 square feet	25	17	\$17,400	\$18,500
120	Cabana - Otter Beach	~ 500 sq ft	25	13	\$17,400	\$18,500
122	Cabana - Pool	(3) picnic pods	25	11	\$17,400	\$18,500
123	Cabana - Reichel	~ 1,100 sq ft	25	15	\$23,300	\$30,200
124	Cabana - Sunset	(3) picnic pods	25	7	\$17,400	\$18,500
125	Cabana - Vine Lane	(3) picnic pods	25	3	\$15,300	\$19,500
126	Cabana - Windy	(3) picnic pods	25	8	\$17,400	\$18,500
127	Cabana - Harrington Park (Well 4)	Picnic pods	25	5	\$17,400	\$18,500
130	Dock - Blue Lk Fishing (1 of 4)	Below upper spillway	30	4	\$25,800	\$28,300
130	Dock - Blue Lk Fishing (2 of 4)	Above upper spillway	30	3	\$25,800	\$28,300
130	Dock - Blue Lk Fishing (3 of 4)	Above lower spillway	30	5	\$25,800	\$28,300
130	Dock - Blue Lk Fishing (4 of 4)	Blw lwr sp not in Clear L	30	2	\$25,800	\$28,300
130	Dock - Clear Lake	(1) near Blue Lk Outflow	30	24	\$23,300	\$25,400
131	Dock - Horseshoe (a - right)	(1) wood, fixed pier	30	0	\$24,200	\$26,600
132	Dock - Horseshoe (b - left)	(1) floating EZ dock	30	13	\$22,000	\$24,300
133	Dock - Horseshoe (c - rear)	(1) fishing dock	30	22	\$24,300	\$27,800
134	Dock - Longmire (fish, swim)	~ 750 sq ft	30	5	\$42,800	\$45,200
135	Dock - Madrona (fish, swim)	~ 500 sq ft	30	14	\$27,800	\$30,200
137	Dock - Otter (swim)	(1) EZ swim dock	30	28	\$8,550	\$11,200
139	Dock - Reichel (swim)	(1) EZ swim dock	30	10	\$8,600	\$11,200
140	Dock - Sunset (fish, swim)	~ 500 square feet	30	15	\$27,800	\$31,300
141	Dock - Windy (fish, swim)	(1) fish (1) swim	30	19	\$39,400	\$42,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
145	Fence - Chain Link	~ 5 miles	3	1	\$10,200	\$12,300
146	Fence - Front and Back Gates	(3) steel / wood gates	20	7	\$18,500	\$20,900
148	Fence - Office	~ 500 LF, wood board	20	12	\$11,600	\$14,800
150	Restroom - Division 7	(1) restroom	20	4	\$8,100	\$9,300
151	Restroom - Blue Water	(1) restroom	20	15	\$8,100	\$9,300
152	Restroom - Loop	(1) restroom	20	1	\$21,200	\$26,600
153	Restroom - Rampart	(1) restroom	20	6	\$8,100	\$9,300
154	Restroom - Hi-Lo	(1) restroom	20	6	\$8,100	\$9,300
155	Restrooms - Longmire	(4) restrooms	20	10	\$16,300	\$18,500
156	Restroom - Madrona	(2) restrooms	20	10	\$8,100	\$9,300
157	Restroom - Otter Beach	(1) large restroom	20	8	\$16,300	\$18,500
158	Restroom - Perimeter	(1) restroom	20	5	\$8,100	\$9,300
160	Restroom - Sports Court	(1) restroom	20	2	\$8,100	\$9,300
161	Restroom - Reichel	(4) restrooms	20	13	\$16,300	\$18,500
162	Restroom - Sunset	(2) restrooms	20	3	\$8,100	\$9,300
163	Restroom - Windy	(1) restroom	20	4	\$8,100	\$9,300
164	Restroom - Woodside	(1) restroom	20	6	\$8,100	\$9,300
170	Trails - Maintain/Repair	~ 14 miles soft trails	4	0	\$5,900	\$6,900
172	Culverts Blue Hills Drive East	Culverts	50	2	\$5,000	\$10,000
180	Reichel Beach Sprinkler System	Proposed upgrade	50	0	\$9,300	\$9,700
185	Basketball Court/Equip - Longmire	Half crt asphalt, fnc, hp	40	20	\$13,300	\$18,500
185	Tennis - Longmire (replace)	(1) court asphalt, ~7,200	40	0	\$47,800	\$58,400
185	Tennis - Longmire (seal)	(1) std tennis court	10	0	\$7,400	\$9,600
186	Tennis & Bsktbl - Hi Lo (replace)	(1) std court, + bsktbl	40	0	\$20,000	\$30,000
187	Tennis - Rampart (replace)	(1) std court	40	0	\$45,000	\$55,000
190	Mailboxes - Replace Big Fir	~ 296 boxes, ~(19) stands	20	0	\$27,300	\$31,400
190	Mailboxes - Replace Blue Hills Loop	~ 224 boxes, (14) stands	20	1	\$19,700	\$24,900
190	Mailboxes - Replace Blue Lake Court	~ 204 boxes, (13) stands	20	0	\$18,000	\$23,400
190	Mailboxes - Replace Front Gate	~ 176 boxes, (11) stands	20	1	\$14,800	\$20,200
190	Mailboxes - Replace Longmire	~ 192 boxes, (12) stands	20	1	\$21,200	\$26,600
190	Mailboxes - Replace Windy Beach	(19) stands	20	13	\$27,600	\$32,900
192	Boat Ramps - Repair/Replace	(5) asphalt, concrete	30	13	\$16,000	\$26,600
194	RV Dump/Septic - Replace	Disposal system	50	47	\$25,800	\$36,100
Roads						
199	Roads - Local Repairs/Patching	Annual allowance	1	0	\$16,000	\$26,600
200	Road Project D-1: Resurface	~ 0.9 miles	30	6	\$254,000	\$289,000
201	Road Project D-2: Resurface	~ 0.7 miles	30	9	\$198,000	\$220,000
202	Road Project D-3: Resurface	~ 0.7 miles	30	12	\$198,000	\$220,000
203	Road Project D-4: Resurface	~ 0.9 miles	30	15	\$254,000	\$289,000
204	Road Project D-5a: Resurface	~ .85 miles	30	18	\$246,000	\$270,000
204	Road Project D-5b: Resurface	~ .85 miles	30	21	\$246,000	\$270,000
205	Road Project D-6: Resurface	~ 1.0 miles	30	24	\$289,000	\$324,000
206	Road Project D-7: Resurface	.5 miles	30	27	\$139,000	\$163,000
207	Road Project 8: Resurface	~ 1.25 miles	30	29	\$359,000	\$405,000
208	Road Project 9: Resurface	~ 1.25 miles	30	29	\$359,000	\$405,000
209	Road Project 10: Resurface	~ 2.25 miles	30	29	\$649,000	\$730,000
210	Road Project 11: Resurface	~ 2.25 miles	30	29	\$649,000	\$730,000
211	Roads replaced in 2002	0.9 miles	15	12	\$254,000	\$289,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
212	Roads replaced in 2009	1.53 miles	30	18	\$440,000	\$499,000
Playgrounds, Parks						
214	Playground Equip - Vine Lane	(1) playset	20	3	\$5,400	\$10,600
215	Playground Equip - Pool	Slide, misc. equipment	20	0	\$19,800	\$32,400
216	Playground Equip - Perimeter	Assorted play equipment	20	4	\$32,400	\$45,200
217	Playground Equip - Reichel Beach	Assorted play equipment	20	6	\$18,500	\$23,900
218	Playground Equip - Hi Lo	Assorted play equipment	20	3	\$23,900	\$29,100
Pool						
220	Pool - Bldg Interior Remodel	Interior of pool bldg	5	3	\$5,360	\$7,830
221	Pool - Bldg Siding	~2,500 GSF, fiber-cement	40	36	\$32,400	\$39,400
222	Pool - Bldg Water Heaters	(2) Rinnai tankless	15	9	\$5,400	\$7,400
224	Pool - Deck Resurface Concrete	~ 5,000 GSF	12	2	\$47,800	\$58,400
225	Pool - Deck Resurface Wood	~ 540 Sq Ft	18	0	\$13,900	\$17,400
226	Pool - Fence Replacement	~ 260 LF, wood boards	20	1	\$21,200	\$26,600
227	Pool - Bldg Roof (front)	~ 1,600 GSF	40	5	\$6,900	\$10,100
228	Pool - Bldg Roof (rear)	~ 1,600 GSF	40	36	\$6,900	\$10,100
229	Pool - Heaters	(3) Master Temp 400	15	9	\$12,800	\$19,100
230	Pool/Spa - Filters	(4) DE filters	20	2	\$13,300	\$18,500
231	Spa - Heater	(1) Master Temp 400	20	14	\$4,200	\$6,400
232	Spa - Resurface	~10' width	8	2	\$5,400	\$10,600
233	Pool - Bldg Exterior Caulk/Paint	~ 2,500 GSF	8	4	\$5,400	\$7,400
238	Pool - Winter Cover/Blanket	(1) winter safety mesh	12	2	\$16,000	\$20,100
240	Pools - Replaster	~ 2,700 sq ft	20	14	\$53,000	\$79,600
241	Pool/Spa - Tile & Coping	~ 230 linear feet	40	34	\$29,100	\$34,500
242	Pool Plumbing - Repair/Replace	Assorted plumbing	10	4	\$8,500	\$12,800
243	Pool - Pumps / Valves, etc...	Assorted pumps, valves	5	2	\$3,700	\$4,700
Security						
290	Security Cameras	~(16) cameras	2	0	\$4,700	\$6,900
291	Security - Card Readers	(2) card reader systems	15	12	\$26,600	\$31,800
292	Security - Gate Operators	(4) Elite swing arm	10	7	\$13,300	\$18,500
294	Security - Radar Gun	(1) radar gun	7	4	\$6,200	\$8,200
296	Security - Sally Arm System	Sally arms	12	9	\$5,870	\$7,000
297	Security - Spikes	Security spikes	10	7	\$7,210	\$8,450
Maintenance Building						
300	Maintenance Bldg - Ext Paint	~ 3,000 GSF	10	0	\$6,500	\$7,200
302	Maintenance Bldg - Ovrhd Bay Doors	(5) metal doors	20	11	\$10,600	\$16,000
306	Maintenance Bldg - Roof	~ 3,900 SF, comp. shingle	20	7	\$18,000	\$23,400
308	Maintenance Bldg - Shop Heaters	(3) Reznor shop heaters	25	3	\$7,900	\$11,100
309	Maintenance Bldg Carport	(1) Carport	50	42	\$92,700	\$115,000
Maintenance Equipment						
310	Maint Equip - Backhoe	(1) backhoe / loader	20	3	\$84,900	\$106,000
311	Maint Equip - Boom Lift Genie Prtbl	(1) boom lift	20	1	\$18,500	\$23,900
316	Maint Equip - Bobcat Excavator	(1) Bobcat excavator	15	3	\$52,200	\$59,100
317	Maint Equip - John Deere Mower	(1) John Deere mower	12	9	\$3,200	\$4,200
320	Maint Equip - Kubota Tractor	(1) Kubota tractor	20	0	\$25,800	\$30,900
321	Maint Equip - Fuel Tank & Pumps	Fuel tanks & pumps	40	13	\$26,700	\$32,400
322	Maint Equip - Kubota RTV (old)	(1) Kubota 900	12	0	\$21,200	\$26,600
323	Maint Equip - Kubota RTV (newer)	(1) Kubota RTV	10	2	\$21,200	\$26,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
327	Maint Equip - Sander (old)	(1) sander for F450	10	1	\$8,450	\$9,790
328	Maint Equip - Sander (newer)	(1) sander for F350	10	0	\$8,500	\$9,800
329	Maint Equip - Plow (old)	(1) plow F450	15	0	\$7,200	\$8,500
330	Maint Equip - Plow (new)	(1) plow for F350	15	0	\$7,200	\$8,500
332	Maint Equip - Street Sweeper	(1) Broce sweeper	10	2	\$21,200	\$26,600
333	Maint Equip - Vac /Sweeper Truck	(1) Vac truck	12	0	\$47,800	\$53,000
338	Maint Equip - Truck 2010 Ford F350	(1) Ford F350	10	0	\$47,500	\$49,900
339	Maint Equip -Truck 1999 Ford F450	(1) F450	10	1	\$31,300	\$33,700
340	Maint Equip - Truck 2008 Ford F150	(1) Ford truck	10	3	\$22,200	\$26,600
342	Maint Equip - Truck 2006 Mazda	(1) Mazda Truck	10	4	\$26,700	\$28,900
343	Flatbed Trailer for Excavator	(1) trailer	10	2	\$5,400	\$6,600
344	Paint Striper	(1) Graco HD 200C	10	4	\$7,000	\$7,600
Office						
360	Office Bldg - Carpet, Paint	100 sq yds / 2,000 Sq Ft	12	9	\$6,000	\$7,200
361	Office Bldg - Roof	~ 1,225 SF, comp. shingle	30	6	\$6,000	\$7,200
362	Office Bldg - Structure	~ 1,225 square feet	30	6	\$39,400	\$52,200
364	Office - Deck	~ 230 SF, wood decking	25	17	\$7,500	\$10,500
365	Office Computer Upgrade	Central IT System, Server	5	0	\$17,500	\$23,500
151	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Community Property								
100	Spillways, Concrete - Repr/Replace	\$58,000	X	36	/	40	=	\$52,200
100	Spillways, Gates & Weirs - Replace	\$6,180	X	21	/	25	=	\$5,191
102	Bridge - An Engineer Evaluation	\$30,000	X	30	/	30	=	\$30,000
102	Bridge - Arch	\$13,650	X	10	/	10	=	\$13,650
103	Bridge - Blue Lake, Lower Spillway	\$7,250	X	5	/	10	=	\$3,625
104	Bridge - Blue Lake, Upper Spillway	\$7,250	X	7	/	10	=	\$5,075
105	Bridge - Bear Island	\$4,950	X	8	/	10	=	\$3,960
106	Bridge - Brookside	\$9,650	X	2	/	10	=	\$1,930
108	Bridge - Blue Lake, Inlet	\$4,750	X	9	/	10	=	\$4,275
109	Bridge - Longmire	\$34,500	X	6	/	10	=	\$20,700
111	Bridge - Rampart	\$21,200	X	9	/	10	=	\$19,080
112	Bridge - Reichel	\$9,550	X	9	/	10	=	\$8,595
114	Beach Bulkheads Longmire	\$21,200	X	13	/	15	=	\$18,373
114	Beach Bulkheads Madrona	\$21,200	X	13	/	15	=	\$18,373
114	Beach Bulkheads Otter	\$21,200	X	1	/	15	=	\$1,413
114	Beach Bulkheads Reichel	\$21,200	X	15	/	15	=	\$21,200
114	Beach Bulkheads Sunset	\$21,200	X	15	/	15	=	\$21,200
114	Beach Bulkheads Windy	\$21,200	X	12	/	15	=	\$16,960
114	Bulkheads - An Engineer Evaluation	\$30,000	X	30	/	30	=	\$30,000
115	Cabana - Division 7	\$17,950	X	10	/	25	=	\$7,180
117	Cabana - Hi Lo	\$17,950	X	16	/	25	=	\$11,488
118	Cabana - Longmire	\$17,950	X	25	/	25	=	\$17,950
119	Cabana - Madrona	\$17,950	X	8	/	25	=	\$5,744
120	Cabana - Otter Beach	\$17,950	X	12	/	25	=	\$8,616
122	Cabana - Pool	\$17,950	X	14	/	25	=	\$10,052
123	Cabana - Reichel	\$26,750	X	10	/	25	=	\$10,700
124	Cabana - Sunset	\$17,950	X	18	/	25	=	\$12,924
125	Cabana - Vine Lane	\$17,400	X	22	/	25	=	\$15,312
126	Cabana - Windy	\$17,950	X	17	/	25	=	\$12,206
127	Cabana - Harrington Park (Well 4)	\$17,950	X	20	/	25	=	\$14,360
130	Dock - Blue Lk Fishing (1 of 4)	\$27,050	X	26	/	30	=	\$23,443
130	Dock - Blue Lk Fishing (2 of 4)	\$27,050	X	27	/	30	=	\$24,345
130	Dock - Blue Lk Fishing (3 of 4)	\$27,050	X	25	/	30	=	\$22,542
130	Dock - Blue Lk Fishing (4 of 4)	\$27,050	X	28	/	30	=	\$25,247
130	Dock - Clear Lake	\$24,350	X	6	/	30	=	\$4,870
131	Dock - Horseshoe (a - right)	\$25,400	X	30	/	30	=	\$25,400
132	Dock - Horseshoe (b - left)	\$23,150	X	17	/	30	=	\$13,118
133	Dock - Horseshoe (c - rear)	\$26,050	X	8	/	30	=	\$6,947
134	Dock - Longmire (fish, swim)	\$44,000	X	25	/	30	=	\$36,667
135	Dock - Madrona (fish, swim)	\$29,000	X	16	/	30	=	\$15,467
137	Dock - Otter (swim)	\$9,875	X	2	/	30	=	\$658
139	Dock - Reichel (swim)	\$9,900	X	20	/	30	=	\$6,600
140	Dock - Sunset (fish, swim)	\$29,550	X	15	/	30	=	\$14,775
141	Dock - Windy (fish, swim)	\$41,100	X	11	/	30	=	\$15,070
145	Fence - Chain Link	\$11,250	X	2	/	3	=	\$7,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
146	Fence - Front and Back Gates	\$19,700	X	13	/	20	=	\$12,805
148	Fence - Office	\$13,200	X	8	/	20	=	\$5,280
150	Restroom - Division 7	\$8,700	X	16	/	20	=	\$6,960
151	Restroom - Blue Water	\$8,700	X	5	/	20	=	\$2,175
152	Restroom - Loop	\$23,900	X	19	/	20	=	\$22,705
153	Restroom - Rampart	\$8,700	X	14	/	20	=	\$6,090
154	Restroom - Hi-Lo	\$8,700	X	14	/	20	=	\$6,090
155	Restrooms - Longmire	\$17,400	X	10	/	20	=	\$8,700
156	Restroom - Madrona	\$8,700	X	10	/	20	=	\$4,350
157	Restroom - Otter Beach	\$17,400	X	12	/	20	=	\$10,440
158	Restroom - Perimeter	\$8,700	X	15	/	20	=	\$6,525
160	Restroom - Sports Court	\$8,700	X	18	/	20	=	\$7,830
161	Restroom - Reichel	\$17,400	X	7	/	20	=	\$6,090
162	Restroom - Sunset	\$8,700	X	17	/	20	=	\$7,395
163	Restroom - Windy	\$8,700	X	16	/	20	=	\$6,960
164	Restroom - Woodside	\$8,700	X	14	/	20	=	\$6,090
170	Trails - Maintain/Repair	\$6,400	X	4	/	4	=	\$6,400
172	Culverts Blue Hills Drive East	\$7,500	X	48	/	50	=	\$7,200
180	Reichel Beach Sprinkler System	\$9,500	X	50	/	50	=	\$9,500
185	Basketball Court/Equip - Longmire	\$15,900	X	20	/	40	=	\$7,950
185	Tennis - Longmire (replace)	\$53,100	X	40	/	40	=	\$53,100
185	Tennis - Longmire (seal)	\$8,500	X	10	/	10	=	\$8,500
186	Tennis & Bsktbl - Hi Lo (replace)	\$25,000	X	40	/	40	=	\$25,000
187	Tennis - Rampart (replace)	\$50,000	X	40	/	40	=	\$50,000
190	Mailboxes - Replace Big Fir	\$29,350	X	20	/	20	=	\$29,350
190	Mailboxes - Replace Blue Hills Loop	\$22,300	X	19	/	20	=	\$21,185
190	Mailboxes - Replace Blue Lake Court	\$20,700	X	20	/	20	=	\$20,700
190	Mailboxes - Replace Front Gate	\$17,500	X	19	/	20	=	\$16,625
190	Mailboxes - Replace Longmire	\$23,900	X	19	/	20	=	\$22,705
190	Mailboxes - Replace Windy Beach	\$30,250	X	7	/	20	=	\$10,588
192	Boat Ramps - Repair/Replace	\$21,300	X	17	/	30	=	\$12,070
194	RV Dump/Septic - Replace	\$30,950	X	3	/	50	=	\$1,857
Roads								
199	Roads - Local Repairs/Patching	\$21,300	X	1	/	1	=	\$21,300
200	Road Project D-1: Resurface	\$271,500	X	24	/	30	=	\$217,200
201	Road Project D-2: Resurface	\$209,000	X	21	/	30	=	\$146,300
202	Road Project D-3: Resurface	\$209,000	X	18	/	30	=	\$125,400
203	Road Project D-4: Resurface	\$271,500	X	15	/	30	=	\$135,750
204	Road Project D-5a: Resurface	\$258,000	X	12	/	30	=	\$103,200
204	Road Project D-5b: Resurface	\$258,000	X	9	/	30	=	\$77,400
205	Road Project D-6: Resurface	\$306,500	X	6	/	30	=	\$61,300
206	Road Project D-7: Resurface	\$151,000	X	3	/	30	=	\$15,100
207	Road Project 8: Resurface	\$382,000	X	1	/	30	=	\$12,733
208	Road Project 9: Resurface	\$382,000	X	1	/	30	=	\$12,733
209	Road Project 10: Resurface	\$689,500	X	1	/	30	=	\$22,983
210	Road Project 11: Resurface	\$689,500	X	1	/	30	=	\$22,983
211	Roads replaced in 2002	\$271,500	X	3	/	15	=	\$54,300
212	Roads replaced in 2009	\$469,500	X	12	/	30	=	\$187,800
Playgrounds, Parks								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
214	Playground Equip - Vine Lane	\$8,000	X	17	/	20	=	\$6,800
215	Playground Equip - Pool	\$26,100	X	20	/	20	=	\$26,100
216	Playground Equip - Perimeter	\$38,800	X	16	/	20	=	\$31,040
217	Playground Equip - Reichel Beach	\$21,200	X	14	/	20	=	\$14,840
218	Playground Equip - Hi Lo	\$26,500	X	17	/	20	=	\$22,525
Pool								
220	Pool - Bldg Interior Remodel	\$6,595	X	2	/	5	=	\$2,638
221	Pool - Bldg Siding	\$35,900	X	4	/	40	=	\$3,590
222	Pool - Bldg Water Heaters	\$6,400	X	6	/	15	=	\$2,560
224	Pool - Deck Resurface Concrete	\$53,100	X	10	/	12	=	\$44,250
225	Pool - Deck Resurface Wood	\$15,650	X	18	/	18	=	\$15,650
226	Pool - Fence Replacement	\$23,900	X	19	/	20	=	\$22,705
227	Pool - Bldg Roof (front)	\$8,500	X	35	/	40	=	\$7,438
228	Pool - Bldg Roof (rear)	\$8,500	X	4	/	40	=	\$850
229	Pool - Heaters	\$15,950	X	6	/	15	=	\$6,380
230	Pool/Spa - Filters	\$15,900	X	18	/	20	=	\$14,310
231	Spa - Heater	\$5,300	X	6	/	20	=	\$1,590
232	Spa - Resurface	\$8,000	X	6	/	8	=	\$6,000
233	Pool - Bldg Exterior Caulk/Paint	\$6,400	X	4	/	8	=	\$3,200
238	Pool - Winter Cover/Blanket	\$18,050	X	10	/	12	=	\$15,042
240	Pools - Replaster	\$66,300	X	6	/	20	=	\$19,890
241	Pool/Spa - Tile & Coping	\$31,800	X	6	/	40	=	\$4,770
242	Pool Plumbing - Repair/Replace	\$10,650	X	6	/	10	=	\$6,390
243	Pool - Pumps / Valves, etc...	\$4,200	X	3	/	5	=	\$2,520
Security								
290	Security Cameras	\$5,800	X	2	/	2	=	\$5,800
291	Security - Card Readers	\$29,200	X	3	/	15	=	\$5,840
292	Security - Gate Operators	\$15,900	X	3	/	10	=	\$4,770
294	Security - Radar Gun	\$7,200	X	3	/	7	=	\$3,086
296	Security - Sally Arm System	\$6,435	X	3	/	12	=	\$1,609
297	Security - Spikes	\$7,830	X	3	/	10	=	\$2,349
Maintenance Building								
300	Maintenance Bldg - Ext Paint	\$6,850	X	10	/	10	=	\$6,850
302	Maintenance Bldg - Ovrd Bay Doors	\$13,300	X	9	/	20	=	\$5,985
306	Maintenance Bldg - Roof	\$20,700	X	13	/	20	=	\$13,455
308	Maintenance Bldg - Shop Heaters	\$9,500	X	22	/	25	=	\$8,360
309	Maintenance Bldg Carport	\$103,850	X	8	/	50	=	\$16,616
Maintenance Equipment								
310	Maint Equip - Backhoe	\$95,450	X	17	/	20	=	\$81,133
311	Maint Equip - Boom Lift Genie Prtbl	\$21,200	X	19	/	20	=	\$20,140
316	Maint Equip - Bobcat Excavator	\$55,650	X	12	/	15	=	\$44,520
317	Maint Equip - John Deere Mower	\$3,700	X	3	/	12	=	\$925
320	Maint Equip - Kubota Tractor	\$28,350	X	20	/	20	=	\$28,350
321	Maint Equip - Fuel Tank & Pumps	\$29,550	X	27	/	40	=	\$19,946
322	Maint Equip - Kubota RTV (old)	\$23,900	X	12	/	12	=	\$23,900
323	Maint Equip - Kubota RTV (newer)	\$23,900	X	8	/	10	=	\$19,120
327	Maint Equip - Sander (old)	\$9,120	X	9	/	10	=	\$8,208
328	Maint Equip - Sander (newer)	\$9,150	X	10	/	10	=	\$9,150

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
329	Maint Equip - Plow (old)	\$7,850	X	15	/	15	=	\$7,850
330	Maint Equip - Plow (new)	\$7,850	X	15	/	15	=	\$7,850
332	Maint Equip - Street Sweeper	\$23,900	X	8	/	10	=	\$19,120
333	Maint Equip - Vac /Sweeper Truck	\$50,400	X	12	/	12	=	\$50,400
338	Maint Equip - Truck 2010 Ford F350	\$48,700	X	10	/	10	=	\$48,700
339	Maint Equip -Truck 1999 Ford F450	\$32,500	X	9	/	10	=	\$29,250
340	Maint Equip - Truck 2008 Ford F150	\$24,400	X	7	/	10	=	\$17,080
342	Maint Equip - Truck 2006 Mazda	\$27,800	X	6	/	10	=	\$16,680
343	Flatbed Trailer for Excavator	\$6,000	X	8	/	10	=	\$4,800
344	Paint Striper	\$7,300	X	6	/	10	=	\$4,380
Office								
360	Office Bldg - Carpet, Paint	\$6,600	X	3	/	12	=	\$1,650
361	Office Bldg - Roof	\$6,600	X	24	/	30	=	\$5,280
362	Office Bldg - Structure	\$45,800	X	24	/	30	=	\$36,640
364	Office - Deck	\$9,000	X	8	/	25	=	\$2,880
365	Office Computer Upgrade	\$20,500	X	5	/	5	=	\$20,500
								\$3,194,928

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Community Property					
100	Spillways, Concrete - Repr/Replace	40	\$58,000	\$1,450	0.41 %
100	Spillways, Gates & Weirs - Replace	25	\$6,180	\$247	0.07 %
102	Bridge - An Engineer Evaluation	30	\$30,000	\$1,000	0.28 %
102	Bridge - Arch	10	\$13,650	\$1,365	0.39 %
103	Bridge - Blue Lake, Lower Spillway	10	\$7,250	\$725	0.21 %
104	Bridge - Blue Lake, Upper Spillway	10	\$7,250	\$725	0.21 %
105	Bridge - Bear Island	10	\$4,950	\$495	0.14 %
106	Bridge - Brookside	10	\$9,650	\$965	0.27 %
108	Bridge - Blue Lake, Inlet	10	\$4,750	\$475	0.14 %
109	Bridge - Longmire	10	\$34,500	\$3,450	0.98 %
111	Bridge - Rampart	10	\$21,200	\$2,120	0.60 %
112	Bridge - Reichel	10	\$9,550	\$955	0.27 %
114	Beach Bulkheads Longmire	15	\$21,200	\$1,413	0.40 %
114	Beach Bulkheads Madrona	15	\$21,200	\$1,413	0.40 %
114	Beach Bulkheads Otter	15	\$21,200	\$1,413	0.40 %
114	Beach Bulkheads Reichel	15	\$21,200	\$1,413	0.40 %
114	Beach Bulkheads Sunset	15	\$21,200	\$1,413	0.40 %
114	Beach Bulkheads Windy	15	\$21,200	\$1,413	0.40 %
114	Bulkheads - An Engineer Evaluation	30	\$30,000	\$1,000	0.28 %
115	Cabana - Division 7	25	\$17,950	\$718	0.20 %
117	Cabana - Hi Lo	25	\$17,950	\$718	0.20 %
118	Cabana - Longmire	25	\$17,950	\$718	0.20 %
119	Cabana - Madrona	25	\$17,950	\$718	0.20 %
120	Cabana - Otter Beach	25	\$17,950	\$718	0.20 %
122	Cabana - Pool	25	\$17,950	\$718	0.20 %
123	Cabana - Reichel	25	\$26,750	\$1,070	0.30 %
124	Cabana - Sunset	25	\$17,950	\$718	0.20 %
125	Cabana - Vine Lane	25	\$17,400	\$696	0.20 %
126	Cabana - Windy	25	\$17,950	\$718	0.20 %
127	Cabana - Harrington Park (Well 4)	25	\$17,950	\$718	0.20 %
130	Dock - Blue Lk Fishing (1 of 4)	30	\$27,050	\$902	0.26 %
130	Dock - Blue Lk Fishing (2 of 4)	30	\$27,050	\$902	0.26 %
130	Dock - Blue Lk Fishing (3 of 4)	30	\$27,050	\$902	0.26 %
130	Dock - Blue Lk Fishing (4 of 4)	30	\$27,050	\$902	0.26 %
130	Dock - Clear Lake	30	\$24,350	\$812	0.23 %
131	Dock - Horseshoe (a - right)	30	\$25,400	\$847	0.24 %
132	Dock - Horseshoe (b - left)	30	\$23,150	\$772	0.22 %
133	Dock - Horseshoe (c - rear)	30	\$26,050	\$868	0.25 %
134	Dock - Longmire (fish, swim)	30	\$44,000	\$1,467	0.42 %
135	Dock - Madrona (fish, swim)	30	\$29,000	\$967	0.28 %
137	Dock - Otter (swim)	30	\$9,875	\$329	0.09 %
139	Dock - Reichel (swim)	30	\$9,900	\$330	0.09 %
140	Dock - Sunset (fish, swim)	30	\$29,550	\$985	0.28 %
141	Dock - Windy (fish, swim)	30	\$41,100	\$1,370	0.39 %
145	Fence - Chain Link	3	\$11,250	\$3,750	1.07 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
146	Fence - Front and Back Gates	20	\$19,700	\$985	0.28 %
148	Fence - Office	20	\$13,200	\$660	0.19 %
150	Restroom - Division 7	20	\$8,700	\$435	0.12 %
151	Restroom - Blue Water	20	\$8,700	\$435	0.12 %
152	Restroom - Loop	20	\$23,900	\$1,195	0.34 %
153	Restroom - Rampart	20	\$8,700	\$435	0.12 %
154	Restroom - Hi-Lo	20	\$8,700	\$435	0.12 %
155	Restrooms - Longmire	20	\$17,400	\$870	0.25 %
156	Restroom - Madrona	20	\$8,700	\$435	0.12 %
157	Restroom - Otter Beach	20	\$17,400	\$870	0.25 %
158	Restroom - Perimeter	20	\$8,700	\$435	0.12 %
160	Restroom - Sports Court	20	\$8,700	\$435	0.12 %
161	Restroom - Reichel	20	\$17,400	\$870	0.25 %
162	Restroom - Sunset	20	\$8,700	\$435	0.12 %
163	Restroom - Windy	20	\$8,700	\$435	0.12 %
164	Restroom - Woodside	20	\$8,700	\$435	0.12 %
170	Trails - Maintain/Repair	4	\$6,400	\$1,600	0.46 %
172	Culverts Blue Hills Drive East	50	\$7,500	\$150	0.04 %
180	Reichel Beach Sprinkler System	50	\$9,500	\$190	0.05 %
185	Basketball Court/Equip - Longmire	40	\$15,900	\$398	0.11 %
185	Tennis - Longmire (replace)	40	\$53,100	\$1,328	0.38 %
185	Tennis - Longmire (seal)	10	\$8,500	\$850	0.24 %
186	Tennis & Bsktbl - Hi Lo (replace)	40	\$25,000	\$625	0.18 %
187	Tennis - Rampart (replace)	40	\$50,000	\$1,250	0.36 %
190	Mailboxes - Replace Big Fir	20	\$29,350	\$1,468	0.42 %
190	Mailboxes - Replace Blue Hills Loop	20	\$22,300	\$1,115	0.32 %
190	Mailboxes - Replace Blue Lake Court	20	\$20,700	\$1,035	0.29 %
190	Mailboxes - Replace Front Gate	20	\$17,500	\$875	0.25 %
190	Mailboxes - Replace Longmire	20	\$23,900	\$1,195	0.34 %
190	Mailboxes - Replace Windy Beach	20	\$30,250	\$1,513	0.43 %
192	Boat Ramps - Repair/Replace	30	\$21,300	\$710	0.20 %
194	RV Dump/Septic - Replace	50	\$30,950	\$619	0.18 %
Roads					
199	Roads - Local Repairs/Patching	1	\$21,300	\$21,300	6.06 %
200	Road Project D-1: Resurface	30	\$271,500	\$9,050	2.58 %
201	Road Project D-2: Resurface	30	\$209,000	\$6,967	1.98 %
202	Road Project D-3: Resurface	30	\$209,000	\$6,967	1.98 %
203	Road Project D-4: Resurface	30	\$271,500	\$9,050	2.58 %
204	Road Project D-5a: Resurface	30	\$258,000	\$8,600	2.45 %
204	Road Project D-5b: Resurface	30	\$258,000	\$8,600	2.45 %
205	Road Project D-6: Resurface	30	\$306,500	\$10,217	2.91 %
206	Road Project D-7: Resurface	30	\$151,000	\$5,033	1.43 %
207	Road Project 8: Resurface	30	\$382,000	\$12,733	3.62 %
208	Road Project 9: Resurface	30	\$382,000	\$12,733	3.62 %
209	Road Project 10: Resurface	30	\$689,500	\$22,983	6.54 %
210	Road Project 11: Resurface	30	\$689,500	\$22,983	6.54 %
211	Roads replaced in 2002	15	\$271,500	\$18,100	5.15 %
212	Roads replaced in 2009	30	\$469,500	\$15,650	4.45 %
Playgrounds, Parks					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
214	Playground Equip - Vine Lane	20	\$8,000	\$400	0.11 %
215	Playground Equip - Pool	20	\$26,100	\$1,305	0.37 %
216	Playground Equip - Perimeter	20	\$38,800	\$1,940	0.55 %
217	Playground Equip - Reichel Beach	20	\$21,200	\$1,060	0.30 %
218	Playground Equip - Hi Lo	20	\$26,500	\$1,325	0.38 %
Pool					
220	Pool - Bldg Interior Remodel	5	\$6,595	\$1,319	0.38 %
221	Pool - Bldg Siding	40	\$35,900	\$898	0.26 %
222	Pool - Bldg Water Heaters	15	\$6,400	\$427	0.12 %
224	Pool - Deck Resurface Concrete	12	\$53,100	\$4,425	1.26 %
225	Pool - Deck Resurface Wood	18	\$15,650	\$869	0.25 %
226	Pool - Fence Replacement	20	\$23,900	\$1,195	0.34 %
227	Pool - Bldg Roof (front)	40	\$8,500	\$213	0.06 %
228	Pool - Bldg Roof (rear)	40	\$8,500	\$213	0.06 %
229	Pool - Heaters	15	\$15,950	\$1,063	0.30 %
230	Pool/Spa - Filters	20	\$15,900	\$795	0.23 %
231	Spa - Heater	20	\$5,300	\$265	0.08 %
232	Spa - Resurface	8	\$8,000	\$1,000	0.28 %
233	Pool - Bldg Exterior Caulk/Paint	8	\$6,400	\$800	0.23 %
238	Pool - Winter Cover/Blanket	12	\$18,050	\$1,504	0.43 %
240	Pools - Replaster	20	\$66,300	\$3,315	0.94 %
241	Pool/Spa - Tile & Coping	40	\$31,800	\$795	0.23 %
242	Pool Plumbing - Repair/Replace	10	\$10,650	\$1,065	0.30 %
243	Pool - Pumps / Valves, etc...	5	\$4,200	\$840	0.24 %
Security					
290	Security Cameras	2	\$5,800	\$2,900	0.83 %
291	Security - Card Readers	15	\$29,200	\$1,947	0.55 %
292	Security - Gate Operators	10	\$15,900	\$1,590	0.45 %
294	Security - Radar Gun	7	\$7,200	\$1,029	0.29 %
296	Security - Sally Arm System	12	\$6,435	\$536	0.15 %
297	Security - Spikes	10	\$7,830	\$783	0.22 %
Maintenance Building					
300	Maintenance Bldg - Ext Paint	10	\$6,850	\$685	0.19 %
302	Maintenance Bldg - Ovrhd Bay Doors	20	\$13,300	\$665	0.19 %
306	Maintenance Bldg - Roof	20	\$20,700	\$1,035	0.29 %
308	Maintenance Bldg - Shop Heaters	25	\$9,500	\$380	0.11 %
309	Maintenance Bldg Carport	50	\$103,850	\$2,077	0.59 %
Maintenance Equipment					
310	Maint Equip - Backhoe	20	\$95,450	\$4,773	1.36 %
311	Maint Equip - Boom Lift Genie Prtbl	20	\$21,200	\$1,060	0.30 %
316	Maint Equip - Bobcat Excavator	15	\$55,650	\$3,710	1.06 %
317	Maint Equip - John Deere Mower	12	\$3,700	\$308	0.09 %
320	Maint Equip - Kubota Tractor	20	\$28,350	\$1,418	0.40 %
321	Maint Equip - Fuel Tank & Pumps	40	\$29,550	\$739	0.21 %
322	Maint Equip - Kubota RTV (old)	12	\$23,900	\$1,992	0.57 %
323	Maint Equip - Kubota RTV (newer)	10	\$23,900	\$2,390	0.68 %
327	Maint Equip - Sander (old)	10	\$9,120	\$912	0.26 %
328	Maint Equip - Sander (newer)	10	\$9,150	\$915	0.26 %
329	Maint Equip - Plow (old)	15	\$7,850	\$523	0.15 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
330	Maint Equip - Plow (new)	15	\$7,850	\$523	0.15 %
332	Maint Equip - Street Sweeper	10	\$23,900	\$2,390	0.68 %
333	Maint Equip - Vac /Sweeper Truck	12	\$50,400	\$4,200	1.20 %
338	Maint Equip - Truck 2010 Ford F350	10	\$48,700	\$4,870	1.39 %
339	Maint Equip -Truck 1999 Ford F450	10	\$32,500	\$3,250	0.92 %
340	Maint Equip - Truck 2008 Ford F150	10	\$24,400	\$2,440	0.69 %
342	Maint Equip - Truck 2006 Mazda	10	\$27,800	\$2,780	0.79 %
343	Flatbed Trailer for Excavator	10	\$6,000	\$600	0.17 %
344	Paint Striper	10	\$7,300	\$730	0.21 %
Office					
360	Office Bldg - Carpet, Paint	12	\$6,600	\$550	0.16 %
361	Office Bldg - Roof	30	\$6,600	\$220	0.06 %
362	Office Bldg - Structure	30	\$45,800	\$1,527	0.43 %
364	Office - Deck	25	\$9,000	\$360	0.10 %
365	Office Computer Upgrade	5	\$20,500	\$4,100	1.17 %
151	Total Funded Components			\$351,404	100.00 %

30-Year Reserve Plan Summary

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NSV

Fiscal Year Start: 2021	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	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	\$2,632,591	\$3,194,928	82.4 %	■	Low	1,213.12 %	\$444,820	\$0	\$25,495	\$634,350
2022	\$2,468,556	\$2,999,341	82.3 %	■	Low	3.00 %	\$458,165	\$0	\$25,846	\$249,641
2023	\$2,702,926	\$3,204,593	84.3 %	■	Low	3.00 %	\$471,910	\$0	\$28,081	\$287,239
2024	\$2,915,678	\$3,388,656	86.0 %	■	Low	3.00 %	\$486,067	\$0	\$29,927	\$359,502
2025	\$3,072,169	\$3,515,323	87.4 %	■	Low	3.00 %	\$500,649	\$0	\$31,761	\$321,929
2026	\$3,282,650	\$3,696,349	88.8 %	■	Low	3.00 %	\$515,668	\$0	\$34,664	\$179,977
2027	\$3,653,004	\$4,041,231	90.4 %	■	Low	3.00 %	\$531,138	\$0	\$36,977	\$475,591
2028	\$3,745,528	\$4,104,558	91.3 %	■	Low	3.00 %	\$547,072	\$0	\$39,641	\$146,146
2029	\$4,186,096	\$4,522,072	92.6 %	■	Low	3.00 %	\$563,485	\$0	\$44,342	\$107,796
2030	\$4,686,127	\$5,004,959	93.6 %	■	Low	3.00 %	\$580,389	\$0	\$48,109	\$374,907
2031	\$4,939,718	\$5,240,956	94.3 %	■	Low	3.00 %	\$597,801	\$0	\$51,346	\$254,941
2032	\$5,333,925	\$5,621,758	94.9 %	■	Low	3.00 %	\$615,735	\$0	\$55,726	\$189,460
2033	\$5,815,925	\$6,096,014	95.4 %	■	Low	3.00 %	\$634,207	\$0	\$56,599	\$998,104
2034	\$5,508,627	\$5,766,617	95.5 %	■	Low	3.00 %	\$653,233	\$0	\$57,069	\$308,972
2035	\$5,909,956	\$6,152,617	96.1 %	■	Low	3.00 %	\$672,830	\$0	\$60,469	\$454,231
2036	\$6,189,025	\$6,416,518	96.5 %	■	Low	3.00 %	\$693,015	\$0	\$62,043	\$719,158
2037	\$6,224,926	\$6,431,876	96.8 %	■	Low	3.00 %	\$713,806	\$0	\$65,760	\$71,811
2038	\$6,932,681	\$7,131,371	97.2 %	■	Low	3.00 %	\$735,220	\$0	\$72,354	\$195,995
2039	\$7,544,260	\$7,741,356	97.5 %	■	Low	3.00 %	\$757,276	\$0	\$72,080	\$1,495,664
2040	\$6,877,952	\$7,048,918	97.6 %	■	Low	3.00 %	\$779,995	\$0	\$72,365	\$129,146
2041	\$7,601,166	\$7,761,698	97.9 %	■	Low	3.00 %	\$803,394	\$0	\$77,968	\$483,406
2042	\$7,999,123	\$8,150,002	98.1 %	■	Low	3.00 %	\$827,496	\$0	\$79,789	\$941,039
2043	\$7,965,369	\$8,098,194	98.4 %	■	Low	3.00 %	\$852,321	\$0	\$82,839	\$291,152
2044	\$8,609,376	\$8,734,405	98.6 %	■	Low	3.00 %	\$877,891	\$0	\$88,934	\$391,155
2045	\$9,185,047	\$9,307,493	98.7 %	■	Low	3.00 %	\$904,227	\$0	\$90,714	\$1,214,493
2046	\$8,965,495	\$9,071,155	98.8 %	■	Low	3.00 %	\$931,354	\$0	\$93,755	\$197,129
2047	\$9,793,475	\$9,897,671	98.9 %	■	Low	3.00 %	\$959,295	\$0	\$101,540	\$331,145
2048	\$10,523,166	\$10,633,670	99.0 %	■	Low	3.00 %	\$988,074	\$0	\$104,639	\$1,202,450
2049	\$10,413,428	\$10,517,709	99.0 %	■	Low	3.00 %	\$1,017,716	\$0	\$108,328	\$278,143
2050	\$11,261,328	\$11,374,412	99.0 %	■	Low	3.00 %	\$1,048,247	\$0	\$92,453	\$5,164,837

30-Year Reserve Plan Summary (Alternate Funding Plan)

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NSV

Fiscal Year Start: 2021	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	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
						In Annual	Reserve Contribs.			
2021	\$2,632,591	\$3,194,928	82.4 %	<div></div>	Low	819.56 %	\$311,500	\$0	\$24,825	\$634,350
2022	\$2,334,566	\$2,999,341	77.8 %	<div></div>	Low	3.00 %	\$320,845	\$0	\$23,811	\$249,641
2023	\$2,429,581	\$3,204,593	75.8 %	<div></div>	Low	3.00 %	\$330,470	\$0	\$24,625	\$287,239
2024	\$2,497,437	\$3,388,656	73.7 %	<div></div>	Low	3.00 %	\$340,384	\$0	\$24,993	\$359,502
2025	\$2,503,313	\$3,515,323	71.2 %	<div></div>	Low	3.00 %	\$350,596	\$0	\$25,292	\$321,929
2026	\$2,557,272	\$3,696,349	69.2 %	<div></div>	Medium	3.00 %	\$361,114	\$0	\$26,600	\$179,977
2027	\$2,765,008	\$4,041,231	68.4 %	<div></div>	Medium	3.00 %	\$371,947	\$0	\$27,257	\$475,591
2028	\$2,688,621	\$4,104,558	65.5 %	<div></div>	Medium	3.00 %	\$383,106	\$0	\$28,200	\$146,146
2029	\$2,953,781	\$4,522,072	65.3 %	<div></div>	Medium	3.00 %	\$394,599	\$0	\$31,114	\$107,796
2030	\$3,271,698	\$5,004,959	65.4 %	<div></div>	Medium	3.00 %	\$406,437	\$0	\$33,026	\$374,907
2031	\$3,336,254	\$5,240,956	63.7 %	<div></div>	Medium	3.00 %	\$418,630	\$0	\$34,338	\$254,941
2032	\$3,534,281	\$5,621,758	62.9 %	<div></div>	Medium	3.00 %	\$431,189	\$0	\$36,719	\$189,460
2033	\$3,812,729	\$6,096,014	62.5 %	<div></div>	Medium	3.00 %	\$444,125	\$0	\$35,520	\$998,104
2034	\$3,294,270	\$5,766,617	57.1 %	<div></div>	Medium	3.00 %	\$457,448	\$0	\$33,840	\$308,972
2035	\$3,476,586	\$6,152,617	56.5 %	<div></div>	Medium	3.00 %	\$471,172	\$0	\$35,011	\$454,231
2036	\$3,528,538	\$6,416,518	55.0 %	<div></div>	Medium	3.00 %	\$485,307	\$0	\$34,273	\$719,158
2037	\$3,328,960	\$6,431,876	51.8 %	<div></div>	Medium	3.00 %	\$499,866	\$0	\$35,593	\$71,811
2038	\$3,792,608	\$7,131,371	53.2 %	<div></div>	Medium	3.00 %	\$514,862	\$0	\$39,702	\$195,995
2039	\$4,151,177	\$7,741,356	53.6 %	<div></div>	Medium	3.00 %	\$530,308	\$0	\$36,854	\$1,495,664
2040	\$3,222,675	\$7,048,918	45.7 %	<div></div>	Medium	3.00 %	\$546,217	\$0	\$34,470	\$129,146
2041	\$3,674,216	\$7,761,698	47.3 %	<div></div>	Medium	3.00 %	\$562,604	\$0	\$37,309	\$483,406
2042	\$3,790,723	\$8,150,002	46.5 %	<div></div>	Medium	3.00 %	\$579,482	\$0	\$36,265	\$941,039
2043	\$3,465,430	\$8,098,194	42.8 %	<div></div>	Medium	3.00 %	\$596,866	\$0	\$36,349	\$291,152
2044	\$3,807,494	\$8,734,405	43.6 %	<div></div>	Medium	3.00 %	\$614,772	\$0	\$39,373	\$391,155
2045	\$4,070,484	\$9,307,493	43.7 %	<div></div>	Medium	3.00 %	\$633,215	\$0	\$37,972	\$1,214,493
2046	\$3,527,179	\$9,071,155	38.9 %	<div></div>	Medium	3.00 %	\$652,212	\$0	\$37,720	\$197,129
2047	\$4,019,981	\$9,897,671	40.6 %	<div></div>	Medium	3.00 %	\$671,778	\$0	\$42,096	\$331,145
2048	\$4,402,711	\$10,633,670	41.4 %	<div></div>	Medium	3.00 %	\$691,932	\$0	\$41,665	\$1,202,450
2049	\$3,933,857	\$10,517,709	37.4 %	<div></div>	Medium	3.00 %	\$712,689	\$0	\$41,702	\$278,143
2050	\$4,410,105	\$11,374,412	38.8 %	<div></div>	Medium	3.00 %	\$734,070	\$0	\$22,048	\$5,164,837

30-Year Income/Expense Detail

7223-7
NSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$2,632,591	\$2,468,556	\$2,702,926	\$2,915,678	\$3,072,169
Annual Reserve Contribution	\$444,820	\$458,165	\$471,910	\$486,067	\$500,649
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$25,495	\$25,846	\$28,081	\$29,927	\$31,761
Total Income	\$3,102,906	\$2,952,567	\$3,202,916	\$3,431,671	\$3,604,579
# Component					
Community Property					
100 Spillways, Concrete - Repr/Replace	\$0	\$0	\$0	\$0	\$65,280
100 Spillways, Gates & Weirs - Replace	\$0	\$0	\$0	\$0	\$6,956
102 Bridge - An Engineer Evaluation	\$30,000	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$13,650	\$0	\$0	\$0	\$0
103 Bridge - Blue Lake, Lower Spillway	\$0	\$0	\$0	\$0	\$0
104 Bridge - Blue Lake, Upper Spillway	\$0	\$0	\$0	\$7,922	\$0
105 Bridge - Bear Island	\$0	\$0	\$5,251	\$0	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$0	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$4,893	\$0	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$38,830
111 Bridge - Rampart	\$0	\$21,836	\$0	\$0	\$0
112 Bridge - Reichel	\$0	\$9,837	\$0	\$0	\$0
114 Beach Bulkheads Longmire	\$0	\$0	\$22,491	\$0	\$0
114 Beach Bulkheads Madrona	\$0	\$0	\$22,491	\$0	\$0
114 Beach Bulkheads Otter	\$0	\$0	\$0	\$0	\$0
114 Beach Bulkheads Reichel	\$21,200	\$0	\$0	\$0	\$0
114 Beach Bulkheads Sunset	\$21,200	\$0	\$0	\$0	\$0
114 Beach Bulkheads Windy	\$0	\$0	\$0	\$23,166	\$0
114 Bulkheads - An Engineer Evaluation	\$30,000	\$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	\$17,950	\$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	\$19,013	\$0
126 Cabana - Windy	\$0	\$0	\$0	\$0	\$0
127 Cabana - Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
130 Dock - Blue Lk Fishing (1 of 4)	\$0	\$0	\$0	\$0	\$30,445
130 Dock - Blue Lk Fishing (2 of 4)	\$0	\$0	\$0	\$29,558	\$0
130 Dock - Blue Lk Fishing (3 of 4)	\$0	\$0	\$0	\$0	\$0
130 Dock - Blue Lk Fishing (4 of 4)	\$0	\$0	\$28,697	\$0	\$0
130 Dock - Clear Lake	\$0	\$0	\$0	\$0	\$0
131 Dock - Horseshoe (a - right)	\$25,400	\$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	\$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	\$11,588	\$0	\$0	\$12,662
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	\$9,792
151 Restroom - Blue Water	\$0	\$0	\$0	\$0	\$0
152 Restroom - Loop	\$0	\$24,617	\$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	\$9,230	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
161 Restroom - Reichel	\$0	\$0	\$0	\$0	\$0
162 Restroom - Sunset	\$0	\$0	\$0	\$9,507	\$0
163 Restroom - Windy	\$0	\$0	\$0	\$0	\$9,792
164 Restroom - Woodside	\$0	\$0	\$0	\$0	\$0
170 Trails - Maintain/Repair	\$6,400	\$0	\$0	\$0	\$7,203
172 Culverts Blue Hills Drive East	\$0	\$0	\$7,957	\$0	\$0
180 Reichel Beach Sprinkler System	\$9,500	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (replace)	\$53,100	\$0	\$0	\$0	\$0
185 Tennis - Longmire (seal)	\$8,500	\$0	\$0	\$0	\$0
186 Tennis & Bsktbl - Hi Lo (replace)	\$25,000	\$0	\$0	\$0	\$0
187 Tennis - Rampart (replace)	\$50,000	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Big Fir	\$29,350	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Blue Hills Loop	\$0	\$22,969	\$0	\$0	\$0
190 Mailboxes - Replace Blue Lake Court	\$20,700	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Front Gate	\$0	\$18,025	\$0	\$0	\$0
190 Mailboxes - Replace Longmire	\$0	\$24,617	\$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	\$21,300	\$21,939	\$22,597	\$23,275	\$23,973
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	\$8,742	\$0
215 Playground Equip - Pool	\$26,100	\$0	\$0	\$0	\$0
216 Playground Equip - Perimeter	\$0	\$0	\$0	\$0	\$43,670
217 Playground Equip - Reichel Beach	\$0	\$0	\$0	\$0	\$0
218 Playground Equip - Hi Lo	\$0	\$0	\$0	\$28,957	\$0
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$7,207	\$0
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$0	\$0	\$0	\$0	\$0
224 Pool - Deck Resurface Concrete	\$0	\$0	\$56,334	\$0	\$0
225 Pool - Deck Resurface Wood	\$15,650	\$0	\$0	\$0	\$0
226 Pool - Fence Replacement	\$0	\$24,617	\$0	\$0	\$0
227 Pool - Bldg Roof (front)	\$0	\$0	\$0	\$0	\$0
228 Pool - Bldg Roof (rear)	\$0	\$0	\$0	\$0	\$0
229 Pool - Heaters	\$0	\$0	\$0	\$0	\$0
230 Pool/Spa - Filters	\$0	\$0	\$16,868	\$0	\$0
231 Spa - Heater	\$0	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$0	\$8,487	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$0	\$0	\$7,203
238 Pool - Winter Cover/Blanket	\$0	\$0	\$19,149	\$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	\$11,987
243 Pool - Pumps / Valves, etc...	\$0	\$0	\$4,456	\$0	\$0
Security					
290 Security Cameras	\$5,800	\$0	\$6,153	\$0	\$6,528
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	\$8,104
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
Maintenance Building					
300 Maintenance Bldg - Ext Paint	\$6,850	\$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	\$10,381	\$0
309 Maintenance Bldg Carport	\$0	\$0	\$0	\$0	\$0
Maintenance Equipment					
310 Maint Equip - Backhoe	\$0	\$0	\$0	\$104,301	\$0
311 Maint Equip - Boom Lift Genie Prtbl	\$0	\$21,836	\$0	\$0	\$0
316 Maint Equip - Bobcat Excavator	\$0	\$0	\$0	\$60,810	\$0
317 Maint Equip - John Deere Mower	\$0	\$0	\$0	\$0	\$0
320 Maint Equip - Kubota Tractor	\$28,350	\$0	\$0	\$0	\$0
321 Maint Equip - Fuel Tank & Pumps	\$0	\$0	\$0	\$0	\$0
322 Maint Equip - Kubota RTV (old)	\$23,900	\$0	\$0	\$0	\$0
323 Maint Equip - Kubota RTV (newer)	\$0	\$0	\$25,356	\$0	\$0
327 Maint Equip - Sander (old)	\$0	\$9,394	\$0	\$0	\$0
328 Maint Equip - Sander (newer)	\$9,150	\$0	\$0	\$0	\$0
329 Maint Equip - Plow (old)	\$7,850	\$0	\$0	\$0	\$0
330 Maint Equip - Plow (new)	\$7,850	\$0	\$0	\$0	\$0
332 Maint Equip - Street Sweeper	\$0	\$0	\$25,356	\$0	\$0
333 Maint Equip - Vac /Sweeper Truck	\$50,400	\$0	\$0	\$0	\$0
338 Maint Equip - Truck 2010 Ford F350	\$48,700	\$0	\$0	\$0	\$0
339 Maint Equip -Truck 1999 Ford F450	\$0	\$33,475	\$0	\$0	\$0
340 Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$26,663	\$0
342 Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$31,289
343 Flatbed Trailer for Excavator	\$0	\$0	\$6,365	\$0	\$0
344 Paint Striper	\$0	\$0	\$0	\$0	\$8,216
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	\$20,500	\$0	\$0	\$0	\$0
Total Expenses	\$634,350	\$249,641	\$287,239	\$359,502	\$321,929
Ending Reserve Balance	\$2,468,556	\$2,702,926	\$2,915,678	\$3,072,169	\$3,282,650

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$3,282,650	\$3,653,004	\$3,745,528	\$4,186,096	\$4,686,127
Annual Reserve Contribution	\$515,668	\$531,138	\$547,072	\$563,485	\$580,389
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,664	\$36,977	\$39,641	\$44,342	\$48,109
Total Income	\$3,832,981	\$4,221,119	\$4,332,242	\$4,793,923	\$5,314,625
# 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 - An Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$0	\$0	\$0	\$0	\$0
103 Bridge - Blue Lake, Lower Spillway	\$8,405	\$0	\$0	\$0	\$0
104 Bridge - Blue Lake, Upper Spillway	\$0	\$0	\$0	\$0	\$0
105 Bridge - Bear Island	\$0	\$0	\$0	\$0	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$12,224	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$0	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$0
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
114 Bulkheads - An Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
115 Cabana - Division 7	\$0	\$0	\$0	\$0	\$0
117 Cabana - Hi Lo	\$0	\$0	\$0	\$0	\$23,421
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	\$22,076	\$0	\$0
125 Cabana - Vine Lane	\$0	\$0	\$0	\$0	\$0
126 Cabana - Windy	\$0	\$0	\$0	\$22,739	\$0
127 Cabana - Harrington Park (Well 4)	\$20,809	\$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)	\$31,358	\$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)	\$51,008	\$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	\$13,836	\$0	\$0
146 Fence - Front and Back Gates	\$0	\$0	\$24,229	\$0	\$0
148 Fence - Office	\$0	\$0	\$0	\$0	\$0
150 Restroom - Division 7	\$0	\$0	\$0	\$0	\$0
151 Restroom - Blue Water	\$0	\$0	\$0	\$0	\$0
152 Restroom - Loop	\$0	\$0	\$0	\$0	\$0
153 Restroom - Rampart	\$0	\$10,388	\$0	\$0	\$0
154 Restroom - Hi-Lo	\$0	\$10,388	\$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	\$22,042	\$0
158 Restroom - Perimeter	\$10,086	\$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	\$10,388	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
170 Trails - Maintain/Repair	\$0	\$0	\$0	\$8,107	\$0
172 Culverts Blue Hills Drive East	\$0	\$0	\$0	\$0	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (replace)	\$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	\$24,693	\$25,433	\$26,196	\$26,982	\$27,792
200 Road Project D-1: Resurface	\$0	\$324,185	\$0	\$0	\$0
201 Road Project D-2: Resurface	\$0	\$0	\$0	\$0	\$272,698
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	\$0	\$0	\$0	\$0	\$0
217 Playground Equip - Reichel Beach	\$0	\$25,314	\$0	\$0	\$0
218 Playground Equip - Hi Lo	\$0	\$0	\$0	\$0	\$0
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$8,354	\$0
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$0	\$0	\$0	\$0	\$8,351
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)	\$9,854	\$0	\$0	\$0	\$0
228 Pool - Bldg Roof (rear)	\$0	\$0	\$0	\$0	\$0
229 Pool - Heaters	\$0	\$0	\$0	\$0	\$20,811
230 Pool/Spa - Filters	\$0	\$0	\$0	\$0	\$0
231 Spa - Heater	\$0	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$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	\$0	\$0	\$0	\$0	\$0
243 Pool - Pumps / Valves, etc...	\$0	\$0	\$5,165	\$0	\$0
Security					
290 Security Cameras	\$0	\$6,926	\$0	\$7,347	\$0
291 Security - Card Readers	\$0	\$0	\$0	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$19,555	\$0	\$0
294 Security - Radar Gun	\$0	\$0	\$0	\$0	\$0
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$8,396
297 Security - Spikes	\$0	\$0	\$9,630	\$0	\$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	\$25,458	\$0	\$0

Fiscal Year		2026	2027	2028	2029	2030
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
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	\$4,828
320	Maint Equip - Kubota Tractor	\$0	\$0	\$0	\$0	\$0
321	Maint Equip - Fuel Tank & Pumps	\$0	\$0	\$0	\$0	\$0
322	Maint Equip - Kubota RTV (old)	\$0	\$0	\$0	\$0	\$0
323	Maint Equip - Kubota RTV (newer)	\$0	\$0	\$0	\$0	\$0
327	Maint Equip - Sander (old)	\$0	\$0	\$0	\$0	\$0
328	Maint Equip - Sander (newer)	\$0	\$0	\$0	\$0	\$0
329	Maint Equip - Plow (old)	\$0	\$0	\$0	\$0	\$0
330	Maint Equip - Plow (new)	\$0	\$0	\$0	\$0	\$0
332	Maint Equip - Street Sweeper	\$0	\$0	\$0	\$0	\$0
333	Maint Equip - Vac /Sweeper Truck	\$0	\$0	\$0	\$0	\$0
338	Maint Equip - Truck 2010 Ford F350	\$0	\$0	\$0	\$0	\$0
339	Maint Equip -Truck 1999 Ford F450	\$0	\$0	\$0	\$0	\$0
340	Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$0
342	Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$0
343	Flatbed Trailer for Excavator	\$0	\$0	\$0	\$0	\$0
344	Paint Striper	\$0	\$0	\$0	\$0	\$0
Office						
360	Office Bldg - Carpet, Paint	\$0	\$0	\$0	\$0	\$8,612
361	Office Bldg - Roof	\$0	\$7,881	\$0	\$0	\$0
362	Office Bldg - Structure	\$0	\$54,688	\$0	\$0	\$0
364	Office - Deck	\$0	\$0	\$0	\$0	\$0
365	Office Computer Upgrade	\$23,765	\$0	\$0	\$0	\$0
Total Expenses		\$179,977	\$475,591	\$146,146	\$107,796	\$374,907
Ending Reserve Balance		\$3,653,004	\$3,745,528	\$4,186,096	\$4,686,127	\$4,939,718

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$4,939,718	\$5,333,925	\$5,815,925	\$5,508,627	\$5,909,956
Annual Reserve Contribution	\$597,801	\$615,735	\$634,207	\$653,233	\$672,830
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$51,346	\$55,726	\$56,599	\$57,069	\$60,469
Total Income	\$5,588,866	\$6,005,385	\$6,506,731	\$6,218,929	\$6,643,256
# 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 - An Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$18,344	\$0	\$0	\$0	\$0
103 Bridge - Blue Lake, Lower Spillway	\$0	\$0	\$0	\$0	\$0
104 Bridge - Blue Lake, Upper Spillway	\$0	\$0	\$0	\$10,647	\$0
105 Bridge - Bear Island	\$0	\$0	\$7,058	\$0	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$0	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$6,575	\$0	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$52,184
111 Bridge - Rampart	\$0	\$29,346	\$0	\$0	\$0
112 Bridge - Reichel	\$0	\$13,219	\$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	\$32,067
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
114 Bulkheads - An Engineer Evaluation	\$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	\$26,360	\$0
122 Cabana - Pool	\$0	\$24,847	\$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
127 Cabana - Harrington Park (Well 4)	\$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	\$33,997	\$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	\$43,865
137 Dock - Otter (swim)	\$0	\$0	\$0	\$0	\$0
139 Dock - Reichel (swim)	\$13,305	\$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	\$15,119	\$0	\$0	\$16,521	\$0
146 Fence - Front and Back Gates	\$0	\$0	\$0	\$0	\$0
148 Fence - Office	\$0	\$0	\$18,820	\$0	\$0
150 Restroom - Division 7	\$0	\$0	\$0	\$0	\$0
151 Restroom - Blue Water	\$0	\$0	\$0	\$0	\$0
152 Restroom - Loop	\$0	\$0	\$0	\$0	\$0
153 Restroom - Rampart	\$0	\$0	\$0	\$0	\$0
154 Restroom - Hi-Lo	\$0	\$0	\$0	\$0	\$0
155 Restrooms - Longmire	\$23,384	\$0	\$0	\$0	\$0
156 Restroom - Madrona	\$11,692	\$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	\$25,552	\$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

Fiscal Year	2031	2032	2033	2034	2035
170 Trails - Maintain/Repair	\$0	\$0	\$9,125	\$0	\$0
172 Culverts Blue Hills Drive East	\$0	\$0	\$0	\$0	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (replace)	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (seal)	\$11,423	\$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	\$44,423	\$0
192 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$31,280	\$0
194 RV Dump/Septic - Replace	\$0	\$0	\$0	\$0	\$0
Roads					
199 Roads - Local Repairs/Patching	\$28,625	\$29,484	\$30,369	\$31,280	\$32,218
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	\$297,984	\$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	\$387,094	\$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	\$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	\$9,685	\$0
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$0	\$0	\$0	\$0	\$0
224 Pool - Deck Resurface Concrete	\$0	\$0	\$0	\$0	\$80,319
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	\$0	\$0	\$0	\$0
231 Spa - Heater	\$0	\$0	\$0	\$0	\$8,017
232 Spa - Resurface	\$10,751	\$0	\$0	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$9,125	\$0	\$0
238 Pool - Winter Cover/Blanket	\$0	\$0	\$0	\$0	\$27,302
240 Pools - Replaster	\$0	\$0	\$0	\$0	\$100,285
241 Pool/Spa - Tile & Coping	\$0	\$0	\$0	\$0	\$0
242 Pool Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$16,109
243 Pool - Pumps / Valves, etc...	\$0	\$0	\$5,988	\$0	\$0
Security					
290 Security Cameras	\$7,795	\$0	\$8,269	\$0	\$8,773
291 Security - Card Readers	\$0	\$0	\$41,632	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$0	\$0	\$0
294 Security - Radar Gun	\$0	\$9,966	\$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	\$9,206	\$0	\$0	\$0	\$0
302 Maintenance Bldg - Ovrrhd Bay Doors	\$0	\$18,410	\$0	\$0	\$0
306 Maintenance Bldg - Roof	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2031	2032	2033	2034	2035
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
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	\$43,395	\$0
322	Maint Equip - Kubota RTV (old)	\$0	\$0	\$34,076	\$0	\$0
323	Maint Equip - Kubota RTV (newer)	\$0	\$0	\$34,076	\$0	\$0
327	Maint Equip - Sander (old)	\$0	\$12,624	\$0	\$0	\$0
328	Maint Equip - Sander (newer)	\$12,297	\$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	\$34,076	\$0	\$0
333	Maint Equip - Vac /Sweeper Truck	\$0	\$0	\$71,858	\$0	\$0
338	Maint Equip - Truck 2010 Ford F350	\$65,449	\$0	\$0	\$0	\$0
339	Maint Equip -Truck 1999 Ford F450	\$0	\$44,988	\$0	\$0	\$0
340	Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$35,832	\$0
342	Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$42,050
343	Flatbed Trailer for Excavator	\$0	\$0	\$8,555	\$0	\$0
344	Paint Striper	\$0	\$0	\$0	\$0	\$11,042
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	\$27,550	\$0	\$0	\$0	\$0
Total Expenses		\$254,941	\$189,460	\$998,104	\$308,972	\$454,231
Ending Reserve Balance		\$5,333,925	\$5,815,925	\$5,508,627	\$5,909,956	\$6,189,025

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$6,189,025	\$6,224,926	\$6,932,681	\$7,544,260	\$6,877,952
Annual Reserve Contribution	\$693,015	\$713,806	\$735,220	\$757,276	\$779,995
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,043	\$65,760	\$72,354	\$72,080	\$72,365
Total Income	\$6,944,084	\$7,004,491	\$7,740,255	\$8,373,617	\$7,730,312
# 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 - An Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$0	\$0	\$0	\$0	\$0
103 Bridge - Blue Lake, Lower Spillway	\$11,295	\$0	\$0	\$0	\$0
104 Bridge - Blue Lake, Upper Spillway	\$0	\$0	\$0	\$0	\$0
105 Bridge - Bear Island	\$0	\$0	\$0	\$0	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$16,428	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$0	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$0
112 Bridge - Reichel	\$0	\$0	\$0	\$0	\$0
114 Beach Bulkheads Longmire	\$0	\$0	\$35,040	\$0	\$0
114 Beach Bulkheads Madrona	\$0	\$0	\$35,040	\$0	\$0
114 Beach Bulkheads Otter	\$0	\$0	\$0	\$0	\$0
114 Beach Bulkheads Reichel	\$33,029	\$0	\$0	\$0	\$0
114 Beach Bulkheads Sunset	\$33,029	\$0	\$0	\$0	\$0
114 Beach Bulkheads Windy	\$0	\$0	\$0	\$36,092	\$0
114 Bulkheads - An Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
115 Cabana - Division 7	\$27,966	\$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	\$29,669	\$0	\$0
120 Cabana - Otter Beach	\$0	\$0	\$0	\$0	\$0
122 Cabana - Pool	\$0	\$0	\$0	\$0	\$0
123 Cabana - Reichel	\$41,676	\$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
127 Cabana - Harrington Park (Well 4)	\$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)	\$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)	\$46,038	\$0	\$0	\$0	\$0
141 Dock - Windy (fish, swim)	\$0	\$0	\$0	\$0	\$72,069
145 Fence - Chain Link	\$0	\$18,053	\$0	\$0	\$19,727
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	\$13,554	\$0	\$0	\$0	\$0
152 Restroom - Loop	\$0	\$0	\$0	\$0	\$0
153 Restroom - Rampart	\$0	\$0	\$0	\$0	\$0
154 Restroom - Hi-Lo	\$0	\$0	\$0	\$0	\$0
155 Restrooms - Longmire	\$0	\$0	\$0	\$0	\$0
156 Restroom - Madrona	\$0	\$0	\$0	\$0	\$0
157 Restroom - Otter Beach	\$0	\$0	\$0	\$0	\$0
158 Restroom - Perimeter	\$0	\$0	\$0	\$0	\$0
160 Restroom - Sports Court	\$0	\$0	\$0	\$0	\$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

Fiscal Year	2036	2037	2038	2039	2040
170 Trails - Maintain/Repair	\$0	\$10,270	\$0	\$0	\$0
172 Culverts Blue Hills Drive East	\$0	\$0	\$0	\$0	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (replace)	\$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	\$33,185	\$34,180	\$35,206	\$36,262	\$37,350
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	\$422,988	\$0	\$0	\$0	\$0
204 Road Project D-5a: Resurface	\$0	\$0	\$0	\$439,228	\$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	\$799,292	\$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	\$11,228	\$0
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$0	\$0	\$0	\$0	\$0
224 Pool - Deck Resurface Concrete	\$0	\$0	\$0	\$0	\$0
225 Pool - Deck Resurface Wood	\$0	\$0	\$0	\$26,643	\$0
226 Pool - Fence Replacement	\$0	\$0	\$0	\$0	\$0
227 Pool - Bldg Roof (front)	\$0	\$0	\$0	\$0	\$0
228 Pool - Bldg Roof (rear)	\$0	\$0	\$0	\$0	\$0
229 Pool - Heaters	\$0	\$0	\$0	\$0	\$0
230 Pool/Spa - Filters	\$0	\$0	\$0	\$0	\$0
231 Spa - Heater	\$0	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$0	\$0	\$13,619	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$0	\$0	\$0
238 Pool - Winter Cover/Blanket	\$0	\$0	\$0	\$0	\$0
240 Pools - Replaster	\$0	\$0	\$0	\$0	\$0
241 Pool/Spa - Tile & Coping	\$0	\$0	\$0	\$0	\$0
242 Pool Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
243 Pool - Pumps / Valves, etc...	\$0	\$0	\$6,942	\$0	\$0
Security					
290 Security Cameras	\$0	\$9,307	\$0	\$9,874	\$0
291 Security - Card Readers	\$0	\$0	\$0	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$26,280	\$0	\$0
294 Security - Radar Gun	\$0	\$0	\$0	\$12,258	\$0
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$12,942	\$0	\$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

Fiscal Year	2036	2037	2038	2039	2040
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
311 Maint Equip - Boom Lift Genie Prtbl	\$0	\$0	\$0	\$0	\$0
316 Maint Equip - Bobcat Excavator	\$0	\$0	\$0	\$94,740	\$0
317 Maint Equip - John Deere Mower	\$0	\$0	\$0	\$0	\$0
320 Maint Equip - Kubota Tractor	\$0	\$0	\$0	\$0	\$0
321 Maint Equip - Fuel Tank & Pumps	\$0	\$0	\$0	\$0	\$0
322 Maint Equip - Kubota RTV (old)	\$0	\$0	\$0	\$0	\$0
323 Maint Equip - Kubota RTV (newer)	\$0	\$0	\$0	\$0	\$0
327 Maint Equip - Sander (old)	\$0	\$0	\$0	\$0	\$0
328 Maint Equip - Sander (newer)	\$0	\$0	\$0	\$0	\$0
329 Maint Equip - Plow (old)	\$12,230	\$0	\$0	\$0	\$0
330 Maint Equip - Plow (new)	\$12,230	\$0	\$0	\$0	\$0
332 Maint Equip - Street Sweeper	\$0	\$0	\$0	\$0	\$0
333 Maint Equip - Vac /Sweeper Truck	\$0	\$0	\$0	\$0	\$0
338 Maint Equip - Truck 2010 Ford F350	\$0	\$0	\$0	\$0	\$0
339 Maint Equip -Truck 1999 Ford F450	\$0	\$0	\$0	\$0	\$0
340 Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$0
342 Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$0
343 Flatbed Trailer for Excavator	\$0	\$0	\$0	\$0	\$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	\$14,876	\$0	\$0
365 Office Computer Upgrade	\$31,938	\$0	\$0	\$0	\$0
Total Expenses	\$719,158	\$71,811	\$195,995	\$1,495,664	\$129,146
Ending Reserve Balance	\$6,224,926	\$6,932,681	\$7,544,260	\$6,877,952	\$7,601,166

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$7,601,166	\$7,999,123	\$7,965,369	\$8,609,376	\$9,185,047
Annual Reserve Contribution	\$803,394	\$827,496	\$852,321	\$877,891	\$904,227
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$77,968	\$79,789	\$82,839	\$88,934	\$90,714
Total Income	\$8,482,529	\$8,906,408	\$8,900,528	\$9,576,201	\$10,179,988
# 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 - An Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$24,653	\$0	\$0	\$0	\$0
103 Bridge - Blue Lake, Lower Spillway	\$0	\$0	\$0	\$0	\$0
104 Bridge - Blue Lake, Upper Spillway	\$0	\$0	\$0	\$14,309	\$0
105 Bridge - Bear Island	\$0	\$0	\$9,485	\$0	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$0	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$8,836	\$0	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$70,131
111 Bridge - Rampart	\$0	\$39,438	\$0	\$0	\$0
112 Bridge - Reichel	\$0	\$17,766	\$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
114 Bulkheads - An Engineer Evaluation	\$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
127 Cabana - Harrington Park (Well 4)	\$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	\$49,499
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	\$49,914	\$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	\$21,556	\$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	\$17,685
151 Restroom - Blue Water	\$0	\$0	\$0	\$0	\$0
152 Restroom - Loop	\$0	\$44,461	\$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	\$16,670	\$0	\$0
161 Restroom - Reichel	\$0	\$0	\$0	\$0	\$0
162 Restroom - Sunset	\$0	\$0	\$0	\$17,170	\$0
163 Restroom - Windy	\$0	\$0	\$0	\$0	\$17,685
164 Restroom - Woodside	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
170 Trails - Maintain/Repair	\$11,559	\$0	\$0	\$0	\$13,010
172 Culverts Blue Hills Drive East	\$0	\$0	\$0	\$0	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$28,717	\$0	\$0	\$0	\$0
185 Tennis - Longmire (replace)	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (seal)	\$15,352	\$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	\$53,009	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Blue Hills Loop	\$0	\$41,485	\$0	\$0	\$0
190 Mailboxes - Replace Blue Lake Court	\$37,387	\$0	\$0	\$0	\$0
190 Mailboxes - Replace Front Gate	\$0	\$32,555	\$0	\$0	\$0
190 Mailboxes - Replace Longmire	\$0	\$44,461	\$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	\$38,470	\$39,624	\$40,813	\$42,037	\$43,299
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	\$479,956	\$0	\$0	\$0
205 Road Project D-6: Resurface	\$0	\$0	\$0	\$0	\$623,051
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	\$15,789	\$0
215 Playground Equip - Pool	\$47,140	\$0	\$0	\$0	\$0
216 Playground Equip - Perimeter	\$0	\$0	\$0	\$0	\$78,872
217 Playground Equip - Reichel Beach	\$0	\$0	\$0	\$0	\$0
218 Playground Equip - Hi Lo	\$0	\$0	\$0	\$52,300	\$0
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$13,016	\$0
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$0	\$0	\$0	\$0	\$13,010
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	\$44,461	\$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	\$32,423
230 Pool/Spa - Filters	\$0	\$0	\$30,466	\$0	\$0
231 Spa - Heater	\$0	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$11,559	\$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	\$0	\$0	\$0	\$0	\$21,649
243 Pool - Pumps / Valves, etc...	\$0	\$0	\$8,048	\$0	\$0
Security					
290 Security Cameras	\$10,475	\$0	\$11,113	\$0	\$11,790
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	\$11,971	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
300 Maintenance Bldg - Ext Paint	\$12,372	\$0	\$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		2041	2042	2043	2044	2045
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	\$188,379	\$0
311	Maint Equip - Boom Lift Genie Prtbl	\$0	\$39,438	\$0	\$0	\$0
316	Maint Equip - Bobcat Excavator	\$0	\$0	\$0	\$0	\$0
317	Maint Equip - John Deere Mower	\$0	\$6,883	\$0	\$0	\$0
320	Maint Equip - Kubota Tractor	\$51,203	\$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	\$48,584
323	Maint Equip - Kubota RTV (newer)	\$0	\$0	\$45,795	\$0	\$0
327	Maint Equip - Sander (old)	\$0	\$16,966	\$0	\$0	\$0
328	Maint Equip - Sander (newer)	\$16,526	\$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	\$45,795	\$0	\$0
333	Maint Equip - Vac /Sweeper Truck	\$0	\$0	\$0	\$0	\$102,453
338	Maint Equip - Truck 2010 Ford F350	\$87,958	\$0	\$0	\$0	\$0
339	Maint Equip -Truck 1999 Ford F450	\$0	\$60,460	\$0	\$0	\$0
340	Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$48,156	\$0
342	Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$56,512
343	Flatbed Trailer for Excavator	\$0	\$0	\$11,497	\$0	\$0
344	Paint Striper	\$0	\$0	\$0	\$0	\$14,839
Office						
360	Office Bldg - Carpet, Paint	\$0	\$12,278	\$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	\$37,025	\$0	\$0	\$0	\$0
Total Expenses		\$483,406	\$941,039	\$291,152	\$391,155	\$1,214,493
Ending Reserve Balance		\$7,999,123	\$7,965,369	\$8,609,376	\$9,185,047	\$8,965,495

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$8,965,495	\$9,793,475	\$10,523,166	\$10,413,428	\$11,261,328
Annual Reserve Contribution	\$931,354	\$959,295	\$988,074	\$1,017,716	\$1,048,247
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$93,755	\$101,540	\$104,639	\$108,328	\$92,453
Total Income	\$9,990,605	\$10,854,310	\$11,615,878	\$11,539,471	\$12,402,029
# Component					
Community Property					
100 Spillways, Concrete - Repr/Replace	\$0	\$0	\$0	\$0	\$0
100 Spillways, Gates & Weirs - Replace	\$0	\$0	\$0	\$0	\$14,564
102 Bridge - An Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
102 Bridge - Arch	\$0	\$0	\$0	\$0	\$0
103 Bridge - Blue Lake, Lower Spillway	\$15,180	\$0	\$0	\$0	\$0
104 Bridge - Blue Lake, Upper Spillway	\$0	\$0	\$0	\$0	\$0
105 Bridge - Bear Island	\$0	\$0	\$0	\$0	\$0
106 Bridge - Brookside	\$0	\$0	\$0	\$22,079	\$0
108 Bridge - Blue Lake, Inlet	\$0	\$0	\$0	\$0	\$0
109 Bridge - Longmire	\$0	\$0	\$0	\$0	\$0
111 Bridge - Rampart	\$0	\$0	\$0	\$0	\$0
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	\$49,959
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
114 Bulkheads - An Engineer Evaluation	\$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	\$37,583	\$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	\$39,810	\$0
126 Cabana - Windy	\$0	\$0	\$0	\$0	\$0
127 Cabana - Harrington Park (Well 4)	\$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)	\$0	\$0	\$0	\$0	\$0
137 Dock - Otter (swim)	\$0	\$0	\$0	\$22,593	\$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	\$23,555	\$0	\$0	\$25,739	\$0
146 Fence - Front and Back Gates	\$0	\$0	\$43,759	\$0	\$0
148 Fence - Office	\$0	\$0	\$0	\$0	\$0
150 Restroom - Division 7	\$0	\$0	\$0	\$0	\$0
151 Restroom - Blue Water	\$0	\$0	\$0	\$0	\$0
152 Restroom - Loop	\$0	\$0	\$0	\$0	\$0
153 Restroom - Rampart	\$0	\$18,762	\$0	\$0	\$0
154 Restroom - Hi-Lo	\$0	\$18,762	\$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	\$39,810	\$0
158 Restroom - Perimeter	\$18,216	\$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	\$18,762	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
170 Trails - Maintain/Repair	\$0	\$0	\$0	\$14,643	\$0
172 Culverts Blue Hills Drive East	\$0	\$0	\$0	\$0	\$0
180 Reichel Beach Sprinkler System	\$0	\$0	\$0	\$0	\$0
185 Basketball Court/Equip - Longmire	\$0	\$0	\$0	\$0	\$0
185 Tennis - Longmire (replace)	\$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	\$44,597	\$45,935	\$47,313	\$48,733	\$50,195
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	\$335,415	\$0	\$0
207 Road Project 8: Resurface	\$0	\$0	\$0	\$0	\$900,208
208 Road Project 9: Resurface	\$0	\$0	\$0	\$0	\$900,208
209 Road Project 10: Resurface	\$0	\$0	\$0	\$0	\$1,624,852
210 Road Project 11: Resurface	\$0	\$0	\$0	\$0	\$1,624,852
211 Roads replaced in 2002	\$0	\$0	\$603,080	\$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	\$0	\$0	\$0	\$0	\$0
217 Playground Equip - Reichel Beach	\$0	\$45,720	\$0	\$0	\$0
218 Playground Equip - Hi Lo	\$0	\$0	\$0	\$0	\$0
Pool					
220 Pool - Bldg Interior Remodel	\$0	\$0	\$0	\$15,089	\$0
221 Pool - Bldg Siding	\$0	\$0	\$0	\$0	\$0
222 Pool - Bldg Water Heaters	\$0	\$0	\$0	\$0	\$0
224 Pool - Deck Resurface Concrete	\$0	\$114,515	\$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	\$0	\$0	\$0	\$0
231 Spa - Heater	\$0	\$0	\$0	\$0	\$0
232 Spa - Resurface	\$0	\$17,253	\$0	\$0	\$0
233 Pool - Bldg Exterior Caulk/Paint	\$0	\$0	\$0	\$14,643	\$0
238 Pool - Winter Cover/Blanket	\$0	\$38,926	\$0	\$0	\$0
240 Pools - Replaster	\$0	\$0	\$0	\$0	\$0
241 Pool/Spa - Tile & Coping	\$0	\$0	\$0	\$0	\$0
242 Pool Plumbing - Repair/Replace	\$0	\$0	\$0	\$0	\$0
243 Pool - Pumps / Valves, etc...	\$0	\$0	\$9,329	\$0	\$0
Security					
290 Security Cameras	\$0	\$12,508	\$0	\$13,270	\$0
291 Security - Card Readers	\$0	\$0	\$64,862	\$0	\$0
292 Security - Gate Operators	\$0	\$0	\$35,318	\$0	\$0
294 Security - Radar Gun	\$15,075	\$0	\$0	\$0	\$0
296 Security - Sally Arm System	\$0	\$0	\$0	\$0	\$0
297 Security - Spikes	\$0	\$0	\$17,393	\$0	\$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	\$45,981	\$0	\$0

Fiscal Year		2046	2047	2048	2049	2050
308	Maintenance Bldg - Shop Heaters	\$0	\$0	\$0	\$21,735	\$0
309	Maintenance Bldg Carport	\$0	\$0	\$0	\$0	\$0
Maintenance Equipment						
310	Maint Equip - Backhoe	\$0	\$0	\$0	\$0	\$0
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	\$0
328	Maint Equip - Sander (newer)	\$0	\$0	\$0	\$0	\$0
329	Maint Equip - Plow (old)	\$0	\$0	\$0	\$0	\$0
330	Maint Equip - Plow (new)	\$0	\$0	\$0	\$0	\$0
332	Maint Equip - Street Sweeper	\$0	\$0	\$0	\$0	\$0
333	Maint Equip - Vac /Sweeper Truck	\$0	\$0	\$0	\$0	\$0
338	Maint Equip - Truck 2010 Ford F350	\$0	\$0	\$0	\$0	\$0
339	Maint Equip -Truck 1999 Ford F450	\$0	\$0	\$0	\$0	\$0
340	Maint Equip - Truck 2008 Ford F150	\$0	\$0	\$0	\$0	\$0
342	Maint Equip - Truck 2006 Mazda	\$0	\$0	\$0	\$0	\$0
343	Flatbed Trailer for Excavator	\$0	\$0	\$0	\$0	\$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	\$42,922	\$0	\$0	\$0	\$0
Total Expenses		\$197,129	\$331,145	\$1,202,450	\$278,143	\$5,164,837
Ending Reserve Balance		\$9,793,475	\$10,523,166	\$10,413,428	\$11,261,328	\$7,237,191

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 2020 study.

Useful Life: 40 years

Remaining Life: 4 years

Best Case: \$ 52,200

Worst Case: \$63,800

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 2020 study.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 5,870

Worst Case: \$6,490

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 operating expense as needed

History: Varies

Comments: Not funded - no changes from 2020 study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 102 Bridge - An Engineer Evaluation**Quantity: Multiple bridges**

Location: Throughout community

Funded?: Yes.

History: None known

Comments: As directed by Management, an engineer evaluation of bridges anticipated in 2021 as shown.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$35,000

Lower allowance

Higher allowance

Cost Source: Estimate by Client

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

Location: Blue Lake

Funded?: Yes.

History: 1993

Comments: Remaining useful life remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 11,000

Worst Case: \$16,300

Lower allowance to repair

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Blue Lake

Funded?: Yes.

History: Unknown

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 5,900

Worst Case: \$8,600

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,900

Worst Case: \$8,600

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 3,900

Worst Case: \$6,000

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: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 7,800

Worst Case: \$11,500

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 3,500

Worst Case: \$6,000

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 32,900

Worst Case: \$36,100

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: Unknown

Comments: Adjusted to occur in 2021 as reported by Management as not completed in 2019 as previously anticipated.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 18,500

Worst Case: \$23,900

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 8,500

Worst Case: \$10,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Beach areas

Funded?: Yes.

History: Not known

Comments: Extended at request of management and cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 18,500

Worst Case: \$23,900

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: Extended at request of management and cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 18,500

Worst Case: \$23,900

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 2020

Comments: Life reset to reflect 2020 completion.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 18,500

Worst Case: \$23,900

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Beach areas

Funded?: Yes.

History: Not known

Comments: Adjusted to occur in 2021 as reported by Management as not completed in 2019 as previously anticipated.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 18,500

Worst Case: \$23,900

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: Project accelerated at Management request; cost inflated 3% from previous 2020 reserve study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 18,500

Worst Case: \$23,900

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Beach areas

Funded?: Yes.

History: Not known

Comments: Extended at request of management and cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 18,500

Worst Case: \$23,900

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 114 Bulkheads - An Engineer Evaluation**Quantity: Multiple bridges**

Location: Throughout community

Funded?: Yes.

History: None known

Comments: As directed by Management, an engineer evaluation of bulkheads anticipated in 2021 as shown.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$35,000

Lower allowance

Higher allowance

Cost Source: Estimate 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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 17,400

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: Hi-Lo recreation area

Funded?: Yes.

History: 2005 (~\$18,600)

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 17,400

Worst Case: \$18,500

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 17,400

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: Madrona recreation area

Funded?: Yes.

History: 2013

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 17,400

Worst Case: \$18,500

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 17,400

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Pool recreation area

Funded?: Yes.

History: 2007

Comments: Remaining useful life adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 17,400

Worst Case: \$18,500

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 23,300

Worst Case: \$30,200

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 adjusted down one year, and cost inflated 3% from 2020 reserve study.

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 17,400

Worst Case: \$18,500

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: Extended at request of management and cost inflated 3% from 2020 study.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 15,300

Worst Case: \$19,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Windy beach recreation area

Funded?: Yes.

History: 2009 remodel

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 17,400

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 127 Cabana - Harrington Park (Well 4)**Quantity: Picnic pods**

Location: Harrington Park/Well 4 area

Funded?: Yes.

History: Unknown

Comments: Added to the 2021 reserve study as not identified in the past.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 17,400

Worst Case: \$18,500

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 deducted one year and cost inflated 3% from 2020 study. Client reports in the future might just remove/demo however at this time funding remains.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 25,800

Worst Case: \$28,300

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 deducted one year and cost inflated 3% from 2020 study. Client reports in the future might just remove/demo however at this time funding remains.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 25,800

Worst Case: \$28,300

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 deducted one year and cost inflated 3% from 2020 study. Client reports in the future might just remove/demo however at this time funding remains.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 25,800

Worst Case: \$28,300

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 deducted one year and cost inflated 3% from 2020 study. Client reports in the future might just remove/demo however at this time funding remains.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 25,800

Worst Case: \$28,300

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 2020 study.

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 23,300

Worst Case: \$25,400

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: Accelerated at request of Management; cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 24,200

Worst Case: \$26,600

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 2020 study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 22,000

Worst Case: \$24,300

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 2020 study.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 24,300

Worst Case: \$27,800

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 2020 study.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 42,800

Worst Case: \$45,200

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 2020 study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 27,800

Worst Case: \$30,200

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: Removed in 2019 and not replaced, ramp installed 2005, rest of dock possibly original to 1970

Comments: Not funded - no changes from 2020 study. Dock removed in 2019 and not replaced so funding removed from the 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: Completed 2019, previous to this in 1999

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 8,550

Worst Case: \$11,200

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 2020 study.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 8,600

Worst Case: \$11,200

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 2020 study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 27,800

Worst Case: \$31,300

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 2020 study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 39,400

Worst Case: \$42,800

Lower allowance to replace

Higher allowance

Cost Source: Client Cost History

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

Location: Perimeter of property

Funded?: Yes.

History: Some work in 2019, otherwise varies, majority assumed mid 1970's

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 3 years

Remaining Life: 1 years

Best Case: \$ 10,200

Worst Case: \$12,300

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 2020 study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 18,500

Worst Case: \$20,900

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 2020 study.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 11,600

Worst Case: \$14,800

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 2020 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 8,100

Worst Case: \$9,300

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 2020 study.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 8,100

Worst Case: \$9,300

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 21,200

Worst Case: \$26,600

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 2020 study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 8,100

Worst Case: \$9,300

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 2020 study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 8,100

Worst Case: \$9,300

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 2020 study.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 16,300

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Madrona recreation area

Funded?: Yes.

History: 2005

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

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 8,100

Worst Case: \$9,300

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: 8 years

Best Case: \$ 16,300

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: COmmon area off of Perimeter Ct.

Funded?: Yes.

History: 2006

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

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 8,100

Worst Case: \$9,300

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: 2 years

Best Case: \$ 8,100

Worst Case: \$9,300

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: 13 years

Best Case: \$ 16,300

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

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

Location: Sunset beach recreation area

Funded?: Yes.

History: 2004

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

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 8,100

Worst Case: \$9,300

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 2020 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 8,100

Worst Case: \$9,300

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: Accelerated at request of Management; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 8,100

Worst Case: \$9,300

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:

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 remains at zero, as work was not completed, or planned for 2020; cost inflated 3% from 2020 study. Retaining wall work anticipated in 2021 per Management.

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 5,900

Worst Case: \$6,900

Lower allowance

Higher allowance

Cost Source: Allowance

Comp #: 172 Culverts Blue Hills Drive East**Quantity: Culverts**

Location: Blue Hills Drive E.

Funded?: Yes.

History: Unknown

Comments: Client requests funding allowance/placemaker for culverts at Blue Hills Drive E. The cost here is not based on any estimate but is simply a placemaker/allowance and can vary substantially.

Useful Life: 50 years

Remaining Life: 2 years

Best Case: \$ 5,000

Worst Case: \$10,000

Lower allowance

Higher allowance

Cost Source: Allowance/Placemaker

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 2020 study.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 9,300

Worst Case: \$9,700

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:

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 2020 study.

Useful Life: 40 years

Remaining Life: 20 years

Best Case: \$ 13,300

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database/Similar Project

Cost History

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

Location: Longmire recreation area

Funded?: Yes.

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

Comments: Not completed in 2019 so adjusted to reflect 2021; cost inflated 3% from 2020 study. Reportedly court is built on several feet of peat so continuous cracking caused by wet ground. This court has been closed since 2018.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 47,800

Worst Case: \$58,400

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: Not anticipated in 2020 so adjusted to reflect 2021; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,400

Worst Case: \$9,600

Lower allowance

Higher allowance

Cost Source: Client Cost History, Inflated

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

Location: Hi-Lo recreation area

Funded?: Yes.

History: 1982

Comments: Accelerated at request of Management; cost adjusted based on bid by Management. During wet years, court partially covered by water.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance

Higher allowance

Cost Source: Estimate per Client

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

Location: Rampart recreation area

Funded?: Yes.

History: 1982

Comments: Accelerated at request of Management; cost adjusted based on bid by Management. Location in wet area.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 45,000

Worst Case: \$55,000

Lower allowance

Higher allowance

Cost Source: Adjusted based on client estimate

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 remains at zero as not planned for 2020; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 27,300

Worst Case: \$31,400

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: Accelerated at request of Management; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 19,700

Worst Case: \$24,900

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: Accelerated at request of Management; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$23,400

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: Not known

Comments: Not completed in 2019 so remaining useful life decreased; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 14,800

Worst Case: \$20,200

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: Accelerated at request of Management; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 21,200

Worst Case: \$26,600

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 2020 study.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 27,600

Worst Case: \$32,900

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 2020 study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 16,000

Worst Case: \$26,600

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 50 years

Remaining Life: 47 years

Best Case: \$ 25,800

Worst Case: \$36,100

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 2020 study.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 16,000

Worst Case: \$26,600

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 254,000

Worst Case: \$289,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 198,000

Worst Case: \$220,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 198,000

Worst Case: \$220,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 254,000

Worst Case: \$289,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 246,000

Worst Case: \$270,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 246,000

Worst Case: \$270,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 289,000

Worst Case: \$324,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 139,000

Worst Case: \$163,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 359,000

Worst Case: \$405,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 359,000

Worst Case: \$405,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 649,000

Worst Case: \$730,000

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 649,000

Worst Case: \$730,000

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 254,000

Worst Case: \$289,000

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 2020 study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 440,000

Worst Case: \$499,000

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 2020 study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 5,400

Worst Case: \$10,600

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 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 19,800

Worst Case: \$32,400

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 2020 study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 32,400

Worst Case: \$45,200

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 18,500

Worst Case: \$23,900

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 2020 study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 23,900

Worst Case: \$29,100

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 5,360

Worst Case: \$7,830

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 2020 study.

Useful Life: 40 years

Remaining Life: 36 years

Best Case: \$ 32,400

Worst Case: \$39,400

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 2020 study.

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 5,400

Worst Case: \$7,400

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:

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 2020 study.

Useful Life: 12 years

Remaining Life: 2 years

Best Case: \$ 47,800

Worst Case: \$58,400

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 2020 study.

Useful Life: 18 years

Remaining Life: 0 years

Best Case: \$ 13,900

Worst Case: \$17,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 226 Pool - Fence Replacement**Quantity: ~ 260 LF, wood boards**

Location: Perimeter of pool deck area

Funded?: Yes.

History: Unknown

Comments: Not completed in 2019 so RUL adjusted; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 21,200

Worst Case: \$26,600

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 2020 study.

Useful Life: 40 years

Remaining Life: 5 years

Best Case: \$ 6,900

Worst Case: \$10,100

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 2020 study.

Useful Life: 40 years

Remaining Life: 36 years

Best Case: \$ 6,900

Worst Case: \$10,100

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 2020 study.

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 12,800

Worst Case: \$19,100

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: Extended at Management request; cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 13,300

Worst Case: \$18,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 231 Spa - Heater**Quantity: (1) Master Temp 400**

Location: Covered area at side of pool building

Funded?: Yes.

History: Replaced in 2015

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 4,200

Worst Case: \$6,400

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 2020 study.

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 5,400

Worst Case: \$10,600

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 2020 study.

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 5,400

Worst Case: \$7,400

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: Extended at Management request; cost inflated 3% from 2020 study.

Useful Life: 12 years

Remaining Life: 2 years

Best Case: \$ 16,000

Worst Case: \$20,100

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 2020 study.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 53,000

Worst Case: \$79,600

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 2020 study.

Useful Life: 40 years

Remaining Life: 34 years

Best Case: \$ 29,100

Worst Case: \$34,500

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 2020 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 8,500

Worst Case: \$12,800

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: Extended at Management request; cost inflated 3% from 2020 study.

Useful Life: 5 years

Best Case: \$ 3,700

Lower allowance

Cost Source: Allowance

Quantity: Assorted pumps, valves

Remaining Life: 2 years

Worst Case: \$4,700

Higher allowance

Security

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

Location: Scattered common area locations

Funded?: Yes.

History: Anticipated in 2019

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 4,700

Worst Case: \$6,900

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 26,600

Worst Case: \$31,800

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 13,300

Worst Case: \$18,500

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 2020 study.

Useful Life:

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 7 years

Remaining Life: 4 years

Best Case: \$ 6,200

Worst Case: \$8,200

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:

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 5,870

Worst Case: \$7,000

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 7,210

Worst Case: \$8,450

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 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,500

Worst Case: \$7,200

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 2020 study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 10,600

Worst Case: \$16,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 306 Maintenance Bldg - Roof**Quantity: ~ 3,900 SF, comp. shingle**

Location: Rooftop of maintenave building

Funded?: Yes.

History: 2008

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 18,000

Worst Case: \$23,400

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 2020 study.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 7,900

Worst Case: \$11,100

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 2020 study.

Useful Life: 50 years

Remaining Life: 42 years

Best Case: \$ 92,700

Worst Case: \$115,000

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 2020 study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 84,900

Worst Case: \$106,000

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 2020 study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 18,500

Worst Case: \$23,900

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:

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 2020 study.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 52,200

Worst Case: \$59,100

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 3,200

Worst Case: \$4,200

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 25,800

Worst Case: \$30,900

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 2020 study.

Useful Life: 40 years

Remaining Life: 13 years

Best Case: \$ 26,700

Worst Case: \$32,400

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 deducted one year and cost inflated 3% from 2020 study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 21,200

Worst Case: \$26,600

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 2020 study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 21,200

Worst Case: \$26,600

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:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 327 Maint Equip - Sander (old)**Quantity: (1) sander for F450**

Location: Maintenance yard

Funded?: Yes.

History: Unknown

Comments: Records do not reflect work in 2019; life extended and cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 8,450

Worst Case: \$9,790

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 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 8,500

Worst Case: \$9,800

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 329 Maint Equip - Plow (old)**Quantity: (1) plow F450**

Location: Maintenance yard

Funded?: Yes.

History: Unknown

Comments: Records do not reflect work in 2019 so shown for 2021; cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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: Accelerated remaining useful life per Management; cost inflated 3% from 2020 study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,500

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: 2 years

Best Case: \$ 21,200

Worst Case: \$26,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Maintenance yard

Funded?: Yes.

History: 2007 \$32,640

Comments: No completed in 2019 so remaining useful life shows as 2021; cost inflated 3% from 2020 study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 47,800

Worst Case: \$53,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

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

Location: Maintenance yard

Funded?: Yes.

History: 2011 \$36,629

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 47,500

Worst Case: \$49,900

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: Unknown

Comments: Records do not reflect work in 2019 so shown for 2021; cost inflated 3% from 2020 study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 31,300

Worst Case: \$33,700

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 2020 study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 22,200

Worst Case: \$26,600

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 2020 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 26,700

Worst Case: \$28,900

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 2020 study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 5,400

Worst Case: \$6,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

Comp #: 344 Paint Striper

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 2020 study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 7,000

Worst Case: \$7,600

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:

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:

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:

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: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 6,000

Worst Case: \$7,200

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 2020 study.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 6,000

Worst Case: \$7,200

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 2020 study.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 39,400

Worst Case: \$52,200

Lower allowance

Higher allowance

Cost Source: Inflated Estimate Provided by Client

Comp #: 364 Office - Deck**Quantity: ~ 230 SF, wood decking**

Location: Office entry area

Funded?: Yes.

History: Unknown

Comments: Remaining useful life deducted one year and cost inflated 3% from 2020 study.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 7,500

Worst Case: \$10,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 365 Office Computer Upgrade**Quantity: Central IT System,
Server**

Location: Office

Funded?: Yes.

History: Hard drive reconfigured 2015

Comments: Not completed in 2019; adjusted as directed by Management for cost/timing.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 17,500

Worst Case: \$23,500

Lower allowance

Higher allowance

Cost Source: Estimate by Client