

# **Reserve Study Level II**

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**Prepared for Clearwood HOA**

**2022 Fiscal Year**



Prepared by CEDCORE, LLC

Version 5

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## 1. Executive Summary

Report Details			
<b>Association Name:</b>	Clearwood HOA		
<b>Location:</b>	Yelm, WA	<b>Number of Units:</b>	1,355
<b>Physical Description</b>	PUD/Single Family	<b>Site Visit Date:</b>	3/25/2021
<b>Level of Service:</b>	Level II		
<b>Report Period:</b>	FY 2022	<b>Projection Period:</b>	2022 - 2051
<b>Reserve Account Snap Shot      January 1, 2022</b>			
Projected Reserve Balance:			\$1,689,175
Fully Funded Reserve Balance:			\$8,568,498
Percent Funded:			20 %
Reserve Surplus or (-) Deficit Per Unit:			(\$5,077)
Current Monthly Reserve Fund Contribution:			\$2,772
Interest Rate			1.00 %
Inflation Rate			3.00 %
<b>2022 Reserve Contribution Requirements (based on the above position)</b>			
Full Funding	Monthly Reserve Contribution:		\$85,500
	Monthly Reserve Contribution Per Unit (Average):		\$63
	Special Assessment Required for this Plan:		\$0
Baseline Funding	Monthly Reserve Contribution:		\$71,874
	Monthly Reserve Contribution Per Unit (Average):		\$53
	Special Assessment Required for this Plan:		\$0

Based upon the budget and maintenance practices of the association we have used a funding threshold of \$2,000. Expenses below \$2,000 are not funded within this report and best treated as a maintenance expense. We have included comments within the Component Analysis Section of this report.

The projected reserve fund balance is estimated based on the current reserve fund balance adding any remaining budgeted contributions and subtracting any planned projects to be completed prior to the end of the fiscal year.

The Association will need to increase contributions by \$61.02 per Unit per month to get onto the path to becoming Fully Funded in 2046.

## 1.1 Table 1 - Component List

Component	Quantity	Current Cost	UL	RUL
Asphalt Roads Project 10A: Design	1 Allowance	\$75,400	30	7
Asphalt Roads Project 10B: Construction	1 Allowance	\$374,000	30	8
Asphalt Roads Project 11A: Design	1 Allowance	\$96,200	30	7
Asphalt Roads Project 11B: Construction	1 Allowance	\$481,000	30	8
Asphalt Roads Project 12A: Design	1 Allowance	\$74,000	30	8
Asphalt Roads Project 12B: Construction	1 Allowance	\$369,000	30	9
Asphalt Roads Project 1A: Design	Funded based on Association records			
Asphalt Roads Project 1B: Construction	1 Allowance	\$682,000	30	0
Asphalt Roads Project 2A: Design	1 Allowance	\$142,600	30	0
Asphalt Roads Project 2B: Construction	1 Allowance	\$711,000	30	1
Asphalt Roads Project 3A: Design	1 Allowance	\$18,800	30	1
Asphalt Roads Project 3B: Construction	1 Allowance	\$93,000	30	2
Asphalt Roads Project 4A: Design	1 Allowance	\$108,400	30	1
Asphalt Roads Project 4B: Construction	1 Allowance	\$541,000	30	2
Asphalt Roads Project 5A: Design	1 Allowance	\$76,400	30	2
Asphalt Roads Project 5B: Construction	1 Allowance	\$382,000	30	3
Asphalt Roads Project 6A: Design	1 Allowance	\$125,200	30	3
Asphalt Roads Project 6B: Construction	1 Allowance	\$625,000	30	4
Asphalt Roads Project 7A: Design	1 Allowance	\$96,800	30	4
Asphalt Roads Project 7B: Construction	1 Allowance	\$482,000	30	5
Asphalt Roads Project 8A: Design	1 Allowance	\$121,600	30	5
Asphalt Roads Project 8B: Construction	1 Allowance	\$608,000	30	6
Asphalt Roads Project 9A: Design	1 Allowance	\$77,000	30	6
Asphalt Roads Project 9B: Construction	1 Allowance	\$383,000	30	7
Asphalt Roads: Repairs/Patching	1 Allowance	\$21,900	1	0
Ballfield, Division 7: Upgrade	1 Allowance	\$10,000	10	6
Basketball Court & Equipment, Longmire: Replace	1 Allowance	\$15,900	40	19
Basketball Court & Equipment, Longmire: Reseal	1 Allowance	\$8,500	8	4
Basketball Court, Hi Lo: Replace	1 Allowance	\$88,000	40	1
Basketball Court, Hi Lo: Reseal	1 Allowance	\$8,500	8	9
Bathroom & Change Room: Refurbish, Longmire	4 Each	\$18,000	20	9
Bathroom & Change Room: Refurbish, Madrona	2 Each	\$9,000	20	9
Bathroom: Refurbish, Blue Water	1 Each	\$9,000	20	14
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	1 Each	\$9,000	20	3
Bathroom: Refurbish, Hi-Lo	1 Each	\$9,000	20	5
Bathroom: Refurbish, Loop	1 Allowance	\$5,000	20	0
Bathroom: Refurbish, Otter Beach	1 Each	\$18,000	20	7
Bathroom: Refurbish, Perimeter	1 Each	\$9,000	20	4
Bathroom: Refurbish, Rampart	1 Each	\$9,000	20	5
Bathroom: Refurbish, Reichel	4 Each	\$18,000	20	12

Bathroom: Refurbish, Sports Court	1 Each	\$9,000	20	1
Bathroom: Refurbish, Sunset	2 Each	\$9,000	20	2
Bathroom: Refurbish, Windy	1 Each	\$9,000	20	3
Bathroom: Refurbish, Woodside	1 Each	\$9,000	20	5
Beach Bulkhead, Concrete, Windy	50 Linear Feet	\$26,800	17	4
Beach Bulkhead, Longmire	100 Linear Feet	\$21,200	15	1
Beach Bulkhead, Otter	40 Linear Feet	\$21,200	15	12
Beach Bulkhead, Reichel	160 Linear Feet	\$26,800	15	14
Beach Bulkhead, Sunset	100 Linear Feet	\$26,800	15	1
Benches & Picnic Tables: Replace	1 Allowance	\$20,000	20	0
Boat Ramp - Madrona Beach	1 Allowance	\$10,000	30	10
Boat Ramp, Blue Lake Ct: Repair	1 Allowance	\$10,000	30	10
Boat Ramp, Concrete, Horseshoe; Repair	1 Allowance	\$10,000	30	10
Boat Ramp, Longmire: Repair	1 Allowance	\$10,000	30	10
Boat Ramp, Otter Beach: Repair	1 Allowance	\$10,000	30	10
Boat Ramp, Sunset Beach: Repair	1 Allowance	\$10,000	30	10
Bridge, Arch: Repair/Replace	420 Square Feet	\$13,900	10	0
Bridge, Bear Island: Repair/Replace	150 Square Feet	\$5,000	10	1
Bridge, Blue Lake, Inlet: Repair/Replace	150 Square Feet	\$5,000	10	0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	220 Square Feet	\$7,260	10	4
Bridge, Blue Lake, Upper Spillway: Repair/Replace	220 Square Feet	\$7,260	10	2
Bridge, Brookside: Repair/Replace	300 Square Feet	\$9,900	10	7
Bridge, Longmire: Repair/Replace	650 Square Feet	\$34,400	10	3
Bridge, Rampart: Repair/Replace	400 Square Feet	\$21,200	10	0
Bridge, Reichel: Repair/Replace	180 Square Feet	\$9,500	10	0
Bridges, Engineer Evaluation	1 Allowance	\$30,000	12	10
Cabana Siding: Repaint	2,500 Square Feet	\$6,880	8	3
Cabana, Harrington Park (Well 4)	3 Each	\$25,200	25	9
Cabana, Hi Lo	720 Square Feet	\$25,200	25	1
Cabana, Longmire	3 Each	\$25,200	25	1
Cabana, Madrona	720 Square Feet	\$18,000	25	16
Cabana, Otter Beach	500 Square Feet	\$18,000	25	12
Cabana, Pool	3 Each	\$25,200	25	1
Cabana, Reichel	1,100 Square Feet	\$27,500	25	14
Cabana, Siding: Replace	2,500 Allowance	\$40,000	40	35
Cabana, Sunset	3 Each	\$25,200	25	12
Cabana, Vine Lane	3 Each	\$25,200	25	2
Cabana, Windy	3 Each	\$25,200	25	1
Computer & Software: Update	1 Allowance	\$21,100	5	0
Culvert - Clearlake Blvd N at Meadow	1 Allowance	\$10,000	50	1
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	1 Allowance	\$10,000	50	1
Culverts, Blue Hills Drive East: Replace	1 Allowance	\$7,700	50	1
Deck, Wood, Office: Replace	230 Square Feet	\$20,600	25	24
Dock Surface, Blue Lake Fishing, 1 of 4	1 Allowance	\$27,000	30	29
Dock Surface, Blue Lake Fishing, 2 of 4	1 Allowance	\$27,000	30	29

Dock Surface, Blue Lake Fishing, 3 of 4	1 Allowance	\$27,000	30	29
Dock Surface, Blue Lake Fishing, 4 of 4	1 Allowance	\$27,000	30	29
Dock Surface, Clear Lake	1 Allowance	\$24,400	30	23
Dock Surface, Horseshoe, A, Right	1 Allowance	\$17,400	30	29
Dock Surface, Horseshoe, B, Left	1 Allowance	\$23,200	30	12
Dock Surface, Horseshoe, C, Rear	1 Allowance	\$26,100	30	21
Dock Surface, Longmire, Fish & Swim	750 Square Feet	\$44,000	30	4
Dock Surface, Madrona, Fish & Swim	500 Square Feet	\$29,300	30	13
Dock Surface, Otter, Swim	1 Each	\$9,800	30	27
Dock Surface, Reichel, Swim	1 Each	\$9,900	30	9
Dock Surface, Sunset, Fish & Swim	500 Square Feet	\$30,400	30	14
Dock Surface, Windy, Fish & Swim	1 Allowance	\$42,300	30	18
Dock, Otter Beach B, Wooden: Replace	1 Allowance	\$23,200	20	9
Dock, Otter Beach C, Wooden: Replace	1 Allowance	\$23,200	20	9
Entry Sign: Replacement	1 Each	\$1,500	20	10
Fence, Office	500 Linear Feet	\$17,000	20	19
Fence: Chainlink, Repair	1 Allowance	\$3,750	1	0
Gate Card Readers: Replace	2 Each	\$29,200	15	11
Gate Operators: Replace	4 Each	\$16,000	10	6
Gates: Replace	3 Each	\$19,700	50	6
Horseshoe Pit, Longmire, Building: Replace/Repair	1 Allowance	\$18,800	25	10
Horseshoe Pit, Longmire, Pit: Repair/Replace	1 Allowance	\$3,500	25	10
Horseshoe Pit, Longmire, Roof: Replace	1 Allowance	\$3,500	25	0
Hot Water Heater, Pool: Replace	2 Allowance	\$6,400	15	8
Interior, Office: Refurbish	1 Allowance	\$6,600	12	11
Irrigation System, Reichel Beach: Repair/Replace	1 Allowance	\$9,800	50	49
Irrigation System: Repair/Replace	6 Allowance	\$60,000	20	5
Lights: Pole, Replace	1 Allowance	\$2,500	1	0
Mailbox Cluster: Replace, Big Fir	19 Clusters	\$38,000	30	29
Mailbox Cluster: Replace, Blue Hills Loop	14 Clusters	\$28,000	30	0
Mailbox Cluster: Replace, Blue Lake Court	13 Clusters	\$26,000	30	29
Mailbox Cluster: Replace, Front Gate	11 Clusters	\$22,000	30	0
Mailbox Cluster: Replace, Longmire	12 Clusters	\$24,000	30	0
Mailbox Cluster: Replace, Windy Beach	19 Clusters	\$38,000	30	0
Maintenance Bldg Garage Doors, Large: Replace	5 Each	\$13,300	20	10
Maintenance Bldg Siding: Repaint	3,000 Square Feet	\$6,850	10	9
Maintenance Bldg, Carport: Structural Repairs	1 Allowance	\$104,000	38	29
Maintenance Bldg, Fence, Chain Link: Replace	1 Allowance	\$10,000	50	10
Maintenance Bldg, Pole Bldg	1 Allowance	\$50,000	50	29
Maintenance Bldg, Roof: Replace	3,900 Allowance	\$20,700	20	6
Maintenance Bldg, Shop Heaters: Replace	2 Each	\$9,600	25	2
Maintenance Bldg: Replace	Unfunded, outside the 30 year scope of report			
Maintenance Eqpt, Back Hoe: Replace	1 Each	\$95,500	20	2
Maintenance Eqpt, Bobcat Excavator: Replace	1 Each	\$55,700	19	3
Maintenance Eqpt, Brine Machine	1 Each	\$3,100	20	2

Maintenance Eqpt, Brine Sprayer	1 Each	\$3,100	20	2
Maintenance Eqpt, Chipper	1 Each	\$5,000	20	4
Maintenance Eqpt, Dump Trailer	1 Each	\$9,800	10	8
Maintenance Eqpt, Floating Workstation, Boat: Replace	1 Allowance	\$5,600	20	10
Maintenance Eqpt, Floating Workstation, Motor: Replace	1 Allowance	\$4,500	20	10
Maintenance Eqpt, Fuel Tank & Pumps: Replace	1 Allowance	\$29,600	40	12
Maintenance Eqpt, John Deere Mower: Replace	1 Each	\$3,700	12	8
Maintenance Eqpt, Kubota RTV 1100	1 Each	\$26,600	20	18
Maintenance Eqpt, Kubota RTV, 900, old	1 Allowance	\$24,600	20	2
Maintenance Eqpt, Kubota Tractor: Replace	1 Each	\$29,200	20	3
Maintenance Eqpt, Kubota, RTV 1100	1 Allowance	\$25,600	10	1
Maintenance Eqpt, Paint Striper, Graco HD 200C	1 Allowance	\$7,300	10	3
Maintenance Eqpt, Plow, new, F350	1 Allowance	\$8,100	15	11
Maintenance Eqpt, Plow, old, F450	1 Allowance	\$8,100	15	14
Maintenance Eqpt, Sander, newer, F350	1 Allowance	\$9,400	14	2
Maintenance Eqpt, Sander, old, 450	1 Allowance	\$9,400	10	0
Maintenance Eqpt, Street Sweeper, Elgin	1 Allowance	\$200,000	24	11
Maintenance Eqpt, Trailer, Flatbed for Excavator	1 Allowance	\$6,000	10	5
Maintenance Eqpt, Truck, F350, 2010	1 Allowance	\$50,200	14	3
Maintenance Eqpt, Truck, F450, 1999	1 Allowance	\$61,800	22	21
Maintenance Eqpt, Truck, Mazda, 2006	1 Allowance	\$27,800	10	2
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	1 Allowance	\$24,400	10	3
Office, Structure: Repair/Replace	1,225 Square Feet	\$175,000	30	0
Phone System, Office	1 Allowance	\$5,000	10	0
Pitch & Putt: Repairs	1 Allowance	\$5,000	10	0
Pool & Spa Filters: Replace	4 Each	\$15,450	20	19
Pool & Spa: Retile	230 Linear Feet	\$30,900	36	29
Pool Deck, Concrete: Resurface	5,000 Allowance	\$35,000	30	29
Pool Deck, Wood: Resurface	540 Allowance	\$15,650	20	19
Pool Engineering	1 Allowance	\$25,000	30	29
Pool Fence: Replace	260 Linear Feet	\$23,200	30	29
Pool Heaters: Replace	3 Each	\$16,000	15	8
Pool Miscellaneous	1 Allowance	\$8,000	30	29
Pool Plumbing: Repair/Replace	1 Allowance	\$30,300	10	9
Pool Pumps & Valves: Replace	3 Each	\$15,000	10	9
Pool, Cover, Winter Safety: Replace	1 Allowance	\$18,600	12	1
Pool, Heaters & Insulation: New	1 Allowance	\$25,000	50	49
Pool: Interior Remodel	1 Allowance	\$6,600	5	2
Pool: Resurface	2,700 Square Feet	\$67,500	20	13
Recreation Equipment, Hi Lo	1 Allowance	\$30,841	30	29
Recreation Equipment, Perimeter	1 Allowance	\$38,800	20	3
Recreation Equipment, Pool	1 Allowance	\$26,900	20	19
Recreation Equipment, Reichel Beach	1 Allowance	\$21,800	20	5
Recreation Equipment, Vine Lane	1 Allowance	\$8,000	20	2
Retaining Wall, Horseshoe Lake Trail: Rock	1 Allowance	\$10,000	5	0

Retaining Wall, Madrona Trail: Repair/Replace	1 Allowance	\$10,000	5	0
Retaining Wall, Pool: Repair/Replace	Unfunded, funded within another component			
Retaining Wall, Sunset Trail: Rock	1 Allowance	\$10,000	5	0
Roads - 10 year Engineering Plan	1 Allowance	\$35,700	10	9
Roof, Office: Replace	1,225 Square Feet	\$6,600	30	29
Roof, Pool Bldg: Replace, Front	1,600 Square Feet	\$8,500	35	4
Roof, Pool Bldg: Replace, Rear	1,600 Square Feet	\$8,500	35	29
RV Dump Station: Repair/Replace	1 Allowance	\$31,900	50	46
Security, Sally Arm System: Replace	1 Allowance	\$6,430	12	8
Security, Spikes: Replace	1 Allowance	\$7,800	10	9
Septic System, Blue Water: Replace	1 Allowance	\$45,000	50	3
Septic System, Harrington Park: Replace	1 Allowance	\$45,000	50	3
Septic System, Hi-Lo: Replace	1 Allowance	\$45,000	50	3
Septic System, Longmire: Replace	1 Allowance	\$45,000	50	3
Septic System, Loop: Replace	1 Allowance	\$45,000	50	0
Septic System, Madrona: Replace	1 Allowance	\$45,000	50	3
Septic System, Office	1 Allowance	\$20,000	50	0
Septic System, Otter Beach: Replace	1 Allowance	\$45,000	50	3
Septic System, Perimeter: Replace	1 Allowance	\$45,000	50	3
Septic System, Pool: Replace	1 Allowance	\$45,000	30	29
Septic System, Rampart: Replace	1 Allowance	\$45,000	50	3
Septic System, Reichel Beach: Replace	1 Allowance	\$45,000	50	3
Septic System, Sports Court: Replace	1 Allowance	\$45,000	50	3
Septic System, Sunset Beach: Replace	1 Allowance	\$45,000	50	3
Septic System, Windy Beach: Replace	1 Allowance	\$45,000	50	3
Septic System, Woodside: Replace	1 Allowance	\$45,000	50	3
Siding, Pool Bldg: Repaint	1 Allowance	\$6,400	8	3
Siding, Pool Bldg: Repair/Replace	1 Allowance	\$36,000	50	29
Spa, Heater: Replace	1 Allowance	\$5,300	20	13
Spa: Resurface	1 Allowance	\$8,000	16	9
Spillways, Concrete: Repair/Replace	1 Allowance	\$58,000	25	3
Spillways, Gates & Weirs: Replace	1 Allowance	\$6,200	25	3
Surveillance System Cameras: Replace	16 Each	\$6,000	10	1
Tennis & Basketball Court, Rampart: Reseal	1 Allowance	\$8,500	8	1
Tennis & Basketball Court, Rampart: Resurface	7,200 Square Feet	\$88,000	40	1
Tennis Court, Hi Lo: Reseal	1 Allowance	\$8,500	8	7
Tennis Court, Hi Lo: Resurface	1 Allowance	\$99,000	40	39
Tennis Court, Longmire: Reseal	7,200 Square Feet	\$9,000	8	7
Tennis Court, Longmire: Resurface	7,200 Square Feet	\$88,000	40	39
Trails: Maintain / Repair	1 Allowance	\$6,600	4	3
Water Slides: Replace	1 Allowance	\$31,000	20	19
Total Current Costs		\$11,420,071		
Total Funded Components		213		



Components without a UL are one-time expenses, not expecting to reoccur at this time. It is important to note that actual costs may vary significantly based on scope of work, actual conditions, hidden deterioration, vendor selection, etc. This component list is for budget planning purposes only.

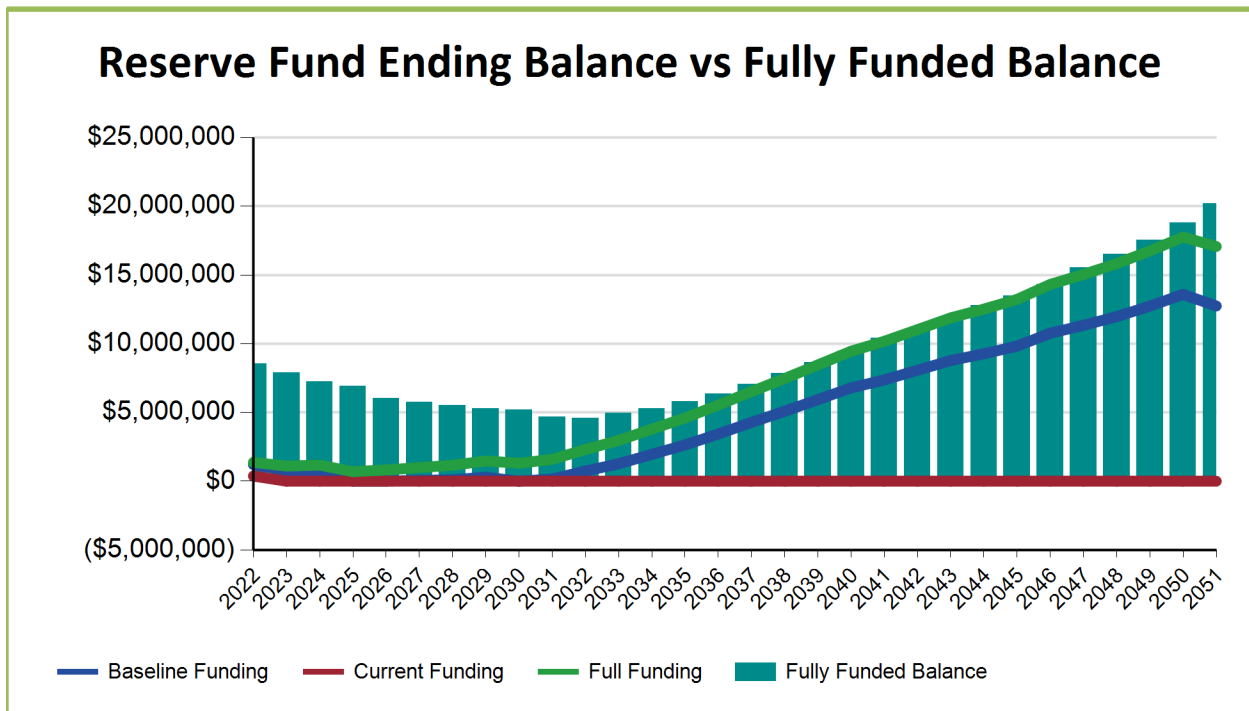
## 2. Financial Analysis

We have created the financial projections and recommendations based on the component list in Table One and a projected reserve fund balance \$1,689,175. For your Association to be 100% funded there should be \$8,568,498 in your reserve account(s). Therefore, your Association is projected to be 20.00% funded.

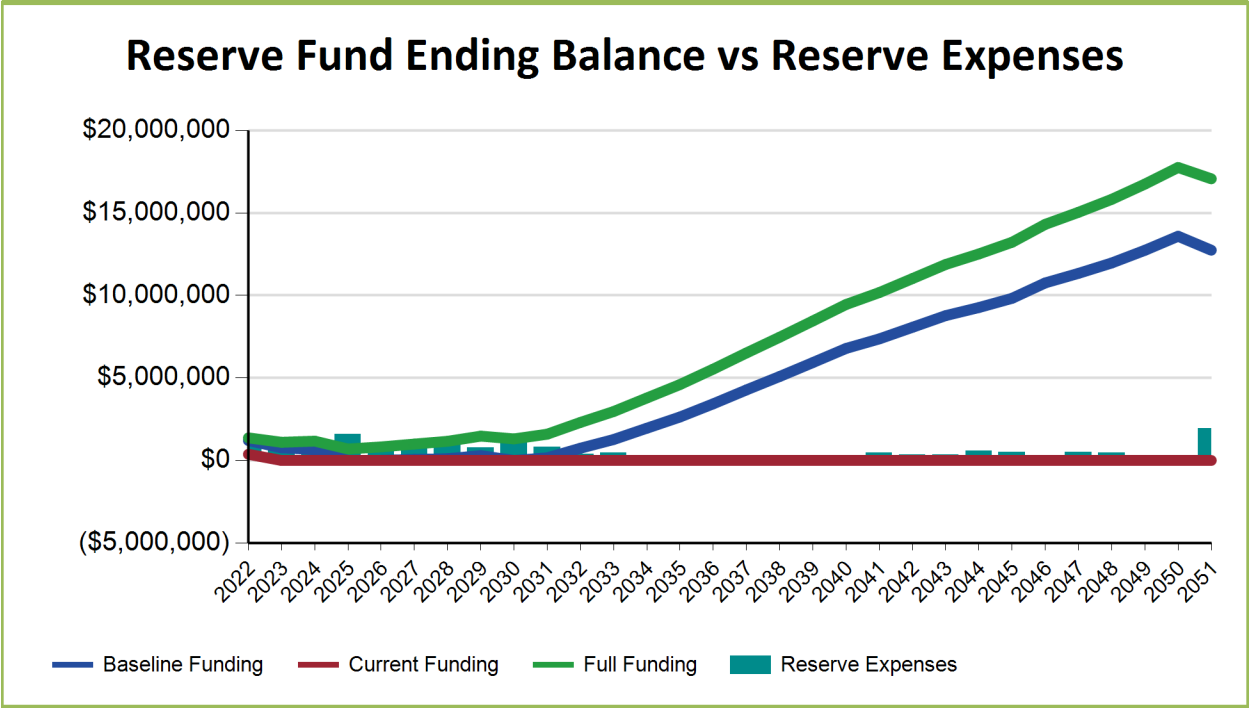
We recommend the Full Funding, which requires a monthly reserve contribution of \$85,500 with a 3.00 % increase in contributions each year for the next 4 years.

Currently the Association has monthly reserve contributions of \$2,823 and are Not projected to be sufficient over the next 30 years. The Baseline monthly reserve contribution requires \$71,874, with a 3.00 % increase in contributions each year for the next 4 years. The baseline funding plan is the lowest contribution amount calculated to prevent the Reserve Fund from dropping below a zero balance.

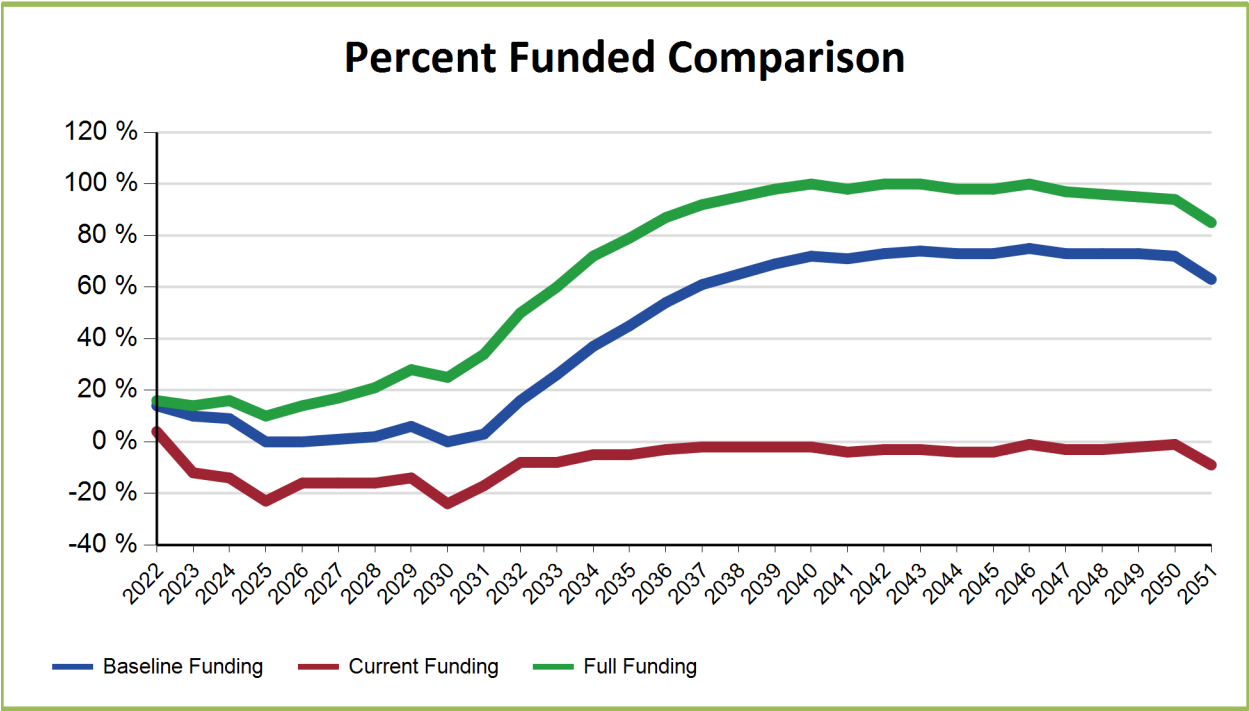
2.1 Figure 1 - Reserve Fund Ending Balance vs Fully Funded Balance



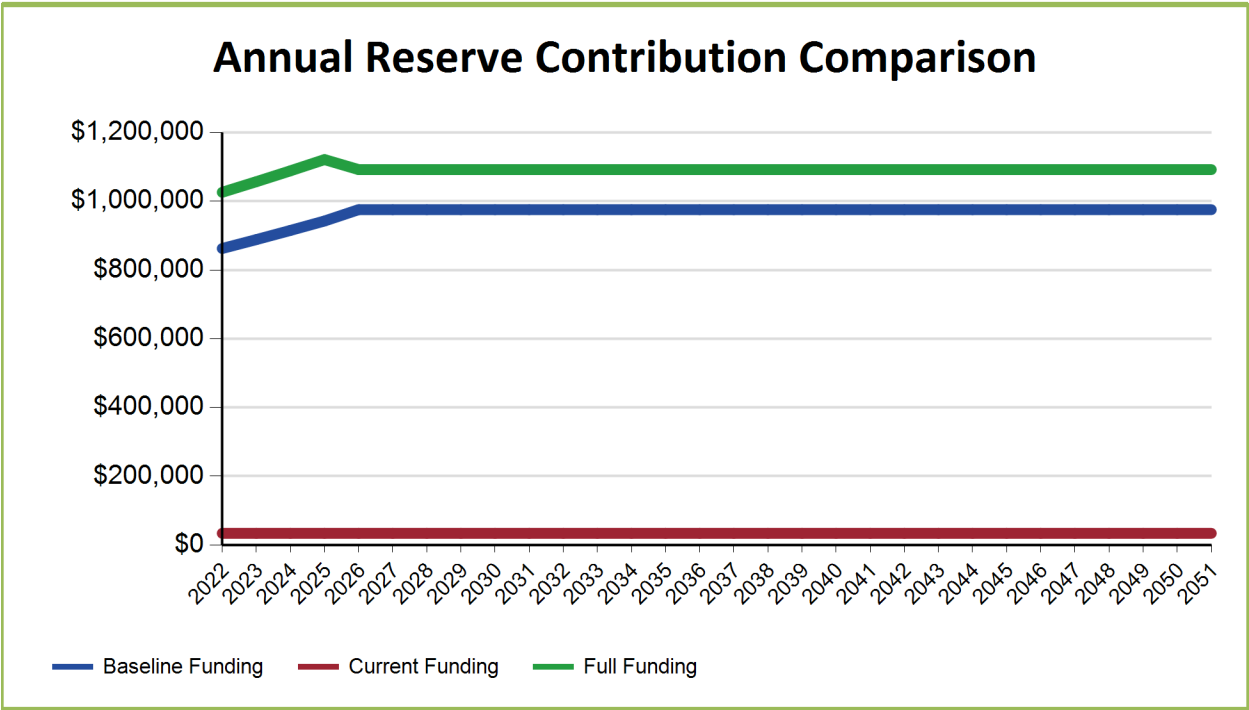
2.2 Figure 2 - Reserve Fund Ending Balance vs Reserve Expenses



2.3 Figure 3 - Percent Funded Comparison



2.4 Figure 4 – Reserve Contribution Comparison



## 2.5.1 - 30 Year Reserve Fund Projection (Current Funding)

Current Funding Plan									
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Additional Assessments Necessary Per Unit /Per Year	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2022	\$1,689,175	\$33,875	\$0		\$5,115	\$1,353,350	\$374,815	\$8,568,498	4.37 %
2023	\$374,815	\$33,875	\$0	\$680	\$0	\$1,330,297	\$0	\$7,906,766	-11.66 %
2024	\$0	\$33,875	\$0	\$733	\$0	\$1,026,644	\$0	\$7,264,309	-13.67 %
2025	\$0	\$33,875	\$0	\$1,154	\$0	\$1,598,043	\$0	\$6,930,057	-22.57 %
2026	\$0	\$33,875	\$0	\$689	\$0	\$966,825	\$0	\$6,012,401	-15.52 %
2027	\$0	\$33,875	\$0	\$657	\$0	\$924,694	\$0	\$5,732,977	-15.54 %
2028	\$0	\$33,875	\$0	\$662	\$0	\$930,825	\$0	\$5,504,644	-16.29 %
2029	\$0	\$33,875	\$0	\$557	\$0	\$788,780	\$0	\$5,279,712	-14.30 %
2030	\$0	\$33,875	\$0	\$909	\$0	\$1,266,109	\$0	\$5,211,397	-23.64 %
2031	\$0	\$33,875	\$0	\$578	\$0	\$817,181	\$0	\$4,666,954	-16.78 %
2032	\$0	\$33,875	\$0	\$268	\$0	\$397,061	\$0	\$4,586,676	-7.92 %
2033	\$0	\$33,875	\$0	\$311	\$0	\$454,763	\$0	\$4,955,355	-8.49 %
2034	\$0	\$33,875	\$0	\$200	\$0	\$304,415	\$0	\$5,294,862	-5.11 %
2035	\$0	\$33,875	\$0	\$208	\$0	\$315,661	\$0	\$5,819,191	-4.84 %
2036	\$0	\$33,875	\$0	\$128	\$0	\$207,541	\$0	\$6,368,037	-2.73 %
2037	\$0	\$33,875	\$0	\$101	\$0	\$170,365	\$0	\$7,065,692	-1.93 %
2038	\$0	\$33,875	\$0	\$128	\$0	\$207,890	\$0	\$7,844,182	-2.22 %
2039	\$0	\$33,875	\$0	\$111	\$0	\$184,870	\$0	\$8,629,635	-1.75 %
2040	\$0	\$33,875	\$0	\$109	\$0	\$181,905	\$0	\$9,485,288	-1.56 %
2041	\$0	\$33,875	\$0	\$319	\$0	\$465,697	\$0	\$10,393,282	-4.15 %
2042	\$0	\$33,875	\$0	\$231	\$0	\$346,558	\$0	\$11,060,534	-2.83 %
2043	\$0	\$33,875	\$0	\$234	\$0	\$350,573	\$0	\$11,895,571	-2.66 %
2044	\$0	\$33,875	\$0	\$398	\$0	\$572,551	\$0	\$12,777,329	-4.22 %
2045	\$0	\$33,875	\$0	\$350	\$0	\$508,692	\$0	\$13,483,480	-3.52 %
2046	\$0	\$33,875	\$0	\$80	\$0	\$142,316	\$0	\$14,303,968	-0.76 %
2047	\$0	\$33,875	\$0	\$348	\$0	\$504,915	\$0	\$15,554,636	-3.03 %
2048	\$0	\$33,875	\$0	\$314	\$0	\$459,243	\$0	\$16,498,391	-2.58 %
2049	\$0	\$33,875	\$0	\$218	\$0	\$329,483	\$0	\$17,547,412	-1.68 %
2050	\$0	\$33,875	\$0	\$162	\$0	\$253,160	\$0	\$18,792,373	-1.17 %
2051	\$0	\$33,875	\$0	\$1,409	\$0	\$1,943,080	\$0	\$20,185,033	-9.46 %

## 2.5.3 - 30 Year Reserve Fund Projection (Full Funding)

Full Funding Plan								
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2022	\$1,689,175	\$1,026,000	\$0	\$8,488	\$1,353,350	\$1,370,313	\$8,568,498	15.99 %
2023	\$1,370,313	\$1,056,780	\$0	\$5,684	\$1,330,297	\$1,102,480	\$7,906,766	13.94 %
2024	\$1,102,480	\$1,088,483	\$0	\$6,201	\$1,026,644	\$1,170,520	\$7,264,309	16.11 %
2025	\$1,170,520	\$1,121,138	\$0	\$1,330	\$1,598,043	\$694,945	\$6,930,057	10.03 %
2026	\$694,945	\$1,092,000	\$0	\$2,741	\$966,825	\$822,861	\$6,012,401	13.69 %
2027	\$822,861	\$1,092,000	\$0	\$4,442	\$924,694	\$994,609	\$5,732,977	17.35 %
2028	\$994,609	\$1,092,000	\$0	\$6,098	\$930,825	\$1,161,882	\$5,504,644	21.11 %
2029	\$1,161,882	\$1,092,000	\$0	\$9,191	\$788,780	\$1,474,293	\$5,279,712	27.92 %
2030	\$1,474,293	\$1,092,000	\$0	\$7,542	\$1,266,109	\$1,307,726	\$5,211,397	25.09 %
2031	\$1,307,726	\$1,092,000	\$0	\$10,365	\$817,181	\$1,592,910	\$4,666,954	34.13 %
2032	\$1,592,910	\$1,092,000	\$0	\$17,418	\$397,061	\$2,305,267	\$4,586,676	50.26 %
2033	\$2,305,267	\$1,092,000	\$0	\$23,965	\$454,763	\$2,966,469	\$4,955,355	59.86 %
2034	\$2,966,469	\$1,092,000	\$0	\$32,081	\$304,415	\$3,786,135	\$5,294,862	71.51 %
2035	\$3,786,135	\$1,092,000	\$0	\$40,165	\$315,661	\$4,602,639	\$5,819,191	79.09 %
2036	\$4,602,639	\$1,092,000	\$0	\$49,411	\$207,541	\$5,536,509	\$6,368,037	86.94 %
2037	\$5,536,509	\$1,092,000	\$0	\$59,121	\$170,365	\$6,517,265	\$7,065,692	92.24 %
2038	\$6,517,265	\$1,092,000	\$0	\$68,554	\$207,890	\$7,469,929	\$7,844,182	95.23 %
2039	\$7,469,929	\$1,092,000	\$0	\$78,311	\$184,870	\$8,455,370	\$8,629,635	97.98 %
2040	\$8,455,370	\$1,092,000	\$0	\$88,195	\$181,905	\$9,453,660	\$9,485,288	99.67 %
2041	\$9,453,660	\$1,092,000	\$0	\$95,340	\$465,697	\$10,175,303	\$10,393,282	97.90 %
2042	\$10,175,303	\$1,092,000	\$0	\$103,747	\$346,558	\$11,024,492	\$11,060,534	99.67 %
2043	\$11,024,492	\$1,092,000	\$0	\$112,199	\$350,573	\$11,878,118	\$11,895,571	99.85 %
2044	\$11,878,118	\$1,092,000	\$0	\$118,516	\$572,551	\$12,516,083	\$12,777,329	97.96 %
2045	\$12,516,083	\$1,092,000	\$0	\$125,534	\$508,692	\$13,224,925	\$13,483,480	98.08 %
2046	\$13,224,925	\$1,092,000	\$0	\$136,286	\$142,316	\$14,310,895	\$14,303,968	100.05 %
2047	\$14,310,895	\$1,092,000	\$0	\$143,520	\$504,915	\$15,041,500	\$15,554,636	96.70 %
2048	\$15,041,500	\$1,092,000	\$0	\$151,283	\$459,243	\$15,825,540	\$16,498,391	95.92 %
2049	\$15,825,540	\$1,092,000	\$0	\$160,421	\$329,483	\$16,748,478	\$17,547,412	95.45 %
2050	\$16,748,478	\$1,092,000	\$0	\$170,413	\$253,160	\$17,757,731	\$18,792,373	94.49 %
2051	\$17,757,731	\$1,092,000	\$0	\$163,607	\$1,943,080	\$17,070,258	\$20,185,033	84.57 %

## 2.5.2 - 30 Year Reserve Fund Projection (Baseline Funding)

Baseline Funding Plan								
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2022	\$1,689,175	\$862,488	\$0	\$7,671	\$1,353,350	\$1,205,984	\$8,568,498	14.07 %
2023	\$1,205,984	\$888,363	\$0	\$3,199	\$1,330,297	\$767,249	\$7,906,766	9.70 %
2024	\$767,249	\$915,014	\$0	\$1,981	\$1,026,644	\$657,600	\$7,264,309	9.05 %
2025	\$657,600	\$942,464	\$0	\$0	\$1,598,043	\$2,021	\$6,930,057	0.03 %
2026	\$2,021	\$975,444	\$0	\$0	\$966,825	\$10,640	\$6,012,401	0.18 %
2027	\$10,640	\$975,444	\$0	\$0	\$924,694	\$61,390	\$5,732,977	1.07 %
2028	\$61,390	\$975,444	\$0	\$0	\$930,825	\$106,009	\$5,504,644	1.93 %
2029	\$106,009	\$975,444	\$0	\$0	\$788,780	\$292,673	\$5,279,712	5.54 %
2030	\$292,673	\$975,444	\$0	\$0	\$1,266,109	\$2,008	\$5,211,397	0.04 %
2031	\$2,008	\$975,444	\$0	\$0	\$817,181	\$160,271	\$4,666,954	3.43 %
2032	\$160,271	\$975,444	\$0	\$2,509	\$397,061	\$741,163	\$4,586,676	16.16 %
2033	\$741,163	\$975,444	\$0	\$7,741	\$454,763	\$1,269,585	\$4,955,355	25.62 %
2034	\$1,269,585	\$975,444	\$0	\$14,529	\$304,415	\$1,955,143	\$5,294,862	36.93 %
2035	\$1,955,143	\$975,444	\$0	\$21,272	\$315,661	\$2,636,198	\$5,819,191	45.30 %
2036	\$2,636,198	\$975,444	\$0	\$29,164	\$207,541	\$3,433,265	\$6,368,037	53.91 %
2037	\$3,433,265	\$975,444	\$0	\$37,506	\$170,365	\$4,275,850	\$7,065,692	60.52 %
2038	\$4,275,850	\$975,444	\$0	\$45,557	\$207,890	\$5,088,961	\$7,844,182	64.88 %
2039	\$5,088,961	\$975,444	\$0	\$53,918	\$184,870	\$5,933,453	\$8,629,635	68.76 %
2040	\$5,933,453	\$975,444	\$0	\$62,393	\$181,905	\$6,789,385	\$9,485,288	71.58 %
2041	\$6,789,385	\$975,444	\$0	\$68,114	\$465,697	\$7,367,246	\$10,393,282	70.88 %
2042	\$7,367,246	\$975,444	\$0	\$75,084	\$346,558	\$8,071,216	\$11,060,534	72.97 %
2043	\$8,071,216	\$975,444	\$0	\$82,084	\$350,573	\$8,778,171	\$11,895,571	73.79 %
2044	\$8,778,171	\$975,444	\$0	\$86,933	\$572,551	\$9,267,997	\$12,777,329	72.53 %
2045	\$9,267,997	\$975,444	\$0	\$92,470	\$508,692	\$9,827,219	\$13,483,480	72.88 %
2046	\$9,827,219	\$975,444	\$0	\$101,726	\$142,316	\$10,762,073	\$14,303,968	75.24 %
2047	\$10,762,073	\$975,444	\$0	\$107,449	\$504,915	\$11,340,051	\$15,554,636	72.90 %
2048	\$11,340,051	\$975,444	\$0	\$113,685	\$459,243	\$11,969,937	\$16,498,391	72.55 %
2049	\$11,969,937	\$975,444	\$0	\$121,282	\$329,483	\$12,737,180	\$17,547,412	72.59 %
2050	\$12,737,180	\$975,444	\$0	\$129,717	\$253,160	\$13,589,181	\$18,792,373	72.31 %
2051	\$13,589,181	\$975,444	\$0	\$121,338	\$1,943,080	\$12,742,883	\$20,185,033	63.13 %

## 2.6 Funding Plan Cash Flow Projections

Full Funding Plan					
Year	2022	2023	2024	2025	2026
<b>Percent Funded</b>	15.99 %	13.94 %	16.11 %	10.03 %	13.69 %
Fully Funded Balance	\$8,568,498	\$7,906,766	\$7,264,309	\$6,930,057	\$6,012,401
Beginning Balance	\$1,689,175	\$1,370,313	\$1,102,480	\$1,170,520	\$694,945
Annual Contributions	\$1,026,000	\$1,056,780	\$1,088,483	\$1,121,138	\$1,092,000
Interest Earnings	\$8,488	\$5,684	\$6,201	\$1,330	\$2,741
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$1,353,350	\$1,330,297	\$1,026,644	\$1,598,043	\$966,825
Ending Balance	\$1,370,313	\$1,102,480	\$1,170,520	\$694,945	\$822,861

Expenses by Component & Year					
Components	2022	2023	2024	2025	2026
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$682,000	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$142,600	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$732,330	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$19,364	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$98,664	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$111,652	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$573,947	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$81,053	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$417,422	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$136,809	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$703,443
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$108,949
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$21,900	\$22,557	\$23,234	\$23,931	\$24,649
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$0	\$9,567
Basketball Court, Hi Lo: Replace	\$0	\$90,640	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0



Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$9,835	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$5,000	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$10,130
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$9,270	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$9,548	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$9,835	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$30,164
Beach Bulkhead, Longmire	\$0	\$21,836	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Sunset	\$0	\$27,604	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$20,000	\$0	\$0	\$0	\$0
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$13,900	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$5,150	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$5,000	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$8,171
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$7,702	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$37,590	\$0
Bridge, Rampart: Repair/Replace	\$21,200	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$9,500	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$0	\$7,518	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$25,956	\$0	\$0	\$0
Cabana, Longmire	\$0	\$25,956	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$25,956	\$0	\$0	\$0

Cabana, Reichel	\$0	\$0	\$0	\$0	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$26,735	\$0	\$0
Cabana, Windy	\$0	\$25,956	\$0	\$0	\$0
Computer & Software: Update	\$21,100	\$0	\$0	\$0	\$0
Culvert - Clearlake Blvd N at Meadow	\$0	\$10,300	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$10,300	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$7,931	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 4 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$49,522
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$3,750	\$3,863	\$3,978	\$4,098	\$4,221
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Roof: Replace	\$3,500	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$28,000	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0

Mailbox Cluster: Replace, Front Gate	\$22,000	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Longmire	\$24,000	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$38,000	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$10,185	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$101,316	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$60,865	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$3,289	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$3,289	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$5,628
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$26,098	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$31,908	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$26,368	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$7,977	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$9,972	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$9,400	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$54,855	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$29,493	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$0	\$26,663	\$0
Office, Structure: Repair/Replace	\$175,000	\$0	\$0	\$0	\$0
Phone System, Office	\$5,000	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$5,000	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0

Pool Fence: Replace	\$0	\$0	\$0	\$0	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$19,158	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$0	\$7,002	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$42,398	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$8,487	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$10,000	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$10,000	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$10,000	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$9,567
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Loop: Replace	\$45,000	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Office	\$20,000	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$49,173	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$49,173	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$6,993	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$63,378	\$0

Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$6,775	\$0
Surveillance System Cameras: Replace	\$0	\$6,180	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$8,755	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$90,640	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$0	\$0	\$7,212	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2027	2028	2029	2030	2031
<b>Percent Funded</b>	17.35 %	21.11 %	27.92 %	25.09 %	34.13 %
Fully Funded Balance	\$5,732,977	\$5,504,644	\$5,279,712	\$5,211,397	\$4,666,954
Beginning Balance	\$822,861	\$994,609	\$1,161,882	\$1,474,293	\$1,307,726
Annual Contributions	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000
Interest Earnings	\$4,442	\$6,098	\$9,191	\$7,542	\$10,365
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$924,694	\$930,825	\$788,780	\$1,266,109	\$817,181
Ending Balance	\$994,609	\$1,161,882	\$1,474,293	\$1,307,726	\$1,592,910

Expenses by Component & Year					
Components	2027	2028	2029	2030	2031
Asphalt Roads Project 10A: Design	\$0	\$0	\$92,732	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$473,772	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$118,314	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$609,316	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$93,741	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$481,461
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$558,770	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$140,968	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$725,984	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$91,942	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$471,042	\$0	\$0
Asphalt Roads: Repairs/Patching	\$25,388	\$26,150	\$26,934	\$27,742	\$28,575
Ballfield, Division 7: Upgrade	\$0	\$11,941	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$11,091
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$23,486

Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$11,743
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$10,433	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$22,138	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$10,433	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$10,433	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$0	\$0	\$0	\$0	\$0
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$12,176	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$32,880
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0

Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$24,461	\$0	\$0	\$0	\$0
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 4 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$12,917
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$30,271
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$30,271
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$4,347	\$4,478	\$4,612	\$4,750	\$4,893
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$19,105	\$0	\$0	\$0
Gates: Replace	\$0	\$23,523	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$8,107	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$69,556	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$2,898	\$2,985	\$3,075	\$3,167	\$3,262
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0



Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$8,938
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$24,717	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$12,414	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$4,687	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$6,956	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence: Replace	\$0	\$0	\$0	\$0	\$0

Pool Heaters: Replace	\$0	\$0	\$0	\$20,268	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$39,535
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$19,572
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$0	\$8,117	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$25,272	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$11,593	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$11,593	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$11,593	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$46,580
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$8,145	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$10,177
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$10,438
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0

Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$0	\$11,091
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$10,454	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$0	\$11,069	\$0	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$0	\$8,117	\$0	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2032	2033	2034	2035	2036
<b>Percent Funded</b>	50.26 %	59.86 %	71.51 %	79.09 %	86.94 %
Fully Funded Balance	\$4,586,676	\$4,955,355	\$5,294,862	\$5,819,191	\$6,368,037
Beginning Balance	\$1,592,910	\$2,305,267	\$2,966,469	\$3,786,135	\$4,602,639
Annual Contributions	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000
Interest Earnings	\$17,418	\$23,965	\$32,081	\$40,165	\$49,411
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$397,061	\$454,763	\$304,415	\$315,661	\$207,541
Ending Balance	\$2,305,267	\$2,966,469	\$3,786,135	\$4,602,639	\$5,536,509

Expenses by Component & Year					
Components	2032	2033	2034	2035	2036
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$29,432	\$30,315	\$31,224	\$32,161	\$33,126
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$12,119	\$0	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0

Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$13,613
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$25,664	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$30,226	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$40,537
Beach Bulkhead, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$0	\$0	\$0	\$0	\$0
Boat Ramp - Madrona Beach	\$13,439	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$13,439	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$13,439	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$13,439	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$13,439	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$13,439	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$18,680	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$6,921	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$6,720	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$10,981
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$10,351	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$50,518	\$0
Bridge, Rampart: Repair/Replace	\$28,491	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$12,767	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$40,317	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$9,524	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$25,664	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$41,596

Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$35,929	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$28,357	\$0	\$0	\$0	\$0
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 4 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$33,078	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$43,028	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$45,983
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$2,016	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$5,040	\$5,191	\$5,347	\$5,507	\$5,672
Gate Card Readers: Replace	\$0	\$40,420	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$25,266	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$4,704	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$9,136	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$3,360	\$3,461	\$3,564	\$3,671	\$3,781
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0

Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$17,874	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$13,439	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$7,526	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$6,048	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$42,203	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$35,436	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$10,720	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$11,212	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$12,252
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$12,633	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$276,847	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$39,636	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$0	\$35,832	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$6,720	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$6,720	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence: Replace	\$0	\$0	\$0	\$0	\$0

Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$27,315	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$0	\$9,410	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$99,126	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$13,439	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$13,439	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$13,439	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$8,859	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$7,783	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0



Surveillance System Cameras: Replace	\$0	\$8,305	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$9,136	\$0	\$0	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2037	2038	2039	2040	2041
<b>Percent Funded</b>	92.24 %	95.23 %	97.98 %	99.67 %	97.90 %
Fully Funded Balance	\$7,065,692	\$7,844,182	\$8,629,635	\$9,485,288	\$10,393,282
Beginning Balance	\$5,536,509	\$6,517,265	\$7,469,929	\$8,455,370	\$9,453,660
Annual Contributions	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000
Interest Earnings	\$59,121	\$68,554	\$78,311	\$88,195	\$95,340
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$170,365	\$207,890	\$184,870	\$181,905	\$465,697
Ending Balance	\$6,517,265	\$7,469,929	\$8,455,370	\$9,453,660	\$10,175,303

Expenses by Component & Year					
Components	2037	2038	2039	2040	2041
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$34,119	\$35,143	\$36,197	\$37,283	\$38,402
Ballfield, Division 7: Upgrade	\$0	\$16,047	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$27,881
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$14,049	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0

Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$34,020	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Sunset	\$0	\$43,006	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$0	\$0	\$0	\$0	\$0
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$16,363	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$0	\$0	\$12,064
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$28,885	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0

Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$32,873	\$0	\$0	\$0	\$0
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 4 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$72,013	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$29,810
Fence: Chainlink, Repair	\$5,842	\$6,018	\$6,198	\$6,384	\$6,576
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$25,675	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$3,895	\$4,012	\$4,132	\$4,256	\$4,384
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0

Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$12,012
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$16,684	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$45,285	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$15,084	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$9,348	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$82,973	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$27,092
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$27,442
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence: Replace	\$0	\$0	\$0	\$0	\$0

Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$53,131
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$26,303
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$0	\$10,909	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$47,169
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$15,580	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$15,580	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$15,580	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$62,600
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$13,677
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$11,222
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0

Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$14,049	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$13,243	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$14,022	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$10,283	\$0	\$0	\$0	\$11,573
Water Slides: Replace	\$0	\$0	\$0	\$0	\$54,359

Full Funding Plan					
Year	2042	2043	2044	2045	2046
<b>Percent Funded</b>	99.67 %	99.85 %	97.96 %	98.08 %	100.05 %
Fully Funded Balance	\$11,060,534	\$11,895,571	\$12,777,329	\$13,483,480	\$14,303,968
Beginning Balance	\$10,175,303	\$11,024,492	\$11,878,118	\$12,516,083	\$13,224,925
Annual Contributions	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000
Interest Earnings	\$103,747	\$112,199	\$118,516	\$125,534	\$136,286
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$346,558	\$350,573	\$572,551	\$508,692	\$142,316
Ending Balance	\$11,024,492	\$11,878,118	\$12,516,083	\$13,224,925	\$14,310,895

Expenses by Component & Year					
Components	2042	2043	2044	2045	2046
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$39,554	\$40,740	\$41,963	\$43,222	\$44,518
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$15,352	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0



Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$17,762	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$9,031	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$18,295
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$16,743	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$17,245	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$17,762	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$49,856	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$36,122	\$0	\$0	\$0	\$0
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$25,105	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$9,301	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$9,031	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$14,758
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$13,911	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$67,891	\$0
Bridge, Rampart: Repair/Replace	\$38,290	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$17,158	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$57,483	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0

Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$38,109	\$0	\$0	\$0	\$0
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$41,876
Dock Surface, Blue Lake Fishing, 1 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 4 of 4	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$48,156	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$48,554	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$6,773	\$6,976	\$7,185	\$7,401	\$7,623
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$12,631	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$13,026	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$4,515	\$4,651	\$4,790	\$4,934	\$5,082
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0

Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$182,988	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$106,727	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$5,940	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$5,940	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$10,164
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$6,683	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$47,136	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$57,629	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$47,624	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$14,407	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$16,977	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$114,966	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$53,268	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$0	\$48,156	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$9,031	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$9,031	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence: Replace	\$0	\$0	\$0	\$0	\$0

Pool Heaters: Replace	\$0	\$0	\$0	\$31,577	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$0	\$12,646	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$76,575	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$15,329	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$18,061	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$18,061	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$18,061	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$11,613	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0

Surveillance System Cameras: Replace	\$0	\$11,162	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$0	\$16,775	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$0	\$0	\$17,762	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$0	\$0	\$13,026	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2047	2048	2049	2050	2051
<b>Percent Funded</b>	96.70	95.92	95.45	94.49	84.57
Fully Funded Balance	\$15,554,636	\$16,498,391	\$17,547,412	\$18,792,373	\$20,185,033
Beginning Balance	\$14,310,895	\$15,041,500	\$15,825,540	\$16,748,478	\$17,757,731
Annual Contributions	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000	\$1,092,000
Interest Earnings	\$143,520	\$151,283	\$160,421	\$170,413	\$163,607
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$504,915	\$459,243	\$329,483	\$253,160	\$1,943,080
Ending Balance	\$15,041,500	\$15,825,540	\$16,748,478	\$17,757,731	\$17,070,258

Expenses by Component & Year					
Components	2047	2048	2049	2050	2051
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$45,854	\$47,229	\$48,646	\$50,106	\$51,609
Ballfield, Division 7: Upgrade	\$0	\$21,566	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$19,447	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$17,797	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$42,418

Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$21,209
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$18,844	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$39,983	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$18,844	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$18,844	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$47,091	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$63,156
Beach Bulkhead, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$0	\$0	\$0	\$0	\$0
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$21,991	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$15,282	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$54,346	\$0	\$0	\$0
Cabana, Longmire	\$0	\$54,346	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$54,346	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0

Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$55,976	\$0	\$0
Cabana, Windy	\$0	\$54,346	\$0	\$0	\$0
Computer & Software: Update	\$44,179	\$0	\$0	\$0	\$0
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 4	\$0	\$0	\$0	\$0	\$63,627
Dock Surface, Blue Lake Fishing, 2 of 4	\$0	\$0	\$0	\$0	\$63,627
Dock Surface, Blue Lake Fishing, 3 of 4	\$0	\$0	\$0	\$0	\$63,627
Dock Surface, Blue Lake Fishing, 4 of 4	\$0	\$0	\$0	\$0	\$63,627
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$41,004
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$21,769	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$54,672
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$54,672
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$7,852	\$8,087	\$8,330	\$8,580	\$8,837
Gate Card Readers: Replace	\$0	\$62,972	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$34,505	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Roof: Replace	\$7,328	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$125,627	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$5,234	\$5,391	\$5,553	\$5,720	\$5,891
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$89,549
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$61,271
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0



Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$16,142
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$245,083
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$117,828
Maintenance Bldg, Roof: Replace	\$0	\$44,641	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$21,324	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$22,422	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$17,468	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$19,088
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$12,563	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$72,818
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$82,480
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$58,914
Pool Fence: Replace	\$0	\$0	\$0	\$0	\$54,672

Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$18,853
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$71,404
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$35,348
Pool, Cover, Winter Safety: Replace	\$38,944	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$0	\$14,661	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$72,679
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$45,644	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$20,938	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$20,938	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$20,938	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$84,129
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$15,553
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$20,031
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$18,381
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$106,045
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$14,216	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$84,836
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$16,750	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$132,700	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$14,185	\$0

Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$17,797	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$0	\$14,661	\$0	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

### 3. Physical Analysis

We completed a site visit as part of this reserve study on 3/25/2021. Table 2 below shows all the components considered for funding and explains the basis of the funding decision.

3.1 Table 2: Component Funding Basis

Component	Condition	Funding Basis
Asphalt Roads Project 10A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 10B: Construction		Funded based on Association records
Asphalt Roads Project 11A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 11B: Construction		Funded based on Association records
Asphalt Roads Project 12A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 12B: Construction		Funded based on Association records
Asphalt Roads Project 1A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 1B: Construction		Funded based on Association records
Asphalt Roads Project 2A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 2B: Construction		Funded based on Association records
Asphalt Roads Project 3A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 3B: Construction		Funded based on Association records
Asphalt Roads Project 4A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 4B: Construction		Funded based on Association records
Asphalt Roads Project 5A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 5B: Construction		Funded based on Association records
Asphalt Roads Project 6A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 6B: Construction		Funded based on Association records
Asphalt Roads Project 7A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 7B: Construction		Funded based on Association records
Asphalt Roads Project 8A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 8B: Construction		Funded based on Association records
Asphalt Roads Project 9A: Design		Funded based on Association records
Asphalt Roads Project 9B: Construction		Funded based on Association records
Asphalt Roads: Repairs/Patching	Assorted Condition	Funded based on the typical life expectancy
Ballfield, Division 7: Upgrade		Funded based on the typical life expectancy
Basketball Court & Equipment, Longmire: Replace		Funded based on the typical life expectancy
Basketball Court & Equipment, Longmire: Reseal	Good	Funded based on Association records
Basketball Court, Hi Lo: Replace	Poor	Funded based on Association records
Basketball Court, Hi Lo: Reseal		Funded based on Association records
Bathroom & Change Room: Refurbish, Longmire	Good	Funded based on the typical life expectancy
Bathroom & Change Room: Refurbish, Madrona		Funded based on the typical life expectancy
Bathroom: Refurbish, Blue Water	Good	Funded based on the typical life expectancy
Bathroom: Refurbish, Division 7 (AKA Harrington Park)		Funded for repair
Bathroom: Refurbish, Hi-Lo	Fair	Funded based on the typical life expectancy
Bathroom: Refurbish, Loop	Unknown	Funded based on Association direction
Bathroom: Refurbish, Otter Beach	Fair	Funded based on the typical life expectancy
Bathroom: Refurbish, Perimeter	Fair	Funded based on the typical life expectancy

Bathroom: Refurbish, Rampart	Fair	Funded based on the typical life expectancy
Bathroom: Refurbish, Reichel		Funded based on the typical life expectancy
Bathroom: Refurbish, Sports Court		Funded based on the typical life expectancy
Bathroom: Refurbish, Sunset		Funded based on the typical life expectancy
Bathroom: Refurbish, Windy		Funded based on the typical life expectancy
Bathroom: Refurbish, Woodside		Funded based on the typical life expectancy
Beach Bulkhead, Concrete, Windy		Funded based on prior reserve study
Beach Bulkhead, Longmire	Functional	Funded based on prior reserve study
Beach Bulkhead, Otter		Funded based on prior reserve study
Beach Bulkhead, Reichel		Funded based on prior reserve study
Beach Bulkhead, Sunset		Funded based on prior reserve study
Benches & Picnic Tables: Replace	Assorted Condition	Funded based on Association direction
Boat Ramp - Madrona Beach	Good	Funded based on Association direction
Boat Ramp, Blue Lake Ct: Repair		Funded based on Association direction
Boat Ramp, Concrete, Horseshoe; Repair		Funded based on Association direction
Boat Ramp, Longmire: Repair		Funded based on Association direction
Boat Ramp, Otter Beach: Repair		Funded based on prior reserve study
Boat Ramp, Sunset Beach: Repair		Funded for repair
Bridge, Arch: Repair/Replace		Funded based on prior reserve study
Bridge, Bear Island: Repair/Replace		Funded based on prior reserve study
Bridge, Blue Lake, Inlet: Repair/Replace		Funded based on prior reserve study
Bridge, Blue Lake, Lower Spillway: Repair/Replace		Funded based on prior reserve study
Bridge, Blue Lake, Upper Spillway: Repair/Replace		Funded based on prior reserve study
Bridge, Brookside: Repair/Replace		Funded based on prior reserve study
Bridge, Longmire: Repair/Replace		Funded based on prior reserve study
Bridge, Rampart: Repair/Replace		Funded based on prior reserve study
Bridge, Reichel: Repair/Replace		Funded based on prior reserve study
Bridges, Engineer Evaluation		Funded based on Association records
Cabana Siding: Repaint		Funded based on the typical life expectancy
Cabana, Harrington Park (Well 4)		Funded based on prior reserve study
Cabana, Hi Lo		Funded based on prior reserve study
Cabana, Longmire		Funded based on prior reserve study
Cabana, Madrona		Funded based on prior reserve study
Cabana, Otter Beach	Good	Funded based on prior reserve study
Cabana, Pool	Poor	Funded based on prior reserve study
Cabana, Reichel		Funded based on prior reserve study
Cabana, Siding: Replace	Good	Funded based on the typical life expectancy
Cabana, Sunset		Funded based on prior reserve study
Cabana, Vine Lane		Funded based on prior reserve study
Cabana, Windy		Funded based on prior reserve study
Computer & Software: Update		Funded based on prior reserve study
Culvert - Clearlake Blvd N at Meadow	Functional	Funded based on Association direction
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	Poor	Funded based on Association records
Culverts, Blue Hills Drive East: Replace	Poor	Funded based on the typical life expectancy
Deck, Wood, Office: Replace		Funded based on prior reserve study

Dock Surface, Blue Lake Fishing, 1 of 4		Funded based on prior reserve study
Dock Surface, Blue Lake Fishing, 2 of 4		Funded based on prior reserve study
Dock Surface, Blue Lake Fishing, 3 of 4		Funded based on prior reserve study
Dock Surface, Blue Lake Fishing, 4 of 4		Funded based on prior reserve study
Dock Surface, Clear Lake		Funded based on prior reserve study
Dock Surface, Horseshoe, A, Right		Funded based on prior reserve study
Dock Surface, Horseshoe, B, Left		Funded based on prior reserve study
Dock Surface, Horseshoe, C, Rear		Funded based on prior reserve study
Dock Surface, Longmire, Fish & Swim		Funded based on prior reserve study
Dock Surface, Madrona, Fish & Swim		Funded based on prior reserve study
Dock Surface, Otter, Swim		Funded based on prior reserve study
Dock Surface, Reichel, Swim		Funded based on prior reserve study
Dock Surface, Sunset, Fish & Swim		Funded based on prior reserve study
Dock Surface, Windy, Fish & Swim		Funded based on prior reserve study
Dock, Otter Beach B, Wooden: Replace	Good	Funded based on Association records
Dock, Otter Beach C, Wooden: Replace	Good	Funded based on Association records
Entry Sign: Replacement	Good	Funded based on the typical life expectancy
Fence, Office		Funded based on prior reserve study
Fence: Chainlink, Repair	Assorted Condition	Funded for repair
Gate Card Readers: Replace	Good	Funded based on prior reserve study
Gate Operators: Replace	Functional	Funded based on the typical life expectancy
Gates: Replace	Functional	Funded based on the typical life expectancy
Horseshoe Pit, Longmire, Building: Replace/Repair	Fair	Funded based on Association records
Horseshoe Pit, Longmire, Pit: Repair/Replace	Fair	Funded based on Association records
Horseshoe Pit, Longmire, Roof: Replace	Poor	Funded based on Association records
Hot Water Heater, Pool: Replace	Good	Funded based on the typical life expectancy
Interior, Office: Refurbish		Funded based on prior reserve study
Irrigation System, Reichel Beach: Repair/Replace		Funded based on prior reserve study
Irrigation System: Repair/Replace	Unknown	Funded based on Association records
Lights: Pole, Replace	Assorted Condition	Funded based on Association direction
Mailbox Cluster: Replace, Big Fir		Funded based on the typical life expectancy
Mailbox Cluster: Replace, Blue Hills Loop		Funded based on the typical life expectancy
Mailbox Cluster: Replace, Blue Lake Court	Functional	Funded based on prior reserve study
Mailbox Cluster: Replace, Front Gate	Functional	Funded based on prior reserve study
Mailbox Cluster: Replace, Longmire		Funded based on prior reserve study
Mailbox Cluster: Replace, Windy Beach	Good	Funded based on prior reserve study
Maintenance Bldg Garage Doors, Large: Replace	Good	Funded based on prior reserve study
Maintenance Bldg Siding: Repaint	Good	Funded based on the typical life expectancy
Maintenance Bldg, Carport: Structural Repairs	Good	Funded based on prior reserve study
Maintenance Bldg, Fence, Chain Link: Replace	Functional	Funded based on the typical life expectancy
Maintenance Bldg, Pole Bldg		Funded based on the typical life expectancy
Maintenance Bldg, Roof: Replace		Funded based on prior reserve study
Maintenance Bldg, Shop Heaters: Replace	Functional	Funded based on prior reserve study
Maintenance Bldg: Replace	Good	Unfunded, outside the 30 year scope of report
Maintenance Eqpt, Back Hoe: Replace	Functional	Funded based on prior reserve study

Maintenance Eqpt, Bobcat Excavator: Replace		Funded based on prior reserve study
Maintenance Eqpt, Brine Machine	Functional	Funded based on Association records
Maintenance Eqpt, Brine Sprayer	Functional	Funded based on Association records
Maintenance Eqpt, Chipper	Functional	Funded based on the typical life expectancy
Maintenance Eqpt, Dump Trailer	Good	Funded based on Association records
Maintenance Eqpt, Floating Workstation, Boat: Replace	Fair	Funded based on Association records
Maintenance Eqpt, Floating Workstation, Motor: Replace	Fair	Funded based on Association records
Maintenance Eqpt, Fuel Tank & Pumps: Replace	Functional	Funded based on prior reserve study
Maintenance Eqpt, John Deere Mower: Replace	Good	Funded based on prior reserve study
Maintenance Eqpt, Kubota RTV 1100	Excellent	Funded based on Association records
Maintenance Eqpt, Kubota RTV, 900, old	Functional	Funded based on prior reserve study
Maintenance Eqpt, Kubota Tractor: Replace	Functional	Funded based on prior reserve study
Maintenance Eqpt, Kubota, RTV 1100		Funded based on the typical life expectancy
Maintenance Eqpt, Paint Striper, Graco HD 200C	Functional	Funded based on prior reserve study
Maintenance Eqpt, Plow, new, F350	Functional	Funded based on prior reserve study
Maintenance Eqpt, Plow, old, F450		Funded based on prior reserve study
Maintenance Eqpt, Sander, newer, F350	Functional	Funded based on prior reserve study
Maintenance Eqpt, Sander, old, 450	Functional	Funded based on prior reserve study
Maintenance Eqpt, Street Sweeper, Elgin	Good	Funded based on prior reserve study
Maintenance Eqpt, Trailer, Flatbed for Excavator	Functional	Funded based on prior reserve study
Maintenance Eqpt, Truck, F350, 2010	Good	Funded based on prior reserve study
Maintenance Eqpt, Truck, F450, 1999		Funded based on prior reserve study
Maintenance Eqpt, Truck, Mazda, 2006		Funded based on prior reserve study
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	Functional	Funded based on prior reserve study
Office, Structure: Repair/Replace	Good	Funded based on prior reserve study
Phone System, Office	Functional	Funded based on Association records
Pitch & Putt: Repairs	Poor	Funded based on Association records
Pool & Spa Filters: Replace		Funded based on the typical life expectancy
Pool & Spa: Retile	Good	Funded based on the typical life expectancy
Pool Deck, Concrete: Resurface		Funded based on the typical life expectancy
Pool Deck, Wood: Resurface		Funded based on the typical life expectancy
Pool Engineering	Not Applicable	Funded based on Association records
Pool Fence: Replace		Funded based on Association records
Pool Heaters: Replace	Good	Funded based on the typical life expectancy
Pool Miscellaneous		Funded based on Association records
Pool Plumbing: Repair/Replace		Funded based on prior reserve study
Pool Pumps & Valves: Replace		Funded based on the typical life expectancy
Pool, Cover, Winter Safety: Replace		Funded based on the typical life expectancy
Pool, Heaters & Insulation: New		Funded based on Association records
Pool: Interior Remodel		Funded based on prior reserve study
Pool: Resurface	Unknown	Funded based on the typical life expectancy
Recreation Equipment, Hi Lo	Good	Funded based on Association records
Recreation Equipment, Perimeter		Funded based on prior reserve study
Recreation Equipment, Pool		Funded based on prior reserve study
Recreation Equipment, Reichel Beach	Fair	Funded based on prior reserve study

Recreation Equipment, Vine Lane		Funded based on the typical life expectancy
Retaining Wall, Horseshoe Lake Trail: Rock	Poor	Funded based on Association records
Retaining Wall, Madrona Trail: Repair/Replace	Assorted Condition	Funded for repair
Retaining Wall, Pool: Repair/Replace	Unknown	Unfunded, funded within another component
Retaining Wall, Sunset Trail: Rock	Poor	Funded based on Association records
Roads - 10 year Engineering Plan	Not Applicable	Funded based on Association direction
Roof, Office: Replace	Fair	Funded based on prior reserve study
Roof, Pool Bldg: Replace, Front	Fair	Funded based on the typical life expectancy
Roof, Pool Bldg: Replace, Rear	Good	Funded based on the typical life expectancy
RV Dump Station: Repair/Replace	Excellent	Funded based on prior reserve study
Security, Sally Arm System: Replace	Functional	Funded based on prior reserve study
Security, Spikes: Replace	Functional	Funded based on prior reserve study
Septic System, Blue Water: Replace		Funded based on Association records
Septic System, Harrington Park: Replace		Funded based on Association records
Septic System, Hi-Lo: Replace		Funded based on Association records
Septic System, Longmire: Replace		Funded based on Association records
Septic System, Loop: Replace	Poor	Funded based on Association records
Septic System, Madrona: Replace		Funded based on Association records
Septic System, Office		Funded based on Association direction
Septic System, Otter Beach: Replace		Funded based on Association records
Septic System, Perimeter: Replace		Funded based on Association records
Septic System, Pool: Replace	Good	Funded based on Association records
Septic System, Rampart: Replace		Funded based on Association records
Septic System, Reichel Beach: Replace		Funded based on Association records
Septic System, Sports Court: Replace		Funded based on Association records
Septic System, Sunset Beach: Replace		Funded based on Association records
Septic System, Windy Beach: Replace		Funded based on Association records
Septic System, Woodside: Replace		Funded based on Association records
Siding, Pool Bldg: Repaint	Fair	Funded based on the typical life expectancy
Siding, Pool Bldg: Repair/Replace	Good	Funded based on the typical life expectancy
Spa, Heater: Replace		Funded based on the typical life expectancy
Spa: Resurface		Funded based on the typical life expectancy
Spillways, Concrete: Repair/Replace	Functional	Funded based on prior reserve study
Spillways, Gates & Weirs: Replace		Funded based on prior reserve study
Surveillance System Cameras: Replace		Funded based on prior reserve study
Tennis & Basketball Court, Rampart: Reseal		Funded based on Association direction
Tennis & Basketball Court, Rampart: Resurface	Poor	Funded based on prior reserve study
Tennis Court, Hi Lo: Reseal	Good	Funded based on Association records
Tennis Court, Hi Lo: Resurface	Excellent	Funded based on the typical life expectancy
Tennis Court, Longmire: Reseal		Funded based on the typical life expectancy
Tennis Court, Longmire: Resurface		Funded based on the typical life expectancy
Trails: Maintain / Repair		Funded based on the typical life expectancy
Water Slides: Replace	Excellent	Funded based on Association records



### 3.2 Table 3: Component Metrics

Component	FFB	% FFB	Annual Cost	% Annual Cost
Asphalt Roads Project 10A: Design	\$57,807	0.67%	\$2,513	0.54%
Asphalt Roads Project 10B: Construction	\$274,267	3.20%	\$12,467	2.70%
Asphalt Roads Project 11A: Design	\$73,753	0.86%	\$3,207	0.69%
Asphalt Roads Project 11B: Construction	\$352,733	4.12%	\$16,033	3.47%
Asphalt Roads Project 12A: Design	\$54,267	0.63%	\$2,467	0.53%
Asphalt Roads Project 12B: Construction	\$258,300	3.01%	\$12,300	2.66%
Asphalt Roads Project 1B: Construction	\$682,000	7.96%	\$22,733	4.92%
Asphalt Roads Project 2A: Design	\$142,600	1.66%	\$4,753	1.03%
Asphalt Roads Project 2B: Construction	\$687,300	8.02%	\$23,700	5.13%
Asphalt Roads Project 3A: Design	\$18,173	0.21%	\$627	0.14%
Asphalt Roads Project 3B: Construction	\$86,800	1.01%	\$3,100	0.67%
Asphalt Roads Project 4A: Design	\$104,787	1.22%	\$3,613	0.78%
Asphalt Roads Project 4B: Construction	\$504,933	5.89%	\$18,033	3.90%
Asphalt Roads Project 5A: Design	\$71,307	0.83%	\$2,547	0.55%
Asphalt Roads Project 5B: Construction	\$343,800	4.01%	\$12,733	2.75%
Asphalt Roads Project 6A: Design	\$112,680	1.32%	\$4,173	0.90%
Asphalt Roads Project 6B: Construction	\$541,667	6.32%	\$20,833	4.51%
Asphalt Roads Project 7A: Design	\$83,893	0.98%	\$3,227	0.70%
Asphalt Roads Project 7B: Construction	\$401,667	4.69%	\$16,067	3.47%
Asphalt Roads Project 8A: Design	\$101,333	1.18%	\$4,053	0.88%
Asphalt Roads Project 8B: Construction	\$486,400	5.68%	\$20,267	4.38%
Asphalt Roads Project 9A: Design	\$61,600	0.72%	\$2,567	0.56%
Asphalt Roads Project 9B: Construction	\$293,633	3.43%	\$12,767	2.76%
Asphalt Roads: Repairs/Patching	\$21,900	0.26%	\$21,900	4.74%
Ballfield, Division 7: Upgrade	\$4,000	0.05%	\$1,000	0.22%
Basketball Court & Equipment, Longmire: Replace	\$8,348	0.10%	\$398	0.09%
Basketball Court & Equipment, Longmire: Reseal	\$4,250	0.05%	\$1,063	0.23%
Basketball Court, Hi Lo: Replace	\$85,800	1.00%	\$2,200	0.48%
Basketball Court, Hi Lo: Reseal	\$0	0.00%	\$1,063	0.23%
Bathroom & Change Room: Refurbish, Longmire	\$9,900	0.12%	\$900	0.19%
Bathroom & Change Room: Refurbish, Madrona	\$4,950	0.06%	\$450	0.10%
Bathroom: Refurbish, Blue Water	\$2,700	0.03%	\$450	0.10%
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$7,650	0.09%	\$450	0.10%
Bathroom: Refurbish, Hi-Lo	\$6,750	0.08%	\$450	0.10%
Bathroom: Refurbish, Loop	\$5,000	0.06%	\$250	0.05%
Bathroom: Refurbish, Otter Beach	\$11,700	0.14%	\$900	0.19%
Bathroom: Refurbish, Perimeter	\$7,200	0.08%	\$450	0.10%
Bathroom: Refurbish, Rampart	\$6,750	0.08%	\$450	0.10%
Bathroom: Refurbish, Reichel	\$7,200	0.08%	\$900	0.19%
Bathroom: Refurbish, Sports Court	\$8,550	0.10%	\$450	0.10%
Bathroom: Refurbish, Sunset	\$8,100	0.09%	\$450	0.10%
Bathroom: Refurbish, Windy	\$7,650	0.09%	\$450	0.10%

Bathroom: Refurbish, Woodside	\$6,750	0.08%	\$450	0.10%
Beach Bulkhead, Concrete, Windy	\$20,494	0.24%	\$1,576	0.34%
Beach Bulkhead, Longmire	\$19,787	0.23%	\$1,413	0.31%
Beach Bulkhead, Otter	\$4,240	0.05%	\$1,413	0.31%
Beach Bulkhead, Reichel	\$1,787	0.02%	\$1,787	0.39%
Beach Bulkhead, Sunset	\$25,013	0.29%	\$1,787	0.39%
Benches & Picnic Tables: Replace	\$20,000	0.23%	\$1,000	0.22%
Boat Ramp - Madrona Beach	\$6,667	0.08%	\$333	0.07%
Boat Ramp, Blue Lake Ct: Repair	\$6,667	0.08%	\$333	0.07%
Boat Ramp, Concrete, Horseshoe; Repair	\$6,667	0.08%	\$333	0.07%
Boat Ramp, Longmire: Repair	\$6,667	0.08%	\$333	0.07%
Boat Ramp, Otter Beach: Repair	\$6,667	0.08%	\$333	0.07%
Boat Ramp, Sunset Beach: Repair	\$6,667	0.08%	\$333	0.07%
Bridge, Arch: Repair/Replace	\$13,900	0.16%	\$1,390	0.30%
Bridge, Bear Island: Repair/Replace	\$4,500	0.05%	\$500	0.11%
Bridge, Blue Lake, Inlet: Repair/Replace	\$5,000	0.06%	\$500	0.11%
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$4,356	0.05%	\$726	0.16%
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$5,808	0.07%	\$726	0.16%
Bridge, Brookside: Repair/Replace	\$2,970	0.03%	\$990	0.21%
Bridge, Longmire: Repair/Replace	\$24,080	0.28%	\$3,440	0.74%
Bridge, Rampart: Repair/Replace	\$21,200	0.25%	\$2,120	0.46%
Bridge, Reichel: Repair/Replace	\$9,500	0.11%	\$950	0.21%
Bridges, Engineer Evaluation	\$5,000	0.06%	\$2,500	0.54%
Cabana Siding: Repaint	\$4,300	0.05%	\$860	0.19%
Cabana, Harrington Park (Well 4)	\$16,128	0.19%	\$1,008	0.22%
Cabana, Hi Lo	\$24,192	0.28%	\$1,008	0.22%
Cabana, Longmire	\$24,192	0.28%	\$1,008	0.22%
Cabana, Madrona	\$6,480	0.08%	\$720	0.16%
Cabana, Otter Beach	\$9,360	0.11%	\$720	0.16%
Cabana, Pool	\$24,192	0.28%	\$1,008	0.22%
Cabana, Reichel	\$12,100	0.14%	\$1,100	0.24%
Cabana, Siding: Replace	\$5,000	0.06%	\$1,000	0.22%
Cabana, Sunset	\$13,104	0.15%	\$1,008	0.22%
Cabana, Vine Lane	\$23,184	0.27%	\$1,008	0.22%
Cabana, Windy	\$24,192	0.28%	\$1,008	0.22%
Computer & Software: Update	\$21,100	0.25%	\$4,220	0.91%
Culvert - Clearlake Blvd N at Meadow	\$9,800	0.11%	\$200	0.04%
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$9,800	0.11%	\$200	0.04%
Culverts, Blue Hills Drive East: Replace	\$7,546	0.09%	\$154	0.03%
Deck, Wood, Office: Replace	\$824	0.01%	\$824	0.18%
Dock Surface, Blue Lake Fishing, 1 of 4	\$900	0.01%	\$900	0.19%
Dock Surface, Blue Lake Fishing, 2 of 4	\$900	0.01%	\$900	0.19%
Dock Surface, Blue Lake Fishing, 3 of 4	\$900	0.01%	\$900	0.19%
Dock Surface, Blue Lake Fishing, 4 of 4	\$900	0.01%	\$900	0.19%
Dock Surface, Clear Lake	\$5,693	0.07%	\$813	0.18%

Dock Surface, Horseshoe, A, Right	\$580	0.01%	\$580	0.13%
Dock Surface, Horseshoe, B, Left	\$13,920	0.16%	\$773	0.17%
Dock Surface, Horseshoe, C, Rear	\$7,830	0.09%	\$870	0.19%
Dock Surface, Longmire, Fish & Swim	\$38,133	0.45%	\$1,467	0.32%
Dock Surface, Madrona, Fish & Swim	\$16,603	0.19%	\$977	0.21%
Dock Surface, Otter, Swim	\$980	0.01%	\$327	0.07%
Dock Surface, Reichel, Swim	\$6,930	0.08%	\$330	0.07%
Dock Surface, Sunset, Fish & Swim	\$16,213	0.19%	\$1,013	0.22%
Dock Surface, Windy, Fish & Swim	\$16,920	0.20%	\$1,410	0.30%
Dock, Otter Beach B, Wooden: Replace	\$12,760	0.15%	\$1,160	0.25%
Dock, Otter Beach C, Wooden: Replace	\$12,760	0.15%	\$1,160	0.25%
Entry Sign: Replacement	\$750	0.01%	\$75	0.02%
Fence, Office	\$850	0.01%	\$850	0.18%
Fence: Chainlink, Repair	\$3,750	0.04%	\$3,750	0.81%
Gate Card Readers: Replace	\$7,787	0.09%	\$1,947	0.42%
Gate Operators: Replace	\$6,400	0.07%	\$1,600	0.35%
Gates: Replace	\$17,336	0.20%	\$394	0.09%
Horseshoe Pit, Longmire, Building: Replace/Repair	\$11,280	0.13%	\$752	0.16%
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$2,100	0.02%	\$140	0.03%
Horseshoe Pit, Longmire, Roof: Replace	\$3,500	0.04%	\$140	0.03%
Hot Water Heater, Pool: Replace	\$2,987	0.03%	\$427	0.09%
Interior, Office: Refurbish	\$550	0.01%	\$550	0.12%
Irrigation System, Reichel Beach: Repair/Replace	\$196	0.00%	\$196	0.04%
Irrigation System: Repair/Replace	\$45,000	0.53%	\$3,000	0.65%
Lights: Pole, Replace	\$2,500	0.03%	\$2,500	0.54%
Mailbox Cluster: Replace, Big Fir	\$1,267	0.01%	\$1,267	0.27%
Mailbox Cluster: Replace, Blue Hills Loop	\$28,000	0.33%	\$933	0.20%
Mailbox Cluster: Replace, Blue Lake Court	\$867	0.01%	\$867	0.19%
Mailbox Cluster: Replace, Front Gate	\$22,000	0.26%	\$733	0.16%
Mailbox Cluster: Replace, Longmire	\$24,000	0.28%	\$800	0.17%
Mailbox Cluster: Replace, Windy Beach	\$38,000	0.44%	\$1,267	0.27%
Maintenance Bldg Garage Doors, Large: Replace	\$6,650	0.08%	\$665	0.14%
Maintenance Bldg Siding: Repaint	\$685	0.01%	\$685	0.15%
Maintenance Bldg, Carport: Structural Repairs	\$24,632	0.29%	\$2,737	0.59%
Maintenance Bldg, Fence, Chain Link: Replace	\$8,000	0.09%	\$200	0.04%
Maintenance Bldg, Pole Bldg	\$21,000	0.25%	\$1,000	0.22%
Maintenance Bldg, Roof: Replace	\$14,490	0.17%	\$1,035	0.22%
Maintenance Bldg, Shop Heaters: Replace	\$8,832	0.10%	\$384	0.08%
Maintenance Eqpt, Back Hoe: Replace	\$85,950	1.00%	\$4,775	1.03%
Maintenance Eqpt, Bobcat Excavator: Replace	\$46,905	0.55%	\$2,932	0.63%
Maintenance Eqpt, Brine Machine	\$2,790	0.03%	\$155	0.03%
Maintenance Eqpt, Brine Sprayer	\$2,790	0.03%	\$155	0.03%
Maintenance Eqpt, Chipper	\$4,000	0.05%	\$250	0.05%
Maintenance Eqpt, Dump Trailer	\$1,960	0.02%	\$980	0.21%
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$2,800	0.03%	\$280	0.06%

Maintenance Eqpt, Floating Workstation, Motor: Replace	\$2,250	0.03%	\$225	0.05%
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$20,720	0.24%	\$740	0.16%
Maintenance Eqpt, John Deere Mower: Replace	\$1,233	0.01%	\$308	0.07%
Maintenance Eqpt, Kubota RTV 1100	\$2,660	0.03%	\$1,330	0.29%
Maintenance Eqpt, Kubota RTV, 900, old	\$22,140	0.26%	\$1,230	0.27%
Maintenance Eqpt, Kubota Tractor: Replace	\$24,820	0.29%	\$1,460	0.32%
Maintenance Eqpt, Kubota, RTV 1100	\$23,040	0.27%	\$2,560	0.55%
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$5,110	0.06%	\$730	0.16%
Maintenance Eqpt, Plow, new, F350	\$2,160	0.03%	\$540	0.12%
Maintenance Eqpt, Plow, old, F450	\$540	0.01%	\$540	0.12%
Maintenance Eqpt, Sander, newer, F350	\$8,057	0.09%	\$671	0.15%
Maintenance Eqpt, Sander, old, 450	\$9,400	0.11%	\$940	0.20%
Maintenance Eqpt, Street Sweeper, Elgin	\$108,333	1.26%	\$8,333	1.80%
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$3,000	0.04%	\$600	0.13%
Maintenance Eqpt, Truck, F350, 2010	\$39,443	0.46%	\$3,586	0.78%
Maintenance Eqpt, Truck, F450, 1999	\$2,809	0.03%	\$2,809	0.61%
Maintenance Eqpt, Truck, Mazda, 2006	\$22,240	0.26%	\$2,780	0.60%
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$17,080	0.20%	\$2,440	0.53%
Office, Structure: Repair/Replace	\$175,000	2.04%	\$5,833	1.26%
Phone System, Office	\$5,000	0.06%	\$500	0.11%
Pitch & Putt: Repairs	\$5,000	0.06%	\$500	0.11%
Pool & Spa Filters: Replace	\$773	0.01%	\$773	0.17%
Pool & Spa: Retile	\$6,008	0.07%	\$858	0.19%
Pool Deck, Concrete: Resurface	\$1,167	0.01%	\$1,167	0.25%
Pool Deck, Wood: Resurface	\$783	0.01%	\$783	0.17%
Pool Engineering	\$833	0.01%	\$833	0.18%
Pool Fence: Replace	\$773	0.01%	\$773	0.17%
Pool Heaters: Replace	\$7,467	0.09%	\$1,067	0.23%
Pool Miscellaneous	\$267	0.00%	\$267	0.06%
Pool Plumbing: Repair/Replace	\$3,030	0.04%	\$3,030	0.66%
Pool Pumps & Valves: Replace	\$1,500	0.02%	\$1,500	0.32%
Pool, Cover, Winter Safety: Replace	\$17,050	0.20%	\$1,550	0.34%
Pool, Heaters & Insulation: New	\$500	0.01%	\$500	0.11%
Pool: Interior Remodel	\$3,960	0.05%	\$1,320	0.29%
Pool: Resurface	\$23,625	0.28%	\$3,375	0.73%
Recreation Equipment, Hi Lo	\$1,028	0.01%	\$1,028	0.22%
Recreation Equipment, Perimeter	\$32,980	0.38%	\$1,940	0.42%
Recreation Equipment, Pool	\$1,345	0.02%	\$1,345	0.29%
Recreation Equipment, Reichel Beach	\$16,350	0.19%	\$1,090	0.24%
Recreation Equipment, Vine Lane	\$7,200	0.08%	\$400	0.09%
Retaining Wall, Horseshoe Lake Trail: Rock	\$10,000	0.12%	\$2,000	0.43%
Retaining Wall, Madrona Trail: Repair/Replace	\$10,000	0.12%	\$2,000	0.43%
Retaining Wall, Sunset Trail: Rock	\$10,000	0.12%	\$2,000	0.43%
Roads - 10 year Engineering Plan	\$3,570	0.04%	\$3,570	0.77%
Roof, Office: Replace	\$220	0.00%	\$220	0.05%

Roof, Pool Bldg: Replace, Front	\$7,529	0.09%	\$243	0.05%
Roof, Pool Bldg: Replace, Rear	\$1,457	0.02%	\$243	0.05%
RV Dump Station: Repair/Replace	\$2,552	0.03%	\$638	0.14%
Security, Sally Arm System: Replace	\$2,143	0.03%	\$536	0.12%
Security, Spikes: Replace	\$780	0.01%	\$780	0.17%
Septic System, Blue Water: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Harrington Park: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Hi-Lo: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Longmire: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Loop: Replace	\$45,000	0.53%	\$900	0.19%
Septic System, Madrona: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Office	\$20,000	0.23%	\$400	0.09%
Septic System, Otter Beach: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Perimeter: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Pool: Replace	\$1,500	0.02%	\$1,500	0.32%
Septic System, Rampart: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Reichel Beach: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Sports Court: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Sunset Beach: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Windy Beach: Replace	\$42,300	0.49%	\$900	0.19%
Septic System, Woodside: Replace	\$42,300	0.49%	\$900	0.19%
Siding, Pool Bldg: Repaint	\$4,000	0.05%	\$800	0.17%
Siding, Pool Bldg: Repair/Replace	\$15,120	0.18%	\$720	0.16%
Spa, Heater: Replace	\$1,855	0.02%	\$265	0.06%
Spa: Resurface	\$3,500	0.04%	\$500	0.11%
Spillways, Concrete: Repair/Replace	\$51,040	0.60%	\$2,320	0.50%
Spillways, Gates & Weirs: Replace	\$5,456	0.06%	\$248	0.05%
Surveillance System Cameras: Replace	\$5,400	0.06%	\$600	0.13%
Tennis & Basketball Court, Rampart: Reseal	\$7,438	0.09%	\$1,063	0.23%
Tennis & Basketball Court, Rampart: Resurface	\$85,800	1.00%	\$2,200	0.48%
Tennis Court, Hi Lo: Reseal	\$1,063	0.01%	\$1,063	0.23%
Tennis Court, Hi Lo: Resurface	\$2,475	0.03%	\$2,475	0.54%
Tennis Court, Longmire: Reseal	\$1,125	0.01%	\$1,125	0.24%
Tennis Court, Longmire: Resurface	\$2,200	0.03%	\$2,200	0.48%
Trails: Maintain / Repair	\$1,650	0.02%	\$1,650	0.36%
Water Slides: Replace	\$1,550	0.02%	\$1,550	0.34%
Current Fully Funded Balance		\$8,568,498	\$462,386 Per Year	
Current Reserve Fund Deficit/Surplus		(\$6,879,323)	\$38,532 Per Month	

This table shows metric information regarding the influence each component has on the fully funded balance and contribution requirements.

### 3.3 Component Details

#### Site/Grounds - Asphalt Roads Project 10A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 7
Funding Basis: Funded based on Association records	Current Cost: \$75,400.00

#### Site/Grounds - Asphalt Roads Project 10B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 8
Funding Basis: Funded based on Association records	Current Cost: \$374,000.00

#### Site/Grounds - Asphalt Roads Project 11A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 7
Funding Basis: Funded based on Association records	Current Cost: \$96,200.00

#### Site/Grounds - Asphalt Roads Project 11B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 8
Funding Basis: Funded based on Association records	Current Cost: \$481,000.00

#### Site/Grounds - Asphalt Roads Project 12A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 8
Funding Basis: Funded based on Association records	Current Cost: \$74,000.00

#### Site/Grounds - Asphalt Roads Project 12B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 9
Funding Basis: Funded based on Association records	Current Cost: \$369,000.00

#### Site/Grounds - Asphalt Roads Project 1A: Design

Condition: Not Applicable
Funding Basis: Funded based on Association records

Planned for 2021

#### Site/Grounds - Asphalt Roads Project 1B: Construction

Quantity: 1 Allowance	UL: 30
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Funding Basis: Funded based on Association records

RUL: 0

Current Cost: \$682,000.00

## Site/Grounds - Asphalt Roads Project 2A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 0
Funding Basis: Funded based on Association records	Current Cost: \$142,600.00

## Site/Grounds - Asphalt Roads Project 2B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 1
Funding Basis: Funded based on Association records	Current Cost: \$711,000.00

0.9 miles. Good to fair condition of asphalt, with no unusual cracking, waviness or deterioration noted. Most asphalt areas can be expected to last approximately 25 to 30 years before it will become necessary for an overlay to be applied. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. As routine maintenance ensure that drains and grates are free of debris and properly functioning. We recommend regular cycles of seal coat. Reserve funding recommended for eventual overlay of asphalt at the typical life expectancy of 25 - 30 years.

## Site/Grounds - Asphalt Roads Project 3A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 1
Funding Basis: Funded based on Association records	Current Cost: \$18,800.00

### Site/Grounds - Asphalt Roads Project 3B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$93,000.00

## Site/Grounds - Asphalt Roads Project 4A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 1
Funding Basis: Funded based on Association records	Current Cost: \$108,400.00

0.9 Miles

### Site/Grounds - Asphalt Roads Project 4B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$541,000.00

**Site/Grounds - Asphalt Roads Project 5A: Design**

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$76,400.00

**Site/Grounds - Asphalt Roads Project 5B: Construction**

Quantity: 1 Allowance	UL: 30
	RUL: 3
Funding Basis: Funded based on Association records	Current Cost: \$382,000.00

**Site/Grounds - Asphalt Roads Project 6A: Design**

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 3
Funding Basis: Funded based on Association records	Current Cost: \$125,200.00

1.0 miles

**Site/Grounds - Asphalt Roads Project 6B: Construction**

Quantity: 1 Allowance	UL: 30
	RUL: 4
Funding Basis: Funded based on Association records	Current Cost: \$625,000.00

**Site/Grounds - Asphalt Roads Project 7A: Design**

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 4
Funding Basis: Funded based on Association records	Current Cost: \$96,800.00

0.85 miles

**Site/Grounds - Asphalt Roads Project 7B: Construction**

Quantity: 1 Allowance	UL: 30
	RUL: 5
Funding Basis: Funded based on Association records	Current Cost: \$482,000.00

**Site/Grounds - Asphalt Roads Project 8A: Design**

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 5
Funding Basis: Funded based on Association records	Current Cost: \$121,600.00

**Site/Grounds - Asphalt Roads Project 8B: Construction**

Quantity: 1 Allowance	UL: 30
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RUL: 6

Funding Basis: Funded based on  
Association records

Current Cost: \$608,000.00

**Site/Grounds - Asphalt Roads Project 9A: Design**

Quantity: 1 Allowance

UL: 30

RUL: 6

Funding Basis: Funded based on  
Association records

Current Cost: \$77,000.00

0.7miles

**Site/Grounds - Asphalt Roads Project 9B: Construction**

Quantity: 1 Allowance

UL: 30

RUL: 7

Funding Basis: Funded based on  
Association records

Current Cost: \$383,000.00

**Site/Grounds - Asphalt Roads: Repairs/Patching**

Location: Throughout

Quantity: 1 Allowance

UL: 1

RUL: 0

Current Cost: \$21,900

Condition: Assorted Condition

Funding Basis: Funded based on the typical life  
expectancy

Generally fair condition of asphalt surface with some localized areas that are cracked and in need of patching. We recommend regular patching be done to maximize the life of the asphalt. Patching will prevent further deterioration to the gravel base.

**Recreation - Ballfield, Division 7: Upgrade**

Quantity: 1 Allowance

UL: 10

RUL: 6

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$10,000.00

Constructed in 2018

**Recreation - Basketball Court & Equipment, Longmire: Replace**

Quantity: 1 Allowance

UL: 40

RUL: 19

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$15,900.00

1/2 court, fencing, hoop. Last work was in 2007.

**Recreation - Basketball Court & Equipment, Longmire: Reseal**

Quantity: 1 Allowance	UL: 8
Condition: Good	RUL: 4
Funding Basis: Funded based on Association records	Current Cost: \$8,500.00

**Recreation - Basketball Court, Hi Lo: Replace**

Quantity: 1 Allowance	UL: 40
Condition: Poor	RUL: 1
Funding Basis: Funded based on Association records	Current Cost: \$88,000.00

**Recreation - Basketball Court, Hi Lo: Reseal**

Quantity: 1 Allowance	UL: 8
	RUL: 9
Funding Basis: Funded based on Association records	Current Cost: \$8,500.00

**Building Interior - Bathroom & Change Room: Refurbish, Longmire**

Quantity: 4 Each	UL: 20
Condition: Good	RUL: 9
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$18,000.00

Last upgrade was in 2004. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

**Building Interior - Bathroom & Change Room: Refurbish, Madrona**

Quantity: 2 Each	UL: 20
	RUL: 9
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,000.00

Last refurbished in 2005. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

**Building Interior - Bathroom: Refurbish, Blue Water**

Quantity: 1 Each	UL: 20
Condition: Good	RUL: 14
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,000.00

We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures. Fiber cement siding was installed in 2013 and 2016.

**Building Interior - Bathroom: Refurbish, Division 7 (AKA Harrington Park)**

Quantity: 1 Each	UL: 20
	RUL: 3
Funding Basis: Funded for repair	Current Cost: \$9,000.00

New or last upgrade in 2005. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Hi-Lo**

Quantity: 1 Each	UL: 20
Condition: Fair	RUL: 5
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,000.00

Last upgrade was in 2007. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Loop**

Quantity: 1 Allowance	UL: 20
Condition: Unknown	RUL: 0
Funding Basis: Funded based on Association direction	Current Cost: \$5,000.00

Closed but Association voted to reopen it. Funded for costs to investigate and minor repairs to allow it to be reopened. Treat dollar amount as a placeholder pending investigation and estimated costs to reopen.

#### **Building Interior - Bathroom: Refurbish, Otter Beach**

Quantity: 1 Each	UL: 20
Condition: Fair	RUL: 7
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$18,000.00

Last refurbished in 2009. Restroom is one large restroom. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Perimeter**

Quantity: 1 Each	UL: 20
Condition: Fair	RUL: 4
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,000.00

Last refurbished in 2006. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Rampart**

Quantity: 1 Each	UL: 20
Condition: Fair	RUL: 5
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,000.00

Last upgrade was 2007. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Reichel**

Quantity: 4 Each	UL: 20
	RUL: 12

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$18,000.00

Last refurbished in 2015. Previous one was 2004. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Sports Court**

Quantity: 1 Each

UL: 20

RUL: 1

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$9,000.00

Last refurbished in 2003. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Sunset**

Quantity: 2 Each

UL: 20

RUL: 2

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$9,000.00

Last refurbished in 2004. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Windy**

Quantity: 1 Each

UL: 20

RUL: 3

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$9,000.00

Last refurbished in 2005. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Building Interior - Bathroom: Refurbish, Woodside**

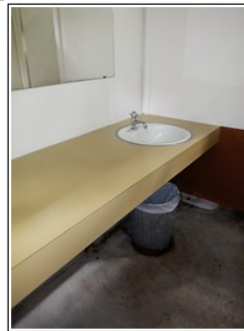
Quantity: 1 Each

UL: 20

RUL: 5

Current Cost: \$9,000

Funding Basis: Funded based on the typical life  
expectancy



Last refurbished in 2007. We have included a modest allowance to update the bathrooms including flooring, painting, cabinets and fixtures.

#### **Site/Grounds - Beach Bulkhead, Concrete, Windy**

Quantity: 50 Linear Feet

UL: 17

RUL: 4

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$26,800.00

**Site/Grounds - Beach Bulkhead, Longmire**

Quantity: 100 Linear Feet	UL: 15
Condition: Functional	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$21,200.00

**Site/Grounds - Beach Bulkhead, Otter**

Quantity: 40 Linear Feet	UL: 15
	RUL: 12
Funding Basis: Funded based on prior reserve study	Current Cost: \$21,200.00

Last completed in 2019.

**Site/Grounds - Beach Bulkhead, Reichel**

Quantity: 160 Linear Feet	UL: 15
	RUL: 14
Funding Basis: Funded based on prior reserve study	Current Cost: \$26,800.00

**Site/Grounds - Beach Bulkhead, Sunset**

Quantity: 100 Linear Feet	UL: 15
	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$26,800.00

**Recreation - Benches & Picnic Tables: Replace**

Location: Various
Quantity: 1 Allowance
UL: 20
RUL: 0
Current Cost: \$20,000
Condition: Assorted Condition
Funding Basis: Funded based on Association direction



Placeholder amount pending count of benches and picnic tables and age of items to establish likely year of replacement.

**Recreation - Boat Ramp - Madrona Beach**

Quantity: 1 Allowance	UL: 30
Condition: Good	RUL: 10
Funding Basis: Funded based on Association direction	Current Cost: \$10,000.00

Asphalt with ballast rock in the water. Ballast rock in good condition.

**Recreation - Boat Ramp, Blue Lake Ct: Repair**

Quantity: 1 Allowance	UL: 30
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RUL: 10

Funding Basis: Funded based on  
Association direction

Current Cost: \$10,000.00

Dirt &amp; gravel.

**Recreation - Boat Ramp, Concrete, Horseshoe; Repair**

Quantity: 1 Allowance

UL: 30

RUL: 10

Funding Basis: Funded based on  
Association direction

Current Cost: \$10,000.00

**Recreation - Boat Ramp, Longmire: Repair**

Quantity: 1 Allowance

UL: 30

RUL: 10

Current Cost: \$10,000

Funding Basis: Funded based on Association direction



Dirt &amp; gravel

**Recreation - Boat Ramp, Otter Beach: Repair**

Quantity: 1 Allowance

UL: 30

RUL: 10

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$10,000.00

Concrete with ballast rock into water. Ballast rock is in good condition.

**Recreation - Boat Ramp, Sunset Beach: Repair**

Quantity: 1 Allowance

UL: 30

RUL: 10

Funding Basis: Funded for repair

Current Cost: \$10,000.00

Concrete with ballast rock into water. Ballast rock is in good condition.

**Site/Grounds - Bridge, Arch: Repair/Replace**

Quantity: 420 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$13,900.00

Constructed in 1993

**Site/Grounds - Bridge, Bear Island: Repair/Replace**

Location: Blue Lake

Quantity: 150 Square Feet

UL: 10

RUL: 1

Current Cost: \$5,000

Funding Basis: Funded based on prior reserve study



## Site/Grounds - Bridge, Blue Lake, Inlet: Repair/Replace

Quantity: 150 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior reserve study

Current Cost: \$5,000.00

## Site/Grounds - Bridge, Blue Lake, Lower Spillway: Repair/Replace

Location: Blue Lake

Quantity: 220 Square Feet

UL: 10

RUL: 4

Current Cost: \$7,260

Funding Basis: Funded based on prior reserve study



## Site/Grounds - Bridge, Blue Lake, Upper Spillway: Repair/Replace

Location: Blue Lake, North central section

Quantity: 220 Square Feet

UL: 10

RUL: 2

Current Cost: \$7,260

Funding Basis: Funded based on prior reserve study



## Site/Grounds - Bridge, Brookside: Repair/Replace

Quantity: 300 Square Feet

UL: 10

RUL: 7

Funding Basis: Funded based on prior reserve study

Current Cost: \$9,900.00

## Site/Grounds - Bridge, Longmire: Repair/Replace



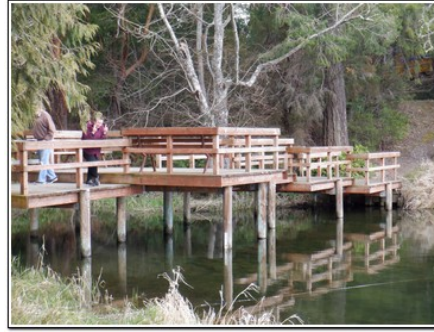
Quantity: 650 Square Feet

UL: 10

RUL: 3

Current Cost: \$34,400

Funding Basis: Funded based on prior reserve study



## Site/Grounds - Bridge, Rampart: Repair/Replace

Quantity: 400 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior reserve study

Current Cost: \$21,200.00

## Site/Grounds - Bridge, Reichel: Repair/Replace

Location: Common area at Reichel Beach

Quantity: 180 Square Feet

UL: 10

RUL: 0

Current Cost: \$9,500

Funding Basis: Funded based on prior reserve study



Repaired in 1990, 2004 & 2008

## Site/Grounds - Bridges, Engineer Evaluation

Quantity: 1 Allowance

UL: 12

RUL: 10

Funding Basis: Funded based on Association records

Current Cost: \$30,000.00

## Building Exterior - Cabana Siding: Repaint

Quantity: 2500 Square Feet

UL: 8

RUL: 3

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$6,880.00



Good condition at this time with no unusual or significant peeling or fading of exterior surfaces. Regular paint cycles are important to maintaining and protecting the HardiPlank siding. Inspect regularly touch up paint and caulking as needed from the operating budget. To optimize the painting costs, we recommend that a professional painting and/or coating inspector be retained to inspect the existing paint film thickness and adhesion. A painting inspector can also prepare a written specification which would ensure that selected painting contractors are all quoting on the same products and methods of painting. The painting inspector can also perform wet film tests while the painting is being done to ensure that the correct amount of paint is being applied. The painting costs can be further optimized by repainting those wall elevations that receive the most weathering from sun and rain are repainted frequently enough. Similarly, those elevations, such as north facing walls, that do not require repainting as frequently the repainting cycle can be extended.

#### Building - Cabana, Harrington Park (Well 4)

Location: Harrington Parl/Well #4 area

Quantity: 3 Each

UL: 25

RUL: 9

Current Cost: \$25,200

Funding Basis: Funded based on prior reserve study



Picnic pods

#### Building Exterior - Cabana, Hi Lo

Location: Ballfield area near well #4

Quantity: 720 Square Feet

UL: 25

RUL: 1

Current Cost: \$25,200

Funding Basis: Funded based on prior reserve study



Constructed in 2011. Umbrella style that is rotting in the valleys.

#### Building Exterior - Cabana, Longmire

Location: Longmire



Quantity: 3 Each

UL: 25

RUL: 1

Current Cost: \$25,200

Funding Basis: Funded based on prior reserve study

Picnic pods. Umbrella style that is rotting in the valleys.

#### Building - Cabana, Madrona

Quantity: 720 Square Feet

UL: 25

RUL: 16

Current Cost: \$18,000.00

Funding Basis: Funded based on prior reserve study

Constructed in 2013. Pole barn style cabana.

## Building - Cabana, Otter Beach

Location: Otter Beach

Quantity: 500 Square Feet

UL: 25

RUL: 12

Current Cost: \$18,000

Condition: Good

Funding Basis: Funded based on prior reserve study



Constructed in 2009. Pole barn style cabana.

## Building - Cabana, Pool

Quantity: 3 Each

UL: 25

RUL: 1

Current Cost: \$25,200

Condition: Poor

Funding Basis: Funded based on prior reserve study



Picnic pods new in 2007. Umbrella style that is rotting in the valleys.

## Building - Cabana, Reichel

Location: Reichel

Quantity: 1100 Square Feet

UL: 25

RUL: 14

Current Cost: \$27,500

Funding Basis: Funded based on prior reserve study



Major work done in 2007 with additional work done in 2014/15. Pole Barn style cabana.

## Building Exterior - Cabana, Siding: Replace

Quantity: 2500 Allowance

UL: 40

RUL: 35

Current Cost: \$40,000

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Generally good condition with no known water intrusion or concerns. We strongly recommend regular inspections and repair to ensure the integrity of the building envelope. Reserve funding recommended for eventual replacement at the typical life expectancy of 30 to 40 years. Should patterns of repair arise, additional funding may be included in future reserve studies, however, at this time there is no need.

#### Building - Cabana, Sunset

Location: Sunset

Quantity: 3 Each

UL: 25

RUL: 12

Current Cost: \$25,200

Funding Basis: Funded based on prior reserve study



Picnic pods remodelled in 2008. Umbrella Style cabana which is rotting in the valleys.

#### Building - Cabana, Vine Lane

Quantity: 3 Each

UL: 25

RUL: 2

Funding Basis: Funded based on prior reserve study

Current Cost: \$25,200.00

Picnic pods. Umbrella Style cabana which is rotting in the valleys.

#### Building - Cabana, Windy

Quantity: 3 Each

UL: 25

RUL: 1

Funding Basis: Funded based on prior reserve study

Current Cost: \$25,200.00

Picnic pods remodelled in 2009. Umbrella Style cabana which is rotting in the valleys.

#### Mechanical & Equipment - Computer & Software: Update

Quantity: 1 Allowance

UL: 5

RUL: 0

Funding Basis: Funded based on prior reserve study

Current Cost: \$21,100.00

Server, workstations, monitors, keyboards, mice, cameras, & Board You Tube equipment

#### Site/Grounds - Culvert - Clearlake Blvd N at Meadow

Quantity: 1 Allowance

UL: 50

Condition: Functional

RUL: 1

Funding Basis: Funded based on  
Association direction

Current Cost: \$10,000.00

Cost estimate from MA Watermain report.

## Site/Grounds - Culvert, Clearlake Blvd SE at Longmire: Repair/Replace

Location: Clearlake Blvd SE at Longmire

Quantity: 1 Allowance

UL: 50

RUL: 1

Current Cost: \$10,000

Condition: Poor

Funding Basis: Funded based on Association records



MA Waterman Consulting 5/15/2020 WY Report: The inlet side of the culvert underneath Clearlake Blvd SE appears to be somewhat flattened

## Site/Grounds - Culverts, Blue Hills Drive East: Replace

Quantity: 1 Allowance

UL: 50

Condition: Poor

RUL: 1

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$7,700.00

MA Waterman Consulting 5/15/2020 WY Report: the culvert must require seasonal monitoring, daily during rainy season, less in drier periods.

a. 48" corrugated metal pipe underneath Blue Hills Drive appears to have a historical highwater mark at 20%.

b. Creek is already undercutting the bank and has a deep slope, opens wide as it levels out on outlet side (See Photo below). Should the speed of the water increase it will increase undercutting and erosion of the bank; an action which should be evaluated

## Building Exterior - Deck, Wood, Office: Replace

Quantity: 230 Square Feet

UL: 25

RUL: 24

Current Cost: \$20,600

Funding Basis: Funded based on prior reserve study



Planned replacement in 2021. The elevated decks in some of the community have spaced wood boards. Currently the surface of the decks are in generally fair condition.

## Recreation - Dock Surface, Blue Lake Fishing, 1 of 4

Quantity: 1 Allowance

UL: 30

RUL: 29



Funding Basis: Funded based on prior  
reserve study

Current Cost: \$27,000.00

#### **Recreation - Dock Surface, Blue Lake Fishing, 2 of 4**

Quantity: 1 Allowance

UL: 30

RUL: 29

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$27,000.00

#### **Recreation - Dock Surface, Blue Lake Fishing, 3 of 4**

Quantity: 1 Allowance

UL: 30

RUL: 29

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$27,000.00

#### **Recreation - Dock Surface, Blue Lake Fishing, 4 of 4**

Quantity: 1 Allowance

UL: 30

RUL: 29

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$27,000.00

#### **Recreation - Dock Surface, Clear Lake**

Quantity: 1 Allowance

UL: 30

RUL: 23

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$24,400.00

Near Blue Lake Outflow

#### **Recreation - Dock Surface, Horseshoe, A, Right**

Location: Horseshoe Lake

Quantity: 1 Allowance

UL: 30

RUL: 29

Current Cost: \$17,400

Funding Basis: Funded based on prior reserve study



Wood fixed pier

#### **Recreation - Dock Surface, Horseshoe, B, Left**

Quantity: 1 Allowance

UL: 30

RUL: 12

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$23,200.00

Floating EZ dock. New in 2004

#### **Recreation - Dock Surface, Horseshoe, C, Rear**

Quantity: 1 Allowance

UL: 30

RUL: 21

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$26,100.00

Fishing dock new in 2013. Floating EZ Dock

## **Recreation - Dock Surface, Longmire, Fish & Swim**

Quantity: 750 Square Feet

UL: 30

RUL: 4

Current Cost: \$44,000

Funding Basis: Funded based on prior reserve study



Major work in 1999. Floating EZ Dock

## **Recreation - Dock Surface, Madrona, Fish & Swim**

Quantity: 500 Square Feet

UL: 30

RUL: 13

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$29,300.00

New in 2005. Floating EZ Dock

## **Recreation - Dock Surface, Otter, Swim**

Quantity: 1 Each

UL: 30

RUL: 27

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$9,800.00

EZ Swim Dock originally constructed in 1999 and refurbished in 2019.

## **Recreation - Dock Surface, Reichel, Swim**

Quantity: 1 Each

UL: 30

RUL: 9

Current Cost: \$9,900

Funding Basis: Funded based on prior reserve study



EZ Swim Dock new in 2001.

## **Recreation - Dock Surface, Sunset, Fish & Swim**

Quantity: 500 Square Feet

UL: 30

RUL: 14

Current Cost: \$30,400

Funding Basis: Funded based on prior reserve study



New in 2006. Floating EZ Dock

## Recreation - Dock Surface, Windy, Fish & Swim

Quantity: 1 Allowance

UL: 30

RUL: 18

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$42,300.00

EZ Swim Dock & EZ Fishing Dock new in 2009 & 2010.

## Recreation - Dock, Otter Beach B, Wooden: Replace

Quantity: 1 Allowance

UL: 20

Condition: Good

RUL: 9

Funding Basis: Funded based on  
Association records

Current Cost: \$23,200.00

## Recreation - Dock, Otter Beach C, Wooden: Replace

Quantity: 1 Allowance

UL: 20

Condition: Good

RUL: 9

Funding Basis: Funded based on  
Association records

Current Cost: \$23,200.00

## Site/Grounds - Entry Sign: Replacement

Location: Entrance

Quantity: 1 Each

UL: 20

RUL: 10

Current Cost: \$1,500

Condition: Good

Funding Basis: Funded based on the typical life  
expectancy



Good condition of wood signs. These units need to be painted regularly to maximize the life expectancy. Reserve funding recommended.

## Site/Grounds - Fence, Office

Quantity: 500 Linear Feet

UL: 20

RUL: 19

Funding Basis: Funded based on prior reserve study

Current Cost: \$17,000.00

Fair condition of wood fencing with general deterioration noted. We recommend prompt repair as needed to ensure functionality. Inspect and repair regularly utilizing the operating budget. Remove any contact with the ground and overgrowth to minimize advanced deterioration. We suggest continuing to seal for appearance and protection of fencing. Reserve funding is provided for the replacement with 20 year life cycles. Installed in 2013.

## Site/Grounds - Fence: Chainlink, Repair

Location: Throughout

Quantity: 1 Allowance

UL: 1

RUL: 0

Current Cost: \$3,750

Condition: Assorted Condition

Funding Basis: Funded for repair



There is approximately 5 miles (26,400 linear feet) of chain link fencing to be maintained, repaired and replaced as needed. This item is for maintenance and repair with only minor amounts to be replaced. Full replacement cost would be approximately \$800,000. Originally installed in mid 1970's so approaching 50 years old.

## Mechanical & Equipment - Gate Card Readers: Replace

Location: Entrance

Quantity: 2 Each

UL: 15

RUL: 11

Current Cost: \$29,200

Condition: Good

Funding Basis: Funded based on prior reserve study



Installed in 2018. Where you swipe card at gate. x1 reader at front gate & x1 reader at back gate

## Mechanical & Equipment - Gate Operators: Replace

Location: Entrance

Quantity: 4 Each

UL: 10

RUL: 6

Current Cost: \$16,000

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Installed in 2018. Good functional condition with no concerns at this time. We recommend working with a qualified vendor to develop and establish an operating and maintenance plan. Reserve funding recommended for cycles of replacement. x2 front gate / x2 back gate - swing gate.

## Site/Grounds - Gates: Replace



Location: Entrance

Quantity: 3 Each

UL: 50

RUL: 6

Current Cost: \$19,700

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Reported to be in functional condition with no concerns at this time. These are sturdy items that can last a long time if not damaged or abused. Inspect regularly and repair as needed using the Operating Budget. Steel posts with wood gates installed in 2008.

**Recreation - Horseshoe Pit, Longmire, Building: Replace/Repair**

Quantity: 1 Allowance

UL: 25

Condition: Fair

RUL: 10

Funding Basis: Funded based on Association records

Current Cost: \$18,800.00

**Recreation - Horseshoe Pit, Longmire, Pit: Repair/Replace**

Quantity: 1 Allowance

UL: 25

Condition: Fair

RUL: 10

Funding Basis: Funded based on Association records

Current Cost: \$3,500.00

**Building Exterior - Horseshoe Pit, Longmire, Roof: Replace**

Quantity: 1 Allowance

UL: 25

Condition: Poor

RUL: 0

Funding Basis: Funded based on Association records

Current Cost: \$3,500.00

**Mechanical & Equipment - Hot Water Heater, Pool: Replace**

Quantity: 2 Allowance

UL: 15

Condition: Good

RUL: 8

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$6,400.00

Rinnai tankless.

**Building Interior - Interior, Office: Refurbish**

Quantity: 1 Allowance

UL: 12

RUL: 11

Funding Basis: Funded based on prior reserve study

Current Cost: \$6,600.00

Planned replacement in 2021. Fair condition with no concerns at this time. This component suggest planning for cycles of interior surfaces replacement for aesthetics. We suggest a funding allowance every 10 - 15 years. 100 SY of Carpet and 2,000 SF floor area.

**Site/Grounds - Irrigation System, Reichel Beach: Repair/Replace**

Quantity: 1 Allowance

UL: 50

RUL: 49

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$9,800.00

Planned repairs for 2021. We suggest including irrigation maintenance within the Association's annual landscape budget/contract, such as select sprinkler head replacements. As the community and irrigation lines age, local areas of line replacement may be needed and generally is not covered by the landscape contract. At this time there is no expectation of total line replacement, however, we have included an allowance for partial repair/replacement every few years. As these expenses occur and trends are developed update the reserve funding as needed.

**Site/Grounds - Irrigation System: Repair/Replace**

Quantity: 6 Allowance

UL: 20

Condition: Unknown

RUL: 5

Funding Basis: Funded based on  
Association records

Current Cost: \$60,000.00

Unknown condition with no reported problems at this time. We suggest including irrigation maintenance within the Association's annual landscape budget/contract, such as select sprinkler head replacements. As the community and irrigation lines age, local areas of line replacement may be needed and generally is not covered by the landscape contract. At this time there is no expectation of total line replacement, however, we have included an allowance for partial repair/replacement.

**Site/Grounds - Lights: Pole, Replace**

Location: Various

Quantity: 1 Allowance

UL: 1

RUL: 0

Current Cost: \$2,500

Condition: Assorted Condition

Funding Basis: Funded based on Association direction



Pole light maintenance, repair and replacement as needed.

**Site/Grounds - Mailbox Cluster: Replace, Big Fir**

Quantity: 19 Clusters

UL: 30

RUL: 29

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$38,000.00

Planned replacement in 2021. Parcel boxes needed.

**Site/Grounds - Mailbox Cluster: Replace, Blue Hills Loop**

Quantity: 14 Clusters

UL: 30

RUL: 0

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$28,000.00

Planned replacement in 2022. Need Parcel boxes added.

#### Site/Grounds - Mailbox Cluster: Replace, Blue Lake Court

Location: Blue Lake Court

Quantity: 13 Clusters

UL: 30

RUL: 29

Current Cost: \$26,000

Condition: Functional

Funding Basis: Funded based on prior reserve study



Planned replacement in 2021. Need parcel boxes added. Clean as needed to maintain appearance. Oil hinges to maintain ease of operation. We suggest planning for eventual replacement of the mailboxes to ensure functionality and community aesthetics.

#### Site/Grounds - Mailbox Cluster: Replace, Front Gate

Location: Entrance

Quantity: 11 Clusters

UL: 30

RUL: 0

Current Cost: \$22,000

Condition: Functional

Funding Basis: Funded based on prior reserve study



Planned replacement in 2022.

#### Site/Grounds - Mailbox Cluster: Replace, Longmire

Quantity: 12 Clusters

UL: 30

RUL: 0

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$24,000.00

Planned replacement in 2022.

#### Site/Grounds - Mailbox Cluster: Replace, Windy Beach

Location: Windy Beach

Quantity: 19 Clusters

UL: 30

RUL: 0

Current Cost: \$38,000

Condition: Good

Funding Basis: Funded based on prior reserve study



Planned replacement for 2022. Clean as needed to maintain appearance. Oil hinges to maintain ease of operation. We suggest planning for eventual replacement of the mailboxes to ensure functionality and community aesthetics.

**Building Exterior - Maintenance Bldg Garage Doors, Large: Replace**

Location: Maintenance Bldg

Quantity: 5 Each

UL: 20

RUL: 10

Current Cost: \$13,300

Condition: Good

Funding Basis: Funded based on prior reserve study



Replaced in 2012.

**Building Exterior - Maintenance Bldg Siding: Repaint**

Location: Maintenance Bldg

Quantity: 3000 Square Feet

UL: 10

RUL: 9

Current Cost: \$6,850

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Planned for 2021. Good condition at this time with no unusual or significant peeling or fading of exterior surfaces. Regular paint cycles are important to maintaining and protecting the HardiPlank siding. Inspect regularly touch up paint and caulking as needed from the operating budget. To optimize the painting costs, we recommend that a professional painting and/or coating inspector be retained to inspect the existing paint film thickness and adhesion. A painting inspector can also prepare a written specification which would ensure that selected painting contractors are all quoting on the same products and methods of painting. The painting inspector can also perform wet film tests while the painting is being done to ensure that the correct amount of paint is being applied. The painting costs can be further optimized by repainting those wall elevations that receive the most weathering from sun and rain are repainted frequently enough. Similarly, those elevations, such as north facing walls, that do not require repainting as frequently the repainting cycle can be extended.

**Building Exterior - Maintenance Bldg, Carport: Structural Repairs**

Location: Maintenance Bldg

Quantity: 1 Allowance

UL: 38

RUL: 29

Current Cost: \$104,000

Condition: Good

Funding Basis: Funded based on prior reserve study



Installed in 2013. Good condition with no substantial damage or unusual deterioration noted. roof/ concrete pad next to main building. Free standing - pole barn roof no sides

**Site/Grounds - Maintenance Bldg, Fence, Chain Link: Replace**



Location: Maintenance Bldg

Quantity: 1 Allowance

UL: 50

RUL: 10

Current Cost: \$10,000

Condition: Functional

Funding Basis: Funded based on the typical life expectancy



Placeholder amount pending length measurement.

## Building - Maintenance Bldg, Pole Bldg

Quantity: 1 Allowance

UL: 50

RUL: 29

Current Cost: \$50,000

Funding Basis: Funded based on the typical life expectancy



Pole building - no sides - big equipment stored under

## Building Exterior - Maintenance Bldg, Roof: Replace

Quantity: 3900 Allowance

UL: 20

RUL: 6

Current Cost: \$20,700

Funding Basis: Funded based on prior reserve study



Last done in 2008. Fair condition with no known or reported concerns at this time, such as water intrusion. We assume proper installation techniques and practices were used. Inspect regularly and repair as needed utilizing the general Operating Budget. The typical life expectancy is between 18-22 years for this type of roofing. There are no reported problems at this time, however, the Association should have funds set aside within the next few years should replacement need to occur. We recommend that the Association should have a professional roof inspection performed by an independent, qualified Roofing Inspector registered with RCI not a roofing contractor.

## Mechanical & Equipment - Maintenance Bldg, Shop Heaters: Replace

Quantity: 2 Each

UL: 25

Condition: Functional

RUL: 2

Funding Basis: Funded based on prior reserve study

Current Cost: \$9,600.00

Last replaced in 1999. Reznor brand.

## Building - Maintenance Bldg: Replace

Location: Maintenance Bldg  
 Current Cost:  
 Condition: Good  
 Funding Basis: Unfunded, outside the 30 year scope of report



Built ~1980/1990

## Mechanical & Equipment - Maintenance Eqpt, Back Hoe: Replace

Location: Maintenance Bldg or Yard  
 Quantity: 1 Each  
 UL: 20  
 RUL: 2  
 Current Cost: \$95,500  
 Condition: Functional  
 Funding Basis: Funded based on prior reserve study



Case 580K. Age and condition unknown.

## Mechanical & Equipment - Maintenance Eqpt, Bobcat Excavator: Replace

Quantity: 1 Each	UL: 19
	RUL: 3
Funding Basis: Funded based on prior reserve study	Current Cost: \$55,700.00

Purchased in 2006.

## Mechanical & Equipment - Maintenance Eqpt, Brine Machine

Quantity: 1 Each  
 UL: 20  
 RUL: 2  
 Current Cost: \$3,100  
 Condition: Functional  
 Funding Basis: Funded based on Association records



Makes salt brine, mixer machine

## Mechanical & Equipment - Maintenance Eqpt, Brine Sprayer

Quantity: 1 Each  
 UL: 20  
 RUL: 2  
 Current Cost: \$3,100  
 Condition: Functional  
 Funding Basis: Funded based on Association records



Sprayer for the machine - sprays brine down onto the roads to treat them.

## Mechanical & Equipment - Maintenance Eqpt, Chipper

Quantity: 1 Each  
 UL: 20  
 RUL: 4  
 Current Cost: \$5,000  
 Condition: Functional  
 Funding Basis: Funded based on the typical life expectancy



## Mechanical & Equipment - Maintenance Eqpt, Dump Trailer

Quantity: 1 Each  
 UL: 10  
 RUL: 8  
 Current Cost: \$9,800  
 Condition: Good  
 Funding Basis: Funded based on Association records



Big Tex tandem axle. Length and capacity unknown.

## Mechanical & Equipment - Maintenance Eqpt, Floating Workstation, Boat: Replace

Quantity: 1 Allowance	UL: 20
Condition: Fair	RUL: 10
Funding Basis: Funded based on Association records	Current Cost: \$5,600.00

## Mechanical & Equipment - Maintenance Eqpt, Floating Workstation, Motor: Replace

Quantity: 1 Allowance	UL: 20
Condition: Fair	RUL: 10
Funding Basis: Funded based on Association records	Current Cost: \$4,500.00

## Mechanical & Equipment - Maintenance Eqpt, Fuel Tank & Pumps: Replace



Quantity: 1 Allowance

UL: 40

RUL: 12

Current Cost: \$29,600

Condition: Functional

Funding Basis: Funded based on prior reserve study



Purchased in 1994. x1 tank with divider for diesel / unleaded

## Mechanical & Equipment - Maintenance Eqpt, John Deere Mower: Replace

Quantity: 1 Each

UL: 12

RUL: 8

Current Cost: \$3,700

Condition: Good

Funding Basis: Funded based on prior reserve study



Purchased in 2006 and then replaced in 2018. Riding mower - need deck size (48") - Used for trails

## Mechanical & Equipment - Maintenance Eqpt, Kubota RTV 1100

Quantity: 1 Each

UL: 20

RUL: 18

Current Cost: \$26,600

Condition: Excellent

Funding Basis: Funded based on Association records



Purchased new in 2020

## Mechanical & Equipment - Maintenance Eqpt, Kubota RTV, 900, old

Quantity: 1 Allowance

UL: 20

RUL: 2

Current Cost: \$24,600

Condition: Functional

Funding Basis: Funded based on prior reserve study



Purchased in 2004.

## Mechanical & Equipment - Maintenance Eqpt, Kubota Tractor: Replace



Quantity: 1 Each  
 UL: 20  
 RUL: 3  
 Current Cost: \$29,200  
 Condition: Functional  
 Funding Basis: Funded based on prior reserve study



Kubota LA401. Purchased in 1999. Used for lawns

## **Mechanical & Equipment - Maintenance Eqpt, Kubota, RTV 1100**

Quantity: 1 Allowance  
 UL: 10  
 RUL: 1  
 Current Cost: \$25,600.00  
 Funding Basis: Funded based on the typical life expectancy

Purchased in 2013. 2020 insurance replacement. Another RTV X1100C?

## **Mechanical & Equipment - Maintenance Eqpt, Paint Striper, Graco HD 200C**

Quantity: 1 Allowance  
 UL: 10  
 RUL: 3  
 Current Cost: \$7,300  
 Condition: Functional  
 Funding Basis: Funded based on prior reserve study



Purchased in 2015. Overhauled in 2020.

## **Mechanical & Equipment - Maintenance Eqpt, Plow, new, F350**

Quantity: 1 Allowance  
 UL: 15  
 RUL: 11  
 Current Cost: \$8,100  
 Condition: Functional  
 Funding Basis: Funded based on prior reserve study



## **Mechanical & Equipment - Maintenance Eqpt, Plow, old, F450**

Quantity: 1 Allowance

UL: 15

RUL: 14

Current Cost: \$8,100

Funding Basis: Funded based on prior reserve study



Planned replacement in 2021.

## **Mechanical & Equipment - Maintenance Eqpt, Sander, newer, F350**

Quantity: 1 Allowance

UL: 14

RUL: 2

Current Cost: \$9,400

Condition: Functional

Funding Basis: Funded based on prior reserve study



Purchased in 2010.

## **Mechanical & Equipment - Maintenance Eqpt, Sander, old, 450**

Quantity: 1 Allowance

UL: 10

RUL: 0

Current Cost: \$9,400

Condition: Functional

Funding Basis: Funded based on prior reserve study



Unknown age.

## **Mechanical & Equipment - Maintenance Eqpt, Street Sweeper, Elgin**

Quantity: 1 Allowance

UL: 24

RUL: 11

Current Cost: \$200,000

Condition: Good

Funding Basis: Funded based on prior reserve study



Purchased used in 2009.

## **Mechanical & Equipment - Maintenance Eqpt, Trailer, Flatbed for Excavator**

Quantity: 1 Allowance

UL: 10

RUL: 5

Current Cost: \$6,000

Condition: Functional

Funding Basis: Funded based on prior reserve study



Unknown age.

## Mechanical & Equipment - Maintenance Eqpt, Truck, F350, 2010

Quantity: 1 Allowance

UL: 14

RUL: 3

Current Cost: \$50,200

Condition: Good

Funding Basis: Funded based on prior reserve study



Purchased in 2011. 4WD Good shape

## Mechanical & Equipment - Maintenance Eqpt, Truck, F450, 1999

Quantity: 1 Allowance

UL: 22

RUL: 21

Current Cost: \$61,800

Funding Basis: Funded based on prior reserve study



Planned replacement in 2021. 2W drive snow plow, replace with 4WD

## Mechanical & Equipment - Maintenance Eqpt, Truck, Mazda, 2006

Quantity: 1 Allowance

UL: 10

RUL: 2

Current Cost: \$27,800

Funding Basis: Funded based on prior reserve study



Purchased in 2015.

## Mechanical & Equipment - Maintenance Eqpt, Truck, Toyota Tacoma, 2008



Quantity: 1 Allowance  
 UL: 10  
 RUL: 3  
 Current Cost: \$24,400  
 Condition: Functional  
 Funding Basis: Funded based on prior reserve study



Purchased in 2014.

## Building - Office, Structure: Repair/Replace

Quantity: 1225 Square Feet  
 UL: 30  
 RUL: 0  
 Current Cost: \$175,000  
 Condition: Good  
 Funding Basis: Funded based on prior reserve study



## Mechanical & Equipment - Phone System, Office

Quantity: 1 Allowance	UL: 10
Condition: Functional	RUL: 0
Funding Basis: Funded based on Association records	Current Cost: \$5,000.00

## Recreation - Pitch & Putt: Repairs

Quantity: 1 Allowance	UL: 10
Condition: Poor	RUL: 0
Funding Basis: Funded based on Association records	Current Cost: \$5,000.00

2 holes

## Mechanical & Equipment - Pool & Spa Filters: Replace

Quantity: 4 Each  
 UL: 20  
 RUL: 19  
 Current Cost: \$15,450  
 Funding Basis: Funded based on the typical life expectancy



Planned replacement 2021. Diatemacous Earth. The life expectancy of these units are approximately 10 - 20 years.

**Recreation - Pool & Spa: Retile**

Quantity: 230 Linear Feet

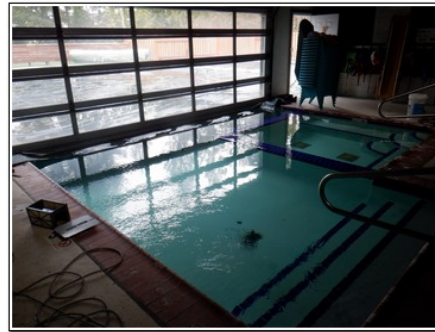
UL: 36

RUL: 29

Current Cost: \$30,900

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Replaced in 2015. Good condition with no unusual staining or cracking of the tile. Tile can last for an extended period of time provided proper winterization procedures are followed to prevent damage. In time, however, it is best to plan for replacement due to fading and aesthetic purposes.

**Recreation - Pool Deck, Concrete: Resurface**

Quantity: 5000 Allowance

UL: 30

RUL: 29

Current Cost: \$35,000

Funding Basis: Funded based on the typical life expectancy



Planned for 2021. Coatings done in 2006, 2009, 2011 & 2015. Fair condition with no significant staining or deterioration observed. We recommend regular cleaning and proper balancing of chemicals/chemistry to maximize the life expectancy of the pool finish. The plaster may be wet polished between cycles of replaster.

**Recreation - Pool Deck, Wood: Resurface**

Quantity: 540 Allowance

UL: 20

RUL: 19

Current Cost: \$15,650

Funding Basis: Funded based on the typical life expectancy



Planned for 2021. Previously installed in 2003.

**Recreation - Pool Engineering**

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 29

Funding Basis: Funded based on Association records

Current Cost: \$25,000.00

Planned for 2021

**Recreation - Pool Fence: Replace**

Quantity: 260 Linear Feet

UL: 30

RUL: 29

Current Cost: \$23,200

Funding Basis: Funded based on Association records



Planned for 2021

## Mechanical & Equipment - Pool Heaters: Replace

Quantity: 3 Each

UL: 15

RUL: 8

Current Cost: \$16,000

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Replaced in 2015. Unknown condition of the pool heater. The life expectancy of these units are approximately 10 - 15 years. Master Temp 400.

## Recreation - Pool Miscellaneous

Quantity: 1 Allowance

UL: 30

RUL: 29

Funding Basis: Funded based on Association records

Current Cost: \$8,000.00

\$2400 - x6 sinks (enamel over iron) & faucets; \$1000 - tables w/ sun umbrellas; \$200 - life jackets; \$600 - sliding door; \$1000 - exterior lighting; Seal concrete floors (have materials)

## Recreation - Pool Plumbing: Repair/Replace

Quantity: 1 Allowance

UL: 10

RUL: 9

Funding Basis: Funded based on prior reserve study

Current Cost: \$30,300.00

Last worked on in 2015. Work planned for 2021.

## Recreation - Pool Pumps & Valves: Replace

Quantity: 3 Each

UL: 10

RUL: 9

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$15,000.00

Planned for 2021. The life expectancy of these units are approximately 5 - 10 years.

## Recreation - Pool, Cover, Winter Safety: Replace

Quantity: 1 Allowance

UL: 12

RUL: 1

Current Cost: \$18,600

Funding Basis: Funded based on the typical life expectancy



Installed in 2017. Generally good condition with no significant staining or deterioration observed.

## Recreation - Pool, Heaters & Insulation: New

Quantity: 1 Allowance

UL: 50

RUL: 49

Funding Basis: Funded based on Association records

Current Cost: \$25,000.00

Planned for 2021

## Building Interior - Pool: Interior Remodel

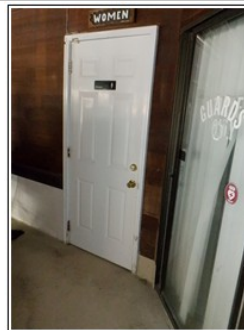
Quantity: 1 Allowance

UL: 5

RUL: 2

Current Cost: \$6,600

Funding Basis: Funded based on prior reserve study



## Recreation - Pool: Resurface

Quantity: 2700 Square Feet

UL: 20

RUL: 13

Current Cost: \$67,500

Condition: Unknown

Funding Basis: Funded based on the typical life expectancy



Resurfaced in 2015. Generally fair condition with no significant staining or deterioration observed. We recommend regular cleaning and proper balancing of Chemicals/chemistry to maximize the life expectancy of the pool finish. The plaster may be wet polished between cycles of replaster.

## Recreation - Recreation Equipment, Hi Lo



Location: Hi Lo

Quantity: 1 Allowance

UL: 30

RUL: 29

Current Cost: \$30,841

Condition: Good

Funding Basis: Funded based on Association records



Installed in 2021. Expand scope to cover pea gravel & border, trash can, bench, picnic tables, playground equipment.

## Recreation - Recreation Equipment, Perimeter

Quantity: 1 Allowance

UL: 20

RUL: 3

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$38,800.00

Installed in 2006. Expand scope to cover pea gravel & border, trash can, bench, picnic tables, playground equipment.

## Recreation - Recreation Equipment, Pool

Quantity: 1 Allowance

UL: 20

RUL: 19

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$26,900.00

Planned installation in 2021. Previously installed in 2006. Expand scope to cover pea gravel & border, trash can, bench, picnic tables, playground equipment.

## Recreation - Recreation Equipment, Reichel Beach

Quantity: 1 Allowance

UL: 20

RUL: 5

Current Cost: \$21,800

Condition: Fair

Funding Basis: Funded based on prior reserve study



Upgrades done in 2006. Expand scope to cover pea gravel & border, trash can, bench, picnic tables, playground equipment.

## Recreation - Recreation Equipment, Vine Lane

Quantity: 1 Allowance

UL: 20

RUL: 2

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$8,000.00

Expand scope to cover pea gravel & border, trash can, bench, picnic tables, playground equipment.



**Site/Grounds - Retaining Wall, Horseshoe Lake Trail: Rock**

Quantity: 1 Allowance

UL: 5

Condition: Poor

RUL: 0

Funding Basis: Funded based on  
Association records

Current Cost: \$10,000.00

Needs repairs or replacement in 2022 or 2023.

**Site/Grounds - Retaining Wall, Madrona Trail: Repair/Replace**

Quantity: 1 Allowance

UL: 5

Condition: Assorted Condition

RUL: 0

Funding Basis: Funded for repair

Current Cost: \$10,000.00

Needs to be repaired or replaced in 2022 or 2023.

**Site/Grounds - Retaining Wall, Pool: Repair/Replace**

Condition: Unknown

Funding Basis: Unfunded, funded within  
another component

Planned for 2021

**Site/Grounds - Retaining Wall, Sunset Trail: Rock**

Quantity: 1 Allowance

UL: 5

Condition: Poor

RUL: 0

Funding Basis: Funded based on  
Association records

Current Cost: \$10,000.00

Needs repairs or replacement in 2022 or 2023.

**Site/Grounds - Roads - 10 year Engineering Plan**

Quantity: 1 Allowance

UL: 10

Condition: Not Applicable

RUL: 9

Funding Basis: Funded based on  
Association direction

Current Cost: \$35,700.00

Planned completion in 2021. 10 year plan for Roads/Water System. 50% of cost in each of General and Water System Reserve Studies.

**Building Exterior - Roof, Office: Replace**

Quantity: 1225 Square Feet

UL: 30

RUL: 29

Current Cost: \$6,600

Condition: Fair

Funding Basis: Funded based on prior reserve study



Planned replacement in 2021. Fair condition with no known or reported concerns at this time, such as water intrusion. We assume proper installation techniques and practices were used. Inspect regularly and repair as needed utilizing the general Operating Budget. The typical life expectancy is between 20 - 30 years for this type of roofing. We recommend that the Association should have a professional roof inspection performed by an independent, qualified Roofing Inspector registered with RCI not a roofing contractor.

#### **Building Exterior - Roof, Pool Bldg: Replace, Front**

Location: Pool Bldg

Quantity: 1600 Square Feet

UL: 35

RUL: 4

Current Cost: \$8,500

Condition: Fair

Funding Basis: Funded based on the typical life expectancy



Replaced in 2007. Fair condition with no known or reported concerns at this time, such as water intrusion. We assume proper installation techniques and practices were used. Inspect regularly and repair as needed utilizing the general Operating Budget. The typical life expectancy is between 20 - 40 years for this type of roofing. There are no reported problems at this time, however, the Association should have funds set aside within the next few years should replacement need to occur. We recommend that the Association should have a professional roof inspection performed by an independent, qualified Roofing Inspector registered with RCI not a roofing contractor.

#### **Building Exterior - Roof, Pool Bldg: Replace, Rear**

Location: Pool Bldg

Quantity: 1600 Square Feet

UL: 35

RUL: 29

Current Cost: \$8,500

Condition: Good

Funding Basis: Funded based on the typical life expectancy



Replaced in 2017. Good condition with no known concerns or issues reported or observed during our limited ground level inspection. Regular inspection by a qualified roofing professional is recommended to identify areas of concern or failure. Composition shingles should last their full design life with regular yearly moss removal, visual inspections and proper maintenance.

#### **Site/Grounds - RV Dump Station: Repair/Replace**

Quantity: 1 Allowance

UL: 50

RUL: 46

Current Cost: \$31,900

Condition: Excellent

Funding Basis: Funded based on prior reserve study



New in 2018

## Mechanical & Equipment - Security, Sally Arm System: Replace

Quantity: 1 Allowance

UL: 12

RUL: 8

Current Cost: \$6,430

Condition: Functional

Funding Basis: Funded based on prior reserve study



Installed in 2018. x1 front / x1 back

## Site/Grounds - Security, Spikes: Replace

Location: Entrance

Quantity: 1 Allowance

UL: 10

RUL: 9

Current Cost: \$7,800

Condition: Functional

Funding Basis: Funded based on prior reserve study



Replaced in 2018. Planned work in 2021.

## Mechanical & Equipment - Septic System, Blue Water: Replace

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## Mechanical & Equipment - Septic System, Harrington Park: Replace

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## Mechanical & Equipment - Septic System, Hi-Lo: Replace

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## Mechanical & Equipment - Septic System, Longmire: Replace

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

#### **Mechanical & Equipment - Septic System, Loop: Replace**

Quantity: 1 Allowance

UL: 50

Condition: Poor

RUL: 0

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

#### **Mechanical & Equipment - Septic System, Madrona: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

#### **Mechanical & Equipment - Septic System, Office**

Quantity: 1 Allowance

UL: 50

RUL: 0

Funding Basis: Funded based on  
Association direction

Current Cost: \$20,000.00

Planned for 2022.

#### **Mechanical & Equipment - Septic System, Otter Beach: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

#### **Mechanical & Equipment - Septic System, Perimeter: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

#### **Mechanical & Equipment - Septic System, Pool: Replace**

Quantity: 1 Allowance

UL: 30

Condition: Good

RUL: 29

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

#### **Mechanical & Equipment - Septic System, Rampart: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

#### **Mechanical & Equipment - Septic System, Reichel Beach: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## **Mechanical & Equipment - Septic System, Sports Court: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## **Mechanical & Equipment - Septic System, Sunset Beach: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## **Mechanical & Equipment - Septic System, Windy Beach: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## **Mechanical & Equipment - Septic System, Woodside: Replace**

Quantity: 1 Allowance

UL: 50

RUL: 3

Funding Basis: Funded based on  
Association records

Current Cost: \$45,000.00

## **Building Exterior - Siding, Pool Bldg: Repaint**

Location: Pool Bldg

Quantity: 1 Allowance

UL: 8

RUL: 3

Current Cost: \$6,400

Condition: Fair

Funding Basis: Funded based on the typical life  
expectancy



## **Building Exterior - Siding, Pool Bldg: Repair/Replace**

Quantity: 1 Allowance

UL: 50

Condition: Good

RUL: 29

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$36,000.00



Generally good condition with no known water intrusion or concerns. We strongly recommend regular inspections and repair to ensure the integrity of the building envelope. Reserve funding recommended for eventual replacement at the typical life expectancy of 40 to 50 years. Should patterns of repair arise, additional funding may be included in future reserve studies, however, at this time there is no need.

#### **Mechanical & Equipment - Spa, Heater: Replace**

Quantity: 1 Allowance

UL: 20

RUL: 13

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$5,300.00

Replaced in 2015. Master Temp 400

#### **Mechanical & Equipment - Spa: Resurface**

Quantity: 1 Allowance

UL: 16

RUL: 9

Funding Basis: Funded based on the  
typical life expectancy

Current Cost: \$8,000.00

Resurfaced in 2015.

#### **Site/Grounds - Spillways, Concrete: Repair/Replace**

Location: Blue Lake to Clear Lake

Quantity: 1 Allowance

UL: 25

RUL: 3

Current Cost: \$58,000

Condition: Functional

Funding Basis: Funded based on prior reserve study



#### **Site/Grounds - Spillways, Gates & Weirs: Replace**

Quantity: 1 Allowance

UL: 25

RUL: 3

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$6,200.00

#### **Mechanical & Equipment - Surveillance System Cameras: Replace**

Location: Various

Quantity: 16 Each

UL: 10

RUL: 1

Current Cost: \$6,000

Funding Basis: Funded based on prior reserve study



14 working cameras: x2 cameras office / x2 cameras front gate/ x2 cameras back gate/ x1 camera shop/ x2 well tanks / x1 well 4 / x1 crossing meadow road/ x2 swimming pool/ x1 emergency gate - nonworking - Madrona/ Reichel not room in network to support all cameras. Network has 14 camera capacity. NEW CAPITAL- Upgrade system to have more cameras.

#### Recreation - Tennis & Basketball Court, Rampart: Reseal

Quantity: 1 Allowance

UL: 8

RUL: 1

Funding Basis: Funded based on  
Association direction

Current Cost: \$8,500.00

#### Recreation - Tennis & Basketball Court, Rampart: Resurface

Quantity: 7200 Square Feet

UL: 40

Condition: Poor

RUL: 1

Funding Basis: Funded based on prior  
reserve study

Current Cost: \$88,000.00

Originally installed in 1982. Planned replacement in 2023.

#### Recreation - Tennis Court, Hi Lo: Reseal

Location: Hi Lo

Quantity: 1 Allowance

UL: 8

RUL: 7

Current Cost: \$8,500

Condition: Good

Funding Basis: Funded based on Association records



#### Recreation - Tennis Court, Hi Lo: Resurface

Location: Hi Lo

Quantity: 1 Allowance

UL: 40

RUL: 39

Current Cost: \$99,000

Condition: Excellent

Funding Basis: Funded based on the typical life  
expectancy



Originally installed in 1982. Planned replacement in 2021.

#### Recreation - Tennis Court, Longmire: Reseal

Quantity: 7200 Square Feet

UL: 8

RUL: 7

Current Cost: \$9,000

Funding Basis: Funded based on the typical life expectancy



Last resealed in 2010. Planned for 2021.

## Recreation - Tennis Court, Longmire: Resurface

Location: Longmire

Quantity: 7200 Square Feet

UL: 40

RUL: 39

Current Cost: \$88,000

Funding Basis: Funded based on the typical life expectancy



Planned replacement in 2021. Last reseat was in 2010 with some repairs in 2004.

## Site/Grounds - Trails: Maintain / Repair

Quantity: 1 Allowance

UL: 4

RUL: 3

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$6,600.00

14 miles of soft trails. Repairs planned for 2021.

## Recreation - Water Slides: Replace

Quantity: 1 Allowance

UL: 20

Condition: Excellent

RUL: 19

Funding Basis: Funded based on Association records

Current Cost: \$31,000.00



## 4. How to Read Your Reserve Study

This reserve study is an important planning tool that contains long-term common area replacement and financial recommendations for your Association. In order to accomplish this, we provide you with critical information that should be considered when evaluating the current health of your reserve fund, future maintenance, repair and replacement expenses and reserve contribution rates to include within the regular unit owner assessments. With the use of this reserve study your Association will be better prepared for present and future expenses.

We have worked to identify your common area assets, called **components**, which have maintenance or replacement expenses that can be anticipated. Our recommendations should help to minimize deferred maintenance and special assessments, as well as maximize your property value.

Having properly funded reserves enables the Association to keep the common area assets in good condition. When potential buyers consider which association to purchase a home in, the overall condition of the association and reserve fund may be considered. Having good financials, maintenance, and curb appeal, all work together to increase your property value.

We know that your needs are different from the needs of others. Therefore, we have created this report specifically for your Association. When possible, we have had discussions with the Association Board of Directors, vendors and professional management to provide recommendations that will help you meet your Association's goals and objectives.

### 4.1 About Reserve Studies

By definition a reserve study is a budget planning tool. It identifies the current status of the reserve fund with a stable and equitable funding plan, to offset the anticipated future major common area expenditures. Plainly, a reserve study is a long term plan that indicates how much money needs to be set aside to pay for future expenses. The reserve study consists of two parts: the physical analysis and financial analysis.

The **physical analysis** identifies which components are appropriate for reserve funding and the current physical condition assessment of each asset; then indicates the life expectancy or useful life of the component as well as the life remaining or remaining useful life of each component. The physical analysis is concluded with the current cost to replace each component. The physical analysis information is used within the financial analysis. Therefore, it generally contains many recommendations and justifications regarding component repair, maintenance and replacement recommendations as well as cost and life cycles.

The **financial analysis** includes two results. First, it reveals the health of the reserve fund. This is completed by determining the current status of the reserve fund known as percent funded. The second result is the reserve contribution recommendation. Using the information contained within the physical analysis, the future expected expenses are analyzed and reviewed. Then multi-year funding plans are developed to meet various funding goals. The reserve contributions required to meet the funding goal desired is then presented and recommended to the Association.

### 4.2 Reserve Study Levels

- **Level I:** Full Reserve Study Funding Analysis and Plan. This is the most labor intensive reserve study, as it includes both a physical and financial analysis. The component inventory list and current component condition assessments with life and valuation estimates are determined from an on-site visual inspection. This information is used to conduct the financial analysis, which includes the current fund status and a recommended funding plan. A "Full Reserve Study" is recommended when a previous reserve study is not available, a substantial time has elapsed since the last study (7-10

years), or there are concerns with an existing reserve study's component inventory or measurements.

- **Level II:** Update with Visual Site Inspection. This report updates both the physical analysis and financial analysis of an existing report. An on-site visual inspection is conducted to verify and/or make adjustments to the existing component list, condition assessments, useful life and component valuation estimates. The financial analysis is also updated, including the current fund status and recommended funding plan. A level II report is recommended at least every three years, before and after major projects and as required by state law.
- **Level III:** Update with No Visual Site Inspection. This report updates the financial analysis of an existing reserve study only. No on-site visual inspection is completed. An existing fund status and funding plan is updated using research conducted with board members, vendors, association managers and information contained within a prior reserve study. A level III report is recommended to review, adjust and verify that the existing funding plan is accurate and suitable for current economic conditions. A level III report is recommended at least annually.

### 4.3 Percent Funded

Percent funded is a way to measure the strength of the reserve fund. The Community Associations Institute (CAI) defines "Percent Funded" as "the ratio, at a particular point of time, of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage." The **fully funded balance** is the total accrued depreciation or deterioration of the component(s). This balance is the cost of how much life has been used up. The fully funded balance is then used as an indicator against which the actual (or projected) reserve fund balance can be compared; known as percent funded.

For example, if an association were to replace interior carpeting in 10 years at an expense of \$10,000; then each year the cost of deterioration is 1/10th of the replacement cost. Therefore, each year \$1,000 of cost is accrued. In year 2, the fully funded balance would be \$2,000. In year 5, the cost of existing deterioration is \$5,000, and so on. To determine the percent funded, the FFB is compared to the reserve fund balance. To continue the above example, the association has \$2,000 in their reserve fund in year 2. The total accrued deterioration or FFB is \$2,000, therefore they are 100% funded. The association has saved 100% of the accrued deterioration or fully funded balance. If they have set aside only \$1,000, the association is 50% funded, having saved 50% of the existing deterioration or cost.

### Using Percent Funded to Measure Strength

- **0-30% Funded is a "weak" status.** There is a lack of funds reserved toward the amount of accrued deterioration. Whenever an association has a weak status there is an increased possibility of requiring special assessments, loans or deferred maintenance.
- **31-69% Funded is a "fair" status.** There is a decreased chance of requiring special assessments or deferred maintenance, however, cash flow problems may very easily arise.
- **70-100% Funded is a "strong" status.** Associations in this range generally have financial stability. There are generally no cash flow issues, special assessments or deferred maintenance necessary.
- **100% Funded is known as "ideal."** The reserve fund balance equals the fully funded balance. This is "ideal" because funds are reserved as components are used. It is thought to be the most fair for members because they pay as they go, or they pay their share.

### Use Caution When Using Percent Funded

Percent funded is a ratio and therefore does not convey the urgency that is often times required. There are two aspects that need to be considered when evaluating the urgency of the current situation, the time remaining before an expense is scheduled to occur, as well as the cost of the expense.

The first aspect that percent funded does not consider is the time remaining before the expense is to occur. Use the same carpet replacement example (\$10,000 carpet expense to be saved over 10 years). If, in year 5 they have only saved \$2,500 they are 50% funded (remember the total accrued deterioration or FFB would be \$5,000). To have the capital required to complete the project as scheduled in year 10 for \$10,000, they would need to save \$1,500 each year for the next 5 years.

Changing the time frames, if in year 10 they have set aside \$5,000, they would still be 50% funded (having saved 50% of the total accrued deterioration of \$10,000). However, they now need to attain \$5,000 of the required \$10,000 expense immediately rather than over a period of time.

These examples show that the percent funded ratio lacks the urgency that each association may have in attaining the rest of the financing.

Percent funded also does not consider the cost of the expense. Using the same 10 year cycle, changing the cost of the required expense from \$10,000 to a \$30,000 paint project, in year 5 the association is 50% funded by having set aside \$15,000. In this case, they must save \$3,000 each year, not \$1,500. If in year 10, they are 50% funded, they would need to save \$15,000 not \$5,000. Notice how the percent funded is the same, but the amount needed to meet the financial obligation is very different.

Percent funded is a very useful ratio, however, it must be placed in context. Remember to evaluate not only the percent funded but also the cash balance and size of the upcoming expenditures as well.

## 4.4 Reserve Funding Plans & Goals

To determine the contribution rate to the reserve fund, the association needs to determine their reserve fund goal. This may be based on a number of objectives and analysis' corresponding to the reserve fund. There are three different funding goals associations may choose based on their risk tolerance:

- **Baseline Funding Goal** – This sets the reserve contribution amount as low as possible without the reserve fund dropping below a zero balance. This is the most risky method with the least contributed to the reserve fund. If an expense arrives early, or unexpected, there is a significant chance of needing a special assessment or loan.
- **Threshold Funding Goal** - The goal of Threshold Funding is to set the reserve contribution amount to meet a specified goal. Common goals to achieve and maintain are 70 Percent Funded, to maintain a cash-balance of 15% of the prior year's expenses, or to maintain a minimum cash-balance of the prior year's reserve contribution amount.
- **Full Funding Goal** – Sets the goal at being fully funded. This plan sets the reserve contribution amount to achieve a fully funded balance. Fully funded is achieved when the percent funded is 100%. It requires the largest contribution to the reserve fund of the three goals, but is also the least risky.

## 4.5 Reserve Contributions

There are three ways to contribute to your Reserve Account:

- **Regular Contributions:** If adequate regular contributions are not established the reserve fund will eventually be underfunded. An underfunded reserve account leads to deferred maintenance and potentially extensive repair. As already mentioned, the effects of deferred maintenance and extensive repair are significantly more than routine or preventative maintenance. Additionally, it is the most fair and equitable to the association members. If reserve contributions are not set properly, whether too high or low, the individuals who use the asset will not be paying for it. If the contributions are set too high, current owners are paying for what future owners should pay for.

Likewise, when contributions are set too low, future owners will pay for what current owners should have paid for. Having properly set reserve contributions is the most fair for everyone involved.

- **Special Assessments:** If the reserve fund is underfunded at the time an expense is required, the association is forced to hold a special assessment. Most often, this occurs when deferred maintenance catches up and the association is forced to deal with it. It is better to have a small monthly increase now rather than a very large and unexpected increase later.
- **Loans:** If the association members do not have the finances to contribute to a special assessment or the required repairs are too extensive and costly for a special assessment, a loan may be required. This not only requires a monthly increase in dues, but members are then paying for past as well as future expenses, rather than just future expenses. The future still needs to be anticipated and saved for.

## 4.6 Reserve Components

The components of a reserve study have significant impact on the accuracy of the report. If items are improperly included or excluded from the reserve study, then the projected expenses and subsequent required reserve contributions will likewise be affected. Before a component is included within the reserve study, it is evaluated and qualified using a nationally recognized four-part test:

- **Common Area:** The component must be association responsibility; limited common areas may be included.
- **Limited Useful Life:** The life of the component must be limited.
- **Predictable Life:** The limited life must be predictable.
- **Minimum Threshold Cost:** Generally greater than 1% of the annual operating budget or \$1,000 whichever is greater.

Repairs or replacements of components that are predicted to have an estimated remaining useful life exceeding this 30-year report period are generally not included. Items that are below the minimum threshold cost, or reoccur annually are generally included within the annual operating budget. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

## Maintaining Components

There are three ways to manage capital reserve expenses:

- **Preventative Maintenance:** This is the most effective way to extend the useful life of components and save money in the long run, as it is a proactive maintaining of components. The cost of maintaining the condition and quality of a component is much less than repair or replacing the component to bring it back to a usable condition and may also prolong the life expectancy of an asset.
- **Deferred Maintenance:** This is deferring routine maintenance rather than completing maintenance as recommended. A common household example of this is deferring the oil changes in a vehicle. Deferred maintenance is likely the first indication of, and results in, having inadequate reserve funds. While in the short run the association is contributing less money, the effects of deferring maintenance and the costs associated with it are far greater than the cost of preventative maintenance.
- **Extensive Repair or Replacement:** This is when a component needs to have significant repair(s) completed or even replacement prior than anticipated. While not always, this is generally a result of deferred maintenance. The cost of significant repair or advanced replacement is not only expensive, it also decreases association morale through poor association management, poor curb appeal and out of commission assets.

## 4.7 Implementing Your Reserve Study

- **Step 1 - Understand:** The board of directors has the responsibility to lead the association, therefore, the first step is for the board to hold a meeting. This meeting should discuss the results of the reserve study in order for the Board to better understand the current position of the association and the upcoming reserve requirements of the association.
- **Step 2 - Plan:** The board should then create a plan to determine how best to manage the association's common area assets and financial position. Using this reserve study as a guide, the board should make the adjustments required to meet the needs of the association and its members. This includes setting the reserve contribution amount.
- **Step 3 - Communicate:** After the board has determined the best course of action, the plan needs to be communicated to the association members. This can be accomplished through the distribution of the results of this reserve study and/or through association meetings. This allows them to ask questions and understand the direction the association will be heading.
- **Step 4 - Update and Adjust:** Reserve studies are a one-year document, and need to be updated and adjusted annually. We recommend additional collaboration with specialized professionals to provide the expertise and adjustments to this reserve study. Additionally, we recommend the board review and make minor adjustments of this plan before and after reserve projects throughout the year.

## 5. Supplemental Report Information

### 5.1 Definitions

**COMPONENT:** The individual line items in the Reserve Study developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components are defined as being:

1. Association responsibility
2. Having a limited Useful Life expectancy
3. Predictable Remaining Useful Life expectancies
4. Above a minimum threshold cost
5. As required by law

**DEFICIT/SURPLUS:** The Reserve Balance less the Fully Funded Balance.

**FULLY FUNDED BALANCE (FFB):** Equivalent to Total Accrued Depreciation. This represents the deteriorated or used portion of the component. This is calculated for each component, then summed together for a total FFB.  
$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

**PERCENT FUNDED:** The ratio at a particular point of time of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**PROJECTED RESERVE BALANCE:** The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

**REMAINING USEFUL LIFE (RUL):** The estimated time, in years, that a reserve component can be expected to continue to serve its intended function.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**USEFUL LIFE (UL):** The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

## 5.2 Table 4 - RCW Required Information & Location

RCW Required Information	Report Location
(a) A reserve component list, including any reserve component that would cost more than one percent of the annual budget of the association, not including the reserve account, for major maintenance, repair, or replacement. If one of these reserve components is not included in the reserve study, the study should provide commentary explaining the basis for its exclusion. The study must also include quantities and estimates for the useful life of each reserve component, remaining useful life of each reserve component, and current major maintenance, repair, or replacement cost for each reserve component;	Table 1 Table 4
(b) The date of the study and a statement that the study meets the requirements of this section;	Disclosure Page
(c) The level of reserve study performed;	Cover Page
(d) The association's reserve account balance;	Executive Summary
(e) The percentage of the fully funded balance that the reserve account is funded;	Executive Summary Financial Summary
(f) Special assessments already implemented or planned;	Executive Summary Financial Summary
(g) Interest and inflation assumptions;	Executive Summary Financial Summary
(h) Current reserve account contribution rate;	Executive Summary Financial Summary
(i) Recommended reserve account contribution rate; a contribution rate for a full funding plan to achieve one hundred percent fully funded reserves by the end of the thirty-year study period, a baseline funding plan to maintain the reserve balance above zero throughout the thirty-year study period without special assessments, and a contribution rate recommended by the reserve study professional;	Executive Summary Financial Summary
(j) Projected reserve account balance for thirty years and a funding plan to pay for projected costs from those reserves without reliance on future unplanned special assessments;	Spread Sheet of Reserve Expenses
(k) Whether the reserve study was prepared with the assistance of a reserve study professional.	Executive Summary
(3) A reserve study shall include the following disclosure: "This 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."	Disclosure Page

### 5.3 Reserve Study Disclosure

This document is the sole opinion of CEDCORE, LLC and has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of CEDCORE. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialists and independent contractors. The site visit is a limited scope visual observation of the surface condition of identified and exposed components. Hidden systems including but not limited to mechanical, electrical, structural, plumbing, storm water, sewer, water supply, foundations, etc. are beyond the scope of a reserve study. No destructive testing was undertaken, nor does this study purport to address any latent and/or patent defects or life expectancies which are abnormally short due to either improper design and/or installation or due to subsequent improper maintenance. It is assumed that all components are to be reasonably maintained for the remainder of their life expectancy.

Various construction pricing and scheduling manuals may be used as well as costs and life expectancies obtained from numerous vendors, vendor catalogues, actual quotations or historical costs, and our own experience in the field of Reserve Study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated Useful Life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your Reserve Study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the useful life and cost of many of the assets under consideration.

This Reserve Study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. Additionally, other unanticipated expenses may arise that are not included within this reserve study. This 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 the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

This Reserve Study was prepared by or under the direct supervision of a Reserve Study Professional following National Reserve Study Standards and complies with RCW 64.34.382 and 64.90.550. The Reserve Study Professional is independent from the Association, and has no other involvement with the Association which would result in actual or perceived conflicts of interest. This Reserve Study needs to be updated annually as well as when any new material information is obtained.



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