

Reserve Study Level III

Prepared for Clearwood HOA

2023 Fiscal Year



Prepared by CEDCORE, LLC

Version 2

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1. Executive Summary

Report Details			
Association Name:	Clearwood HOA		
Location:	Yelm, WA	Number of Units:	1,355
Physical Description	PUD/Single Family	Site Visit Date:	N/A
Level of Service:	Level III		
Report Period:	FY 2023	Projection Period:	2023 - 2052
Reserve Account Snap Shot January 1, 2023			
Projected Reserve Balance:			\$2,501,608
Fully Funded Reserve Balance:			\$8,730,945
Percent Funded:			29 %
Reserve Surplus or (-) Deficit Per Unit:			(\$4,597)
Current Monthly Reserve Fund Contribution:			\$73,906
Interest Rate			1.00 %
Inflation Rate			3.00 %
2023 Reserve Contribution Requirements (based on the above position)			
Full Funding	Monthly Reserve Contribution:		\$83,000
	Monthly Reserve Contribution Per Unit (Average):		\$61
	Special Assessment Required for this Plan:		\$0
Baseline Funding	Monthly Reserve Contribution:		\$68,434
	Monthly Reserve Contribution Per Unit (Average):		\$51
	Special Assessment Required for this Plan:		\$0

Based upon the budget and maintenance practices of the association we have used a funding threshold of \$1,000. Expenses below \$1,000 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 \$6.71 per Unit per month to get onto the path to becoming Fully Funded.

1.1 Table 1 - Component List

Component	Quantity	Current Cost	UL	RUL
Asphalt Roads Project 10A: Design	1 Allowance	\$79,200	30	6
Asphalt Roads Project 10B: Construction	1 Allowance	\$393,000	30	7
Asphalt Roads Project 11A: Design	1 Allowance	\$101,000	30	6
Asphalt Roads Project 11B: Construction	1 Allowance	\$505,000	30	7
Asphalt Roads Project 12A: Design	1 Allowance	\$77,700	30	7
Asphalt Roads Project 12B: Construction	1 Allowance	\$387,000	30	8
Asphalt Roads Project 1A: Design	1 Allowance	\$86,300	40	39
Asphalt Roads Project 1B: Construction	1 Allowance	\$945,000	30	29
Asphalt Roads Project 2A: Design	1 Allowance	\$150,000	31	0
Asphalt Roads Project 2B: Construction	1 Allowance	\$747,000	30	0
Asphalt Roads Project 3A: Design	1 Allowance	\$19,700	30	0
Asphalt Roads Project 3B: Construction	1 Allowance	\$97,700	30	1
Asphalt Roads Project 4A: Design	1 Allowance	\$114,000	30	0
Asphalt Roads Project 4B: Construction	1 Allowance	\$568,000	30	1
Asphalt Roads Project 5A: Design	1 Allowance	\$80,200	30	1
Asphalt Roads Project 5B: Construction	1 Allowance	\$401,000	30	2
Asphalt Roads Project 6A: Design	1 Allowance	\$131,000	30	2
Asphalt Roads Project 6B: Construction	1 Allowance	\$656,000	30	3
Asphalt Roads Project 7A: Design	1 Allowance	\$102,000	30	3
Asphalt Roads Project 7B: Construction	1 Allowance	\$506,000	30	4
Asphalt Roads Project 8A: Design	1 Allowance	\$128,000	30	4
Asphalt Roads Project 8B: Construction	1 Allowance	\$638,000	30	5
Asphalt Roads Project 9A: Design	1 Allowance	\$80,900	30	5
Asphalt Roads Project 9B: Construction	1 Allowance	\$402,000	30	6
Asphalt Roads: Repairs/Patching	1 Allowance	\$23,000	1	0
Ballfield, Division 7: Upgrade	1 Allowance	\$10,500	10	5
Basketball Court & Equipment, Longmire: Replace	1 Allowance	\$16,700	40	18
Basketball Court & Equipment, Longmire: Reseal	1 Allowance	\$8,930	8	3
Basketball Court, Hi Lo: Replace	1 Allowance	\$92,400	40	3
Basketball Court, Hi Lo: Reseal	1 Allowance	\$8,930	8	8
Bathroom & Change Room: Refurbish, Longmire	4 Each	\$75,600	20	8
Bathroom & Change Room: Refurbish, Madrona	2 Each	\$18,900	20	8
Bathroom: Refurbish, Blue Water	1 Each	\$9,450	20	13
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	1 Each	\$9,450	20	2
Bathroom: Refurbish, Hi-Lo	1 Each	\$9,450	20	4
Bathroom: Refurbish, Loop	1 Allowance	\$5,250	20	9
Bathroom: Refurbish, Otter Beach	1 Each	\$18,900	20	6
Bathroom: Refurbish, Perimeter	1 Each	\$9,450	20	3
Bathroom: Refurbish, Rampart	1 Each	\$9,450	20	4
Bathroom: Refurbish, Reichel	4 Each	\$75,600	20	11

Bathroom: Refurbish, Sports Court	1 Each	\$9,450	20	0
Bathroom: Refurbish, Sunset	2 Each	\$18,900	20	1
Bathroom: Refurbish, Windy	1 Each	\$9,450	20	2
Bathroom: Refurbish, Woodside	1 Each	\$9,450	20	4
Beach Bulkhead, Concrete, Windy	50 Linear Feet	\$28,200	17	3
Beach Bulkhead, Longmire	100 Linear Feet	\$22,300	15	4
Beach Bulkhead, Otter	40 Linear Feet	\$22,300	15	11
Beach Bulkhead, Reichel	160 Linear Feet	\$28,200	15	13
Beach Nourishment, Sunset	100 Linear Feet	\$4,000	15	2
Benches & Picnic Tables: Replace	1 Allowance	\$10,000	1	0
Boat Ramp - Madrona Beach	1 Allowance	\$10,500	30	9
Boat Ramp, Blue Lake Ct: Repair	1 Allowance	\$10,500	30	9
Boat Ramp, Concrete, Horseshoe; Repair	1 Allowance	\$10,500	30	9
Boat Ramp, Longmire: Repair	1 Allowance	\$10,500	30	9
Boat Ramp, Otter Beach: Repair	1 Allowance	\$10,500	30	9
Boat Ramp, Sunset Beach: Repair	1 Allowance	\$10,500	30	9
Bridge, Arch: Repair/Replace	420 Square Feet	\$14,700	10	0
Bridge, Bear Island: Repair/Replace	150 Square Feet	\$6,290	10	0
Bridge, Blue Lake, Inlet: Repair/Replace	150 Square Feet	\$8,000	10	9
Bridge, Blue Lake, Lower Spillway: Repair/Replace	220 Square Feet	\$7,700	10	3
Bridge, Blue Lake, Upper Spillway: Repair/Replace	220 Square Feet	\$7,700	10	1
Bridge, Brookside: Repair/Replace	300 Square Feet	\$10,500	10	0
Bridge, Longmire: Repair/Replace	650 Square Feet	\$36,400	10	2
Bridge, Rampart: Repair/Replace	400 Square Feet	\$22,400	10	0
Bridge, Reichel: Repair/Replace	180 Square Feet	\$10,100	10	0
Bridges, Engineer Evaluation	1 Allowance	\$31,500	12	9
Cabana Siding: Repaint	2,500 Square Feet	\$7,230	8	2
Cabana, Harrington Park (Well 4)	3 Each	\$26,500	25	8
Cabana, Hi Lo	720 Square Feet	\$26,600	25	0
Cabana, Longmire	3 Each	\$26,500	25	1
Cabana, Madrona	720 Square Feet	\$18,900	25	15
Cabana, Otter Beach	500 Square Feet	\$19,000	25	11
Cabana, Pool	3 Each	\$26,500	25	0
Cabana, Reichel	1,100 Square Feet	\$28,900	25	13
Cabana, Siding: Replace	2,500 Allowance	\$42,000	40	34
Cabana, Sunset	3 Each	\$26,500	25	11
Cabana, Vine Lane	3 Each	\$26,500	25	1
Cabana, Windy	3 Each	\$26,500	25	2
Computer & Software: Update	1 Allowance	\$22,200	5	2
Culvert - Clearlake Blvd N at Meadow	1 Allowance	\$10,500	50	29
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	1 Allowance	\$10,500	50	29
Culverts, Blue Hills Drive East: Replace	1 Allowance	\$8,100	50	29
Deck, Wood, Office: Replace	230 Square Feet	\$21,600	25	0
Dock Surface, Blue Lake Fishing, 1 of 4	1 Allowance	\$28,400	30	0
Dock Surface, Blue Lake Fishing, 2 of 4	1 Allowance	\$28,400	30	0

Dock Surface, Blue Lake Fishing, 3 of 4	1 Allowance	\$28,400	30	0
Dock Surface, Blue Lake Fishing, 4 of 4	1 Allowance	\$28,400	30	0
Dock Surface, Clear Lake	1 Allowance	\$25,600	30	22
Dock Surface, Horseshoe, A, Right	1 Allowance	\$18,300	30	3
Dock Surface, Horseshoe, B, Left	1 Allowance	\$24,400	30	11
Dock Surface, Horseshoe, C, Rear	1 Allowance	\$27,400	30	20
Dock Surface, Longmire, Fish & Swim	750 Square Feet	\$45,600	30	3
Dock Surface, Madrona, Fish & Swim	500 Square Feet	\$31,000	30	12
Dock Surface, Otter, Swim	1 Each	\$10,300	30	26
Dock Surface, Reichel, Swim	1 Each	\$10,400	30	8
Dock Surface, Sunset, Fish & Swim	500 Square Feet	\$32,000	30	13
Dock Surface, Windy, Fish & Swim	1 Allowance	\$44,400	30	17
Dock, Otter Beach B, Wooden: Replace	1 Allowance	\$24,400	20	8
Dock, Otter Beach C, Wooden: Replace	1 Allowance	\$24,400	20	8
Entry Sign: Replacement	1 Each	\$1,580	20	9
Fence, Office	500 Linear Feet	\$18,000	20	18
Fence: Chainlink, Repair	1 Allowance	\$3,940	1	0
Gate Card Readers: Replace	2 Each	\$30,600	15	10
Gate Operators: Replace	4 Each	\$16,800	10	5
Gates: Replace	3 Each	\$20,700	50	5
Horseshoe Pit, Longmire, Building: Replace/Repair	1 Allowance	\$19,700	25	9
Horseshoe Pit, Longmire, Pit: Repair/Replace	1 Allowance	\$3,680	25	9
Horseshoe Pit, Longmire, Roof: Replace	1 Allowance	\$3,680	25	4
Hot Water Heater, Pool: Replace	2 Allowance	\$6,720	15	7
Interior, Office: Refurbish	1 Allowance	\$6,930	12	4
Irrigation System, Reichel Beach: Repair/Replace	1 Allowance	\$10,300	50	4
Irrigation System: Repair/Replace	6 Allowance	\$63,000	20	4
Lights: Pole, Replace	1 Allowance	\$8,000	1	0
Mailbox Cluster: Replace, Big Fir	19 Clusters	\$39,900	30	4
Mailbox Cluster: Replace, Blue Hills Loop	14 Clusters	\$29,400	30	4
Mailbox Cluster: Replace, Blue Lake Court	13 Clusters	\$27,300	30	4
Mailbox Cluster: Replace, Front Gate	11 Clusters	\$23,100	30	4
Mailbox Cluster: Replace, Longmire	12 Clusters	\$25,200	30	4
Mailbox Cluster: Replace, Windy Beach	19 Clusters	\$39,900	30	4
Maintenance Bldg Garage Doors, Large: Replace	5 Each	\$14,000	20	9
Maintenance Bldg Siding: Repaint	3,000 Square Feet	\$10,300	10	9
Maintenance Bldg, Carport: Structural Repairs	1 Allowance	\$109,000	38	28
Maintenance Bldg, Fence, Chain Link: Replace	1 Allowance	\$10,500	50	9
Maintenance Bldg, Pole Bldg	1 Allowance	\$52,500	50	28
Maintenance Bldg, Roof: Replace	3,900 Allowance	\$21,800	20	19
Maintenance Bldg, Shop Heaters: Replace	2 Each	\$10,100	25	1
Maintenance Bldg: Replace	Unfunded, outside the 30 year scope of report			
Maintenance Eqpt, Back Hoe: Replace	1 Each	\$100,000	20	0
Maintenance Eqpt, Bobcat Excavator: Replace	1 Each	\$58,500	19	2
Maintenance Eqpt, Brine Machine	1 Each	\$3,260	20	3

Maintenance Eqpt, Brine Sprayer	1 Each	\$3,260	20	3
Maintenance Eqpt, Chipper	1 Each	\$5,250	20	3
Maintenance Eqpt, Dump Trailer	1 Each	\$10,300	10	7
Maintenance Eqpt, Floating Workstation, Boat: Replace	1 Allowance	\$5,880	20	9
Maintenance Eqpt, Floating Workstation, Motor: Replace	1 Allowance	\$4,730	20	19
Maintenance Eqpt, Fuel Tank & Pumps: Replace	1 Allowance	\$31,100	40	11
Maintenance Eqpt, John Deere Mower: Replace	1 Each	\$3,890	12	7
Maintenance Eqpt, Kubota RTV 1100	1 Each	\$27,900	20	17
Maintenance Eqpt, Kubota RTV, 900, old	1 Allowance	\$25,800	20	3
Maintenance Eqpt, Kubota Tractor: Replace	1 Each	\$30,700	20	2
Maintenance Eqpt, Kubota, RTV 1100	1 Allowance	\$26,900	10	3
Maintenance Eqpt, Paint Striper, Graco HD 200C	1 Allowance	\$7,670	10	2
Maintenance Eqpt, Plow, new, F350	1 Allowance	\$8,500	15	1
Maintenance Eqpt, Plow, old, F450	1 Allowance	\$8,500	15	14
Maintenance Eqpt, Sander, newer, F350	1 Allowance	\$9,870	14	1
Maintenance Eqpt, Sander, old, 450	1 Allowance	\$9,870	11	0
Maintenance Eqpt, Street Sweeper, Elgin	1 Allowance	\$210,000	24	10
Maintenance Eqpt, Trailer, Flatbed for Excavator	1 Allowance	\$6,300	10	4
Maintenance Eqpt, Truck, F350, 2010	1 Allowance	\$52,700	14	2
Maintenance Eqpt, Truck, F450, 1999	1 Allowance	\$64,900	22	21
Maintenance Eqpt, Truck, Mazda, 2006	1 Allowance	\$29,200	10	1
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	1 Allowance	\$25,600	10	2
Office, Structure: Repair/Replace	1,225 Square Feet	\$184,000	30	29
Phone System, Office	1 Allowance	\$5,250	10	2
Pitch & Putt: Repairs	1 Allowance	\$5,250	11	0
Pool & Spa Filters: Replace	4 Each	\$16,200	20	18
Pool & Spa: Retile	230 Linear Feet	\$32,400	36	28
Pool Deck, Concrete: Resurface	5,000 Allowance	\$36,800	30	28
Pool Deck, Wood: Resurface	540 Allowance	\$16,500	20	18
Pool Deck: Refurbishment	1 Allowance	\$229,000	50	49
Pool Engineering	1 Allowance	\$26,300	30	28
Pool Fence: Replace	260 Linear Feet	\$24,400	30	28
Pool Heaters: Replace	3 Each	\$16,800	15	7
Pool Miscellaneous	1 Allowance	\$8,400	30	28
Pool Plumbing: Repair/Replace	1 Allowance	\$31,800	10	8
Pool Pumps & Valves: Replace	3 Each	\$15,800	10	8
Pool, Cover, Winter Safety: Replace	1 Allowance	\$19,500	12	0
Pool, Heaters & Insulation: New	1 Allowance	\$26,300	50	48
Pool: Interior Remodel	1 Allowance	\$6,930	5	1
Pool: Resurface	2,700 Square Feet	\$70,900	20	12
Recreation Equipment, Hi Lo	1 Allowance	\$32,400	30	28
Recreation Equipment, Perimeter	1 Allowance	\$40,700	20	2
Recreation Equipment, Pool	1 Allowance	\$28,200	20	0
Recreation Equipment, Reichel Beach	1 Allowance	\$22,900	20	4
Recreation Equipment, Vine Lane	1 Allowance	\$10,000	20	1

Retaining Wall, Horseshoe Lake Trail: Rock	1 Allowance	\$10,500	5	0
Retaining Wall, Madrona Trail: Repair/Replace	1 Allowance	\$10,500	5	0
Retaining Wall, Pool: Repair/Replace	Unfunded, funded within another component			
Retaining Wall, Sunset Trail: Rock	1 Allowance	\$10,500	5	0
Roads - 10 year Engineering Plan	1 Allowance	\$37,500	10	8
Roof, Office: Replace	1,225 Square Feet	\$6,930	30	2
Roof, Pool Bldg: Replace, Front	1,600 Square Feet	\$8,960	35	3
Roof, Pool Bldg: Replace, Rear	1,600 Square Feet	\$8,960	35	28
RV Dump Station: Repair/Replace	1 Allowance	\$33,500	50	45
Security, Sally Arm System: Replace	1 Allowance	\$6,750	12	7
Security, Spikes: Replace	1 Allowance	\$8,190	10	4
Septic System, Blue Water: Replace	1 Allowance	\$47,300	50	2
Septic System, Harrington Park: Replace	1 Allowance	\$47,300	50	2
Septic System, Hi-Lo: Replace	1 Allowance	\$47,300	50	2
Septic System, Longmire: Replace	1 Allowance	\$47,300	50	2
Septic System, Loop: Replace	1 Allowance	\$47,300	50	9
Septic System, Madrona: Replace	1 Allowance	\$47,300	50	2
Septic System, Office	1 Allowance	\$21,000	51	0
Septic System, Otter Beach: Replace	1 Allowance	\$47,300	50	2
Septic System, Perimeter: Replace	1 Allowance	\$47,300	50	2
Septic System, Pool: Replace	1 Allowance	\$47,300	30	28
Septic System, Rampart: Replace	1 Allowance	\$47,300	50	2
Septic System, Reichel Beach: Replace	1 Allowance	\$47,300	50	2
Septic System, Sports Court: Replace	1 Allowance	\$47,300	50	2
Septic System, Sunset Beach: Replace	1 Allowance	\$47,300	50	2
Septic System, Windy Beach: Replace	1 Allowance	\$47,300	50	2
Septic System, Woodside: Replace	1 Allowance	\$47,300	50	2
Siding, Pool Bldg: Repaint	1 Allowance	\$6,720	8	2
Siding, Pool Bldg: Repair/Replace	1 Allowance	\$37,800	50	28
Spa, Heater: Replace	1 Allowance	\$5,570	20	12
Spa: Resurface	1 Allowance	\$8,400	16	8
Spillways, Concrete: Repair/Replace	1 Allowance	\$60,900	25	2
Spillways, Gates & Weirs: Replace	1 Allowance	\$6,510	25	2
Surveillance System Cameras: Replace	16 Each	\$6,240	10	2
Tennis & Basketball Court, Rampart: Reseal	1 Allowance	\$8,930	8	1
Tennis & Basketball Court, Rampart: Resurface	7,200 Square Feet	\$92,200	40	1
Tennis Court, Hi Lo: Reseal	1 Allowance	\$8,930	8	6
Tennis Court, Hi Lo: Resurface	1 Allowance	\$104,000	40	38
Tennis Court, Longmire: Reseal	7,200 Square Feet	\$9,430	8	6
Tennis Court, Longmire: Resurface	7,200 Square Feet	\$92,400	40	38
Trails: Maintain / Repair	1 Allowance	\$6,930	4	2
Water Slides: Replace	1 Allowance	\$32,600	20	18
Total Current Costs		\$12,648,820		
Total Funded Components		215		

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.

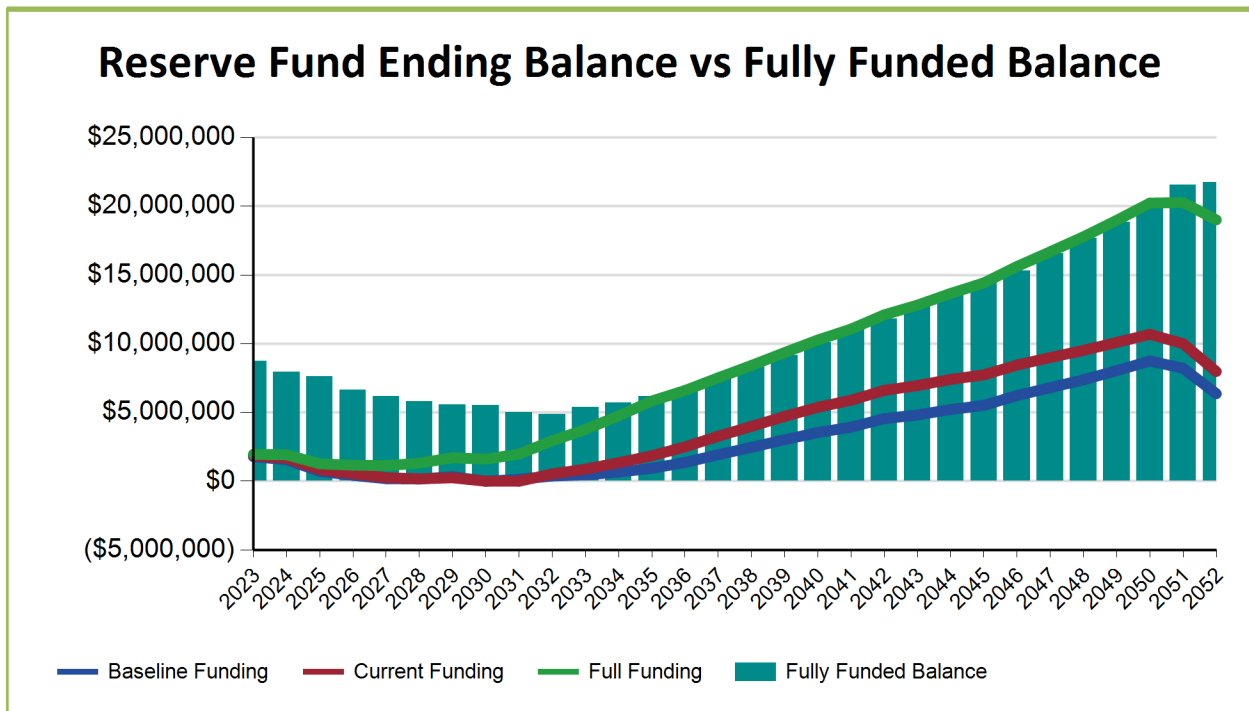
2. Financial Analysis

We have created the financial projections and recommendations based on the component list in Table One and a projected reserve fund balance \$2,501,608. For your Association to be 100% funded there should be \$8,730,945 in your reserve account(s). Therefore, your Association is projected to be 29.00% funded.

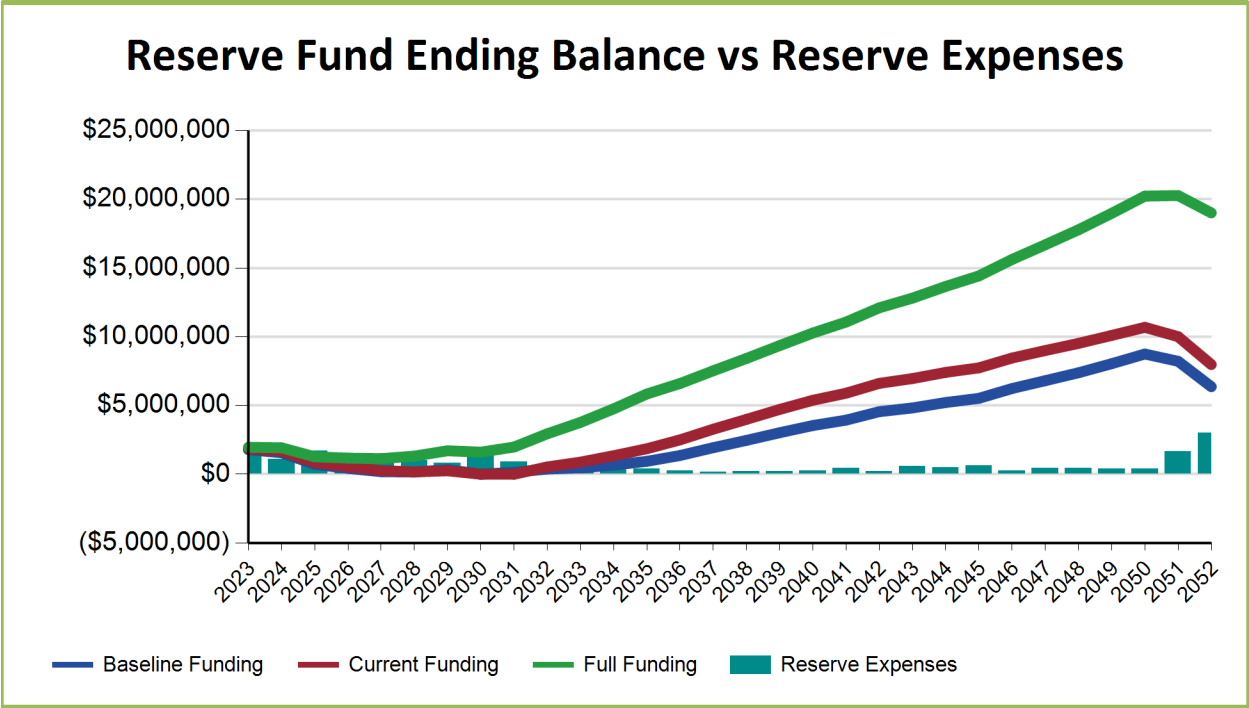
We recommend the Full Funding, which requires a monthly reserve contribution of \$83,000 with a 3.00 % increase in contributions each year for the next 13 years.

Currently the Association has monthly reserve contributions of \$73,906 and are Not projected to be sufficient over the next 30 years. The Baseline monthly reserve contribution requires \$68,434, with a 3.00 % increase in contributions each year for the next 9 years. The baseline funding plan is the lowest contribution amount calculated to prevent the Reserve Fund from dropping below a zero balance.

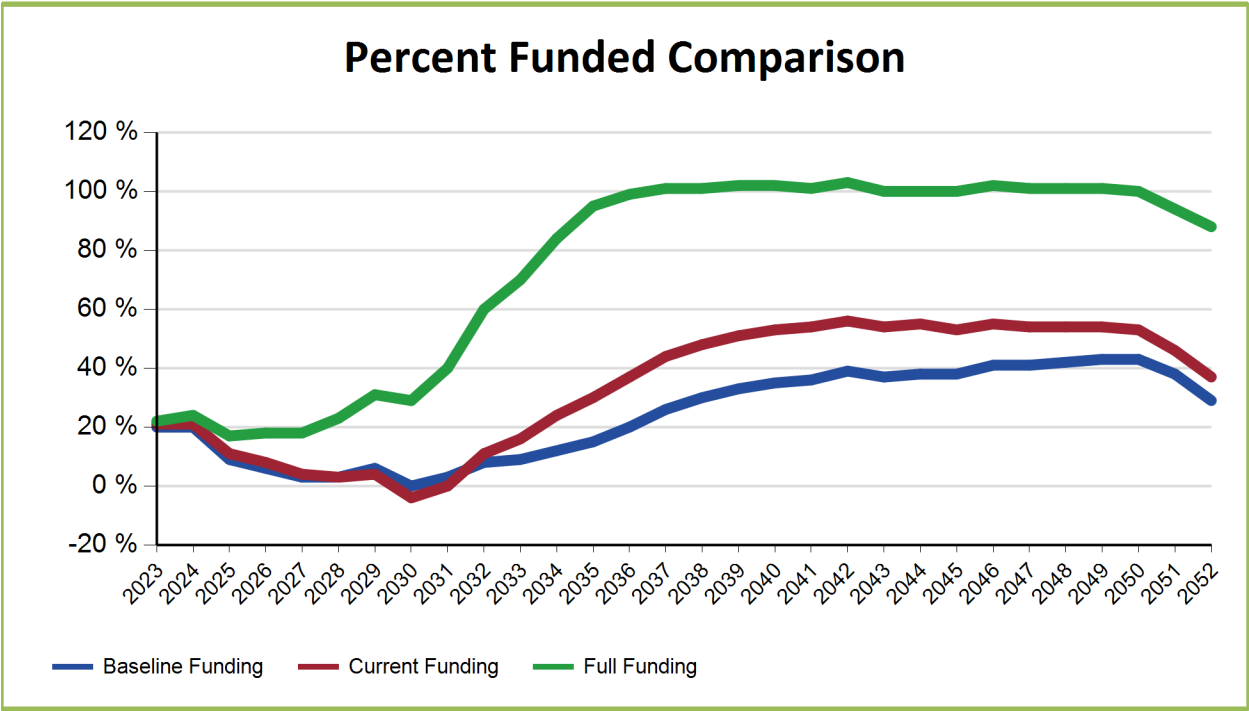
2.1 Figure 1 - Reserve Fund Ending Balance vs Fully Funded Balance



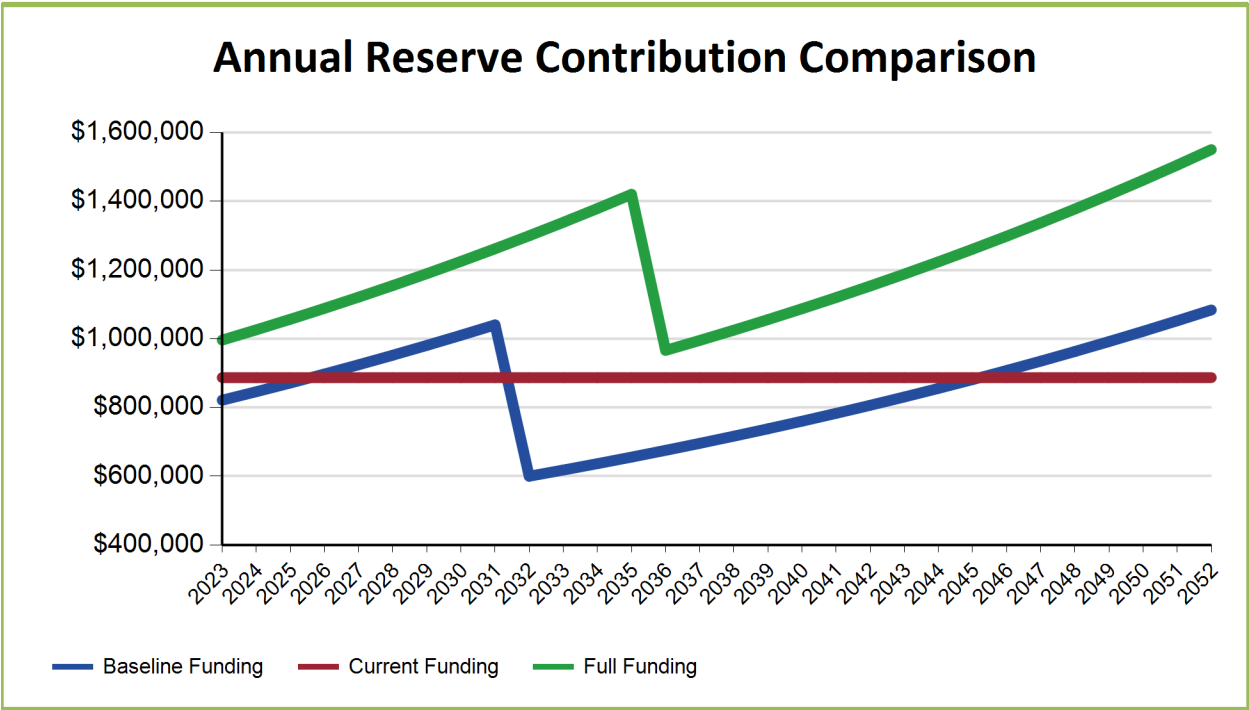
2.2 Figure 2 - Reserve Fund Ending Balance vs Reserve Expenses



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
2023	\$2,501,608	\$886,870	\$0		\$13,923	\$1,552,700	\$1,849,701	\$8,730,945	21.19 %
2024	\$1,849,701	\$886,870	\$0		\$12,156	\$1,077,555	\$1,671,172	\$7,929,014	21.08 %
2025	\$1,671,172	\$886,870	\$0		\$3,934	\$1,721,233	\$840,743	\$7,608,486	11.05 %
2026	\$840,743	\$886,870	\$0		\$964	\$1,187,738	\$540,839	\$6,631,907	8.16 %
2027	\$540,839	\$886,870	\$0		\$0	\$1,165,679	\$262,030	\$6,192,561	4.23 %
2028	\$262,030	\$886,870	\$0		\$0	\$977,661	\$171,239	\$5,780,311	2.96 %
2029	\$171,239	\$886,870	\$0		\$0	\$809,879	\$248,230	\$5,567,428	4.46 %
2030	\$248,230	\$886,870	\$0	\$149	\$0	\$1,337,242	\$0	\$5,539,597	-3.65 %
2031	\$0	\$886,870	\$0	\$14	\$0	\$905,195	\$0	\$4,986,926	-0.37 %
2032	\$0	\$886,870	\$0		\$852	\$358,239	\$529,483	\$4,882,438	10.84 %
2033	\$529,483	\$886,870	\$0		\$4,328	\$540,133	\$880,548	\$5,358,528	16.43 %
2034	\$880,548	\$886,870	\$0		\$8,925	\$431,492	\$1,344,851	\$5,682,508	23.67 %
2035	\$1,344,851	\$886,870	\$0		\$13,958	\$392,469	\$1,853,210	\$6,149,693	30.14 %
2036	\$1,853,210	\$886,870	\$0		\$20,351	\$261,532	\$2,498,899	\$6,693,323	37.33 %
2037	\$2,498,899	\$886,870	\$0		\$28,013	\$141,004	\$3,272,778	\$7,411,029	44.16 %
2038	\$3,272,778	\$886,870	\$0		\$35,098	\$206,448	\$3,988,298	\$8,297,999	48.06 %
2039	\$3,988,298	\$886,870	\$0		\$42,248	\$206,896	\$4,710,520	\$9,168,468	51.38 %
2040	\$4,710,520	\$886,870	\$0		\$48,851	\$268,866	\$5,377,375	\$10,089,614	53.30 %
2041	\$5,377,375	\$886,870	\$0		\$53,936	\$427,173	\$5,891,008	\$11,000,337	53.55 %
2042	\$5,891,008	\$886,870	\$0		\$61,036	\$230,831	\$6,608,083	\$11,801,876	55.99 %
2043	\$6,608,083	\$886,870	\$0		\$64,489	\$602,662	\$6,956,780	\$12,857,040	54.11 %
2044	\$6,956,780	\$886,870	\$0		\$68,932	\$507,061	\$7,405,521	\$13,589,038	54.50 %
2045	\$7,405,521	\$886,870	\$0		\$72,202	\$628,730	\$7,735,863	\$14,470,478	53.46 %
2046	\$7,735,863	\$886,870	\$0		\$79,295	\$249,777	\$8,452,251	\$15,282,921	55.31 %
2047	\$8,452,251	\$886,870	\$0		\$84,678	\$427,923	\$8,995,876	\$16,540,838	54.39 %
2048	\$8,995,876	\$886,870	\$0		\$89,829	\$456,381	\$9,516,194	\$17,684,703	53.81 %
2049	\$9,516,194	\$886,870	\$0		\$95,556	\$404,039	\$10,094,581	\$18,866,225	53.51 %
2050	\$10,094,581	\$886,870	\$0		\$101,376	\$400,455	\$10,682,372	\$20,170,737	52.96 %
2051	\$10,682,372	\$886,870	\$0		\$94,677	\$1,658,127	\$10,005,792	\$21,552,717	46.42 %
2052	\$10,005,792	\$886,870	\$0		\$74,562	\$2,993,075	\$7,974,149	\$21,716,430	36.72 %

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
2023	\$2,501,608	\$821,208	\$0	\$13,595	\$1,552,700	\$1,783,711	\$8,730,945	20.43 %
2024	\$1,783,711	\$845,844	\$0	\$11,291	\$1,077,555	\$1,563,291	\$7,929,014	19.72 %
2025	\$1,563,291	\$871,220	\$0	\$2,777	\$1,721,233	\$716,055	\$7,608,486	9.41 %
2026	\$716,055	\$897,356	\$0	\$0	\$1,187,738	\$425,673	\$6,631,907	6.42 %
2027	\$425,673	\$924,277	\$0	\$0	\$1,165,679	\$184,271	\$6,192,561	2.98 %
2028	\$184,271	\$952,005	\$0	\$0	\$977,661	\$158,615	\$5,780,311	2.74 %
2029	\$158,615	\$980,565	\$0	\$0	\$809,879	\$329,301	\$5,567,428	5.91 %
2030	\$329,301	\$1,009,982	\$0	\$0	\$1,337,242	\$2,041	\$5,539,597	0.04 %
2031	\$2,041	\$1,040,282	\$0	\$0	\$905,195	\$137,128	\$4,986,926	2.75 %
2032	\$137,128	\$600,000	\$0	\$789	\$358,239	\$379,678	\$4,882,438	7.78 %
2033	\$379,678	\$618,000	\$0	\$1,485	\$540,133	\$459,030	\$5,358,528	8.57 %
2034	\$459,030	\$636,540	\$0	\$3,458	\$431,492	\$667,536	\$5,682,508	11.75 %
2035	\$667,536	\$655,636	\$0	\$6,029	\$392,469	\$936,732	\$6,149,693	15.23 %
2036	\$936,732	\$675,305	\$0	\$10,129	\$261,532	\$1,360,634	\$6,693,323	20.33 %
2037	\$1,360,634	\$695,564	\$0	\$15,674	\$141,004	\$1,930,868	\$7,411,029	26.05 %
2038	\$1,930,868	\$716,431	\$0	\$20,826	\$206,448	\$2,461,677	\$8,297,999	29.67 %
2039	\$2,461,677	\$737,924	\$0	\$26,237	\$206,896	\$3,018,942	\$9,168,468	32.93 %
2040	\$3,018,942	\$760,062	\$0	\$31,301	\$268,866	\$3,541,439	\$10,089,614	35.10 %
2041	\$3,541,439	\$782,864	\$0	\$35,057	\$427,173	\$3,932,187	\$11,000,337	35.75 %
2042	\$3,932,187	\$806,350	\$0	\$41,045	\$230,831	\$4,548,751	\$11,801,876	38.54 %
2043	\$4,548,751	\$830,540	\$0	\$43,614	\$602,662	\$4,820,243	\$12,857,040	37.49 %
2044	\$4,820,243	\$855,457	\$0	\$47,409	\$507,061	\$5,216,048	\$13,589,038	38.38 %
2045	\$5,216,048	\$881,120	\$0	\$50,279	\$628,730	\$5,518,717	\$14,470,478	38.14 %
2046	\$5,518,717	\$907,554	\$0	\$57,227	\$249,777	\$6,233,721	\$15,282,921	40.79 %
2047	\$6,233,721	\$934,780	\$0	\$62,732	\$427,923	\$6,803,310	\$16,540,838	41.13 %
2048	\$6,803,310	\$962,824	\$0	\$68,283	\$456,381	\$7,378,036	\$17,684,703	41.72 %
2049	\$7,378,036	\$991,709	\$0	\$74,699	\$404,039	\$8,040,405	\$18,866,225	42.62 %
2050	\$8,040,405	\$1,021,460	\$0	\$81,507	\$400,455	\$8,742,917	\$20,170,737	43.34 %
2051	\$8,742,917	\$1,052,104	\$0	\$76,108	\$1,658,127	\$8,213,002	\$21,552,717	38.11 %
2052	\$8,213,002	\$1,083,667	\$0	\$57,618	\$2,993,075	\$6,361,212	\$21,716,430	29.29 %

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
2023	\$2,501,608	\$996,000	\$0	\$14,469	\$1,552,700	\$1,959,377	\$8,730,945	22.44 %
2024	\$1,959,377	\$1,025,880	\$0	\$13,948	\$1,077,555	\$1,921,650	\$7,929,014	24.24 %
2025	\$1,921,650	\$1,056,656	\$0	\$7,287	\$1,721,233	\$1,264,360	\$7,608,486	16.62 %
2026	\$1,264,360	\$1,088,356	\$0	\$6,208	\$1,187,738	\$1,171,186	\$6,631,907	17.66 %
2027	\$1,171,186	\$1,121,007	\$0	\$5,660	\$1,165,679	\$1,132,174	\$6,192,561	18.28 %
2028	\$1,132,174	\$1,154,637	\$0	\$7,318	\$977,661	\$1,316,468	\$5,780,311	22.78 %
2029	\$1,316,468	\$1,189,276	\$0	\$11,012	\$809,879	\$1,706,877	\$5,567,428	30.66 %
2030	\$1,706,877	\$1,224,954	\$0	\$9,821	\$1,337,242	\$1,604,410	\$5,539,597	28.96 %
2031	\$1,604,410	\$1,261,703	\$0	\$13,301	\$905,195	\$1,974,219	\$4,986,926	39.59 %
2032	\$1,974,219	\$1,299,554	\$0	\$22,658	\$358,239	\$2,938,192	\$4,882,438	60.18 %
2033	\$2,938,192	\$1,338,541	\$0	\$30,673	\$540,133	\$3,767,273	\$5,358,528	70.30 %
2034	\$3,767,273	\$1,378,697	\$0	\$40,251	\$431,492	\$4,754,729	\$5,682,508	83.67 %
2035	\$4,754,729	\$1,420,058	\$0	\$50,723	\$392,469	\$5,833,041	\$6,149,693	94.85 %
2036	\$5,833,041	\$966,000	\$0	\$60,545	\$261,532	\$6,598,054	\$6,693,323	98.58 %
2037	\$6,598,054	\$994,980	\$0	\$69,545	\$141,004	\$7,521,575	\$7,411,029	101.49 %
2038	\$7,521,575	\$1,024,829	\$0	\$78,275	\$206,448	\$8,418,231	\$8,297,999	101.45 %
2039	\$8,418,231	\$1,055,574	\$0	\$87,391	\$206,896	\$9,354,300	\$9,168,468	102.03 %
2040	\$9,354,300	\$1,087,242	\$0	\$96,291	\$268,866	\$10,268,967	\$10,089,614	101.78 %
2041	\$10,268,967	\$1,119,859	\$0	\$104,017	\$427,173	\$11,065,670	\$11,000,337	100.59 %
2042	\$11,065,670	\$1,153,455	\$0	\$114,116	\$230,831	\$12,102,410	\$11,801,876	102.55 %
2043	\$12,102,410	\$1,188,058	\$0	\$120,938	\$602,662	\$12,808,744	\$12,857,040	99.62 %
2044	\$12,808,744	\$1,223,700	\$0	\$129,135	\$507,061	\$13,654,518	\$13,589,038	100.48 %
2045	\$13,654,518	\$1,260,411	\$0	\$136,560	\$628,730	\$14,422,759	\$14,470,478	99.67 %
2046	\$14,422,759	\$1,298,223	\$0	\$148,221	\$249,777	\$15,619,426	\$15,282,921	102.20 %
2047	\$15,619,426	\$1,337,170	\$0	\$158,601	\$427,923	\$16,687,274	\$16,540,838	100.89 %
2048	\$16,687,274	\$1,377,285	\$0	\$169,195	\$456,381	\$17,777,373	\$17,684,703	100.52 %
2049	\$17,777,373	\$1,418,604	\$0	\$180,826	\$404,039	\$18,972,764	\$18,866,225	100.56 %
2050	\$18,972,764	\$1,461,162	\$0	\$193,029	\$400,455	\$20,226,500	\$20,170,737	100.28 %
2051	\$20,226,500	\$1,504,997	\$0	\$193,209	\$1,658,127	\$20,266,579	\$21,552,717	94.03 %
2052	\$20,266,579	\$1,550,146	\$0	\$180,486	\$2,993,075	\$19,004,136	\$21,716,430	87.51 %

2.6 Funding Plan Cash Flow Projections

Full Funding Plan					
Year	2023	2024	2025	2026	2027
Percent Funded	22.44 %	24.24 %	16.62 %	17.66 %	18.28 %
Fully Funded Balance	\$8,730,945	\$7,929,014	\$7,608,486	\$6,631,907	\$6,192,561
Beginning Balance	\$2,501,608	\$1,959,377	\$1,921,650	\$1,264,360	\$1,171,186
Annual Contributions	\$996,000	\$1,025,880	\$1,056,656	\$1,088,356	\$1,121,007
Interest Earnings	\$14,469	\$13,948	\$7,287	\$6,208	\$5,660
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$1,552,700	\$1,077,555	\$1,721,233	\$1,187,738	\$1,165,679
Ending Balance	\$1,959,377	\$1,921,650	\$1,264,360	\$1,171,186	\$1,132,174

Expenses by Component & Year					
Components	2023	2024	2025	2026	2027
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 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$150,000	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$747,000	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$19,700	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$100,631	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$114,000	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$585,040	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$82,606	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$425,421	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$138,978	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$716,829	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$111,458	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$569,507
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$144,065
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	\$23,000	\$23,690	\$24,401	\$25,133	\$25,887
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	\$9,758	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$100,968	\$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	\$10,026	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$10,636
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$10,326	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$10,636
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$9,450	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$19,467	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$10,026	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$10,636
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$30,815	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$25,099
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$4,244	\$0	\$0
Benches & Picnic Tables: Replace	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
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	\$14,700	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$6,290	\$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	\$8,414	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$7,931	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$10,500	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$38,617	\$0	\$0
Bridge, Rampart: Repair/Replace	\$22,400	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$10,100	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$7,670	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$26,600	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$27,295	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0

Cabana, Pool	\$26,500	\$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	\$27,295	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$28,114	\$0	\$0
Computer & Software: Update	\$0	\$0	\$23,552	\$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	\$21,600	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 4	\$28,400	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 4	\$28,400	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 4	\$28,400	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 4 of 4	\$28,400	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$19,997	\$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	\$49,828	\$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	\$3,940	\$4,058	\$4,180	\$4,305	\$4,435
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	\$4,142
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$7,800
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$11,593
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$70,907
Lights: Pole, Replace	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$44,908
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$33,090

Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$30,726
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$25,999
Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$28,363
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$44,908
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	\$10,403	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$100,000	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$62,063	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$3,562	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$3,562	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$5,737	\$0
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	\$0	\$28,192	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$32,570	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$29,394	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$8,137	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$8,755	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$10,166	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$9,870	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$7,091
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$55,909	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$30,076	\$0	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$27,159	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$0	\$0	\$5,570	\$0	\$0
Pitch & Putt: Repairs	\$5,250	\$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 Deck: Refurbishment	\$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	\$19,500	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$7,138	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$43,179	\$0	\$0
Recreation Equipment, Pool	\$28,200	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$25,774
Recreation Equipment, Vine Lane	\$0	\$10,300	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$10,500	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$10,500	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$10,500	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$7,352	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$9,791	\$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	\$9,218
Septic System, Blue Water: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Office	\$21,000	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$50,181	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$50,181	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$7,129	\$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	\$64,609	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$6,906	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$6,620	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$9,198	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$94,966	\$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	\$7,352	\$0	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2028	2029	2030	2031	2032
Percent Funded	22.78 %	30.66 %	28.96 %	39.59 %	60.18 %
Fully Funded Balance	\$5,780,311	\$5,567,428	\$5,539,597	\$4,986,926	\$4,882,438
Beginning Balance	\$1,132,174	\$1,316,468	\$1,706,877	\$1,604,410	\$1,974,219
Annual Contributions	\$1,154,637	\$1,189,276	\$1,224,954	\$1,261,703	\$1,299,554
Interest Earnings	\$7,318	\$11,012	\$9,821	\$13,301	\$22,658
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$977,661	\$809,879	\$1,337,242	\$905,195	\$358,239
Ending Balance	\$1,316,468	\$1,706,877	\$1,604,410	\$1,974,219	\$2,938,192

Expenses by Component & Year					
Components	2028	2029	2030	2031	2032
Asphalt Roads Project 10A: Design	\$0	\$94,569	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$483,340	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$120,599	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$621,086	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$95,561	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$490,240	\$0
Asphalt Roads Project 1A: Design	\$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	\$739,617	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$93,785	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$480,009	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$26,663	\$27,463	\$28,287	\$29,136	\$30,010
Ballfield, Division 7: Upgrade	\$12,172	\$0	\$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	\$11,312	\$0

Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$95,768	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$23,942	\$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	\$6,850
Bathroom: Refurbish, Otter Beach	\$0	\$22,568	\$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	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$13,700
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$13,700
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$13,700
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$13,700
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$13,700
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$13,700
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	\$10,438
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	\$0	\$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	\$41,100
Cabana Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$33,569	\$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	\$0	\$0	\$27,303	\$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	\$13,174	\$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	\$30,909	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$30,909	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$2,062
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$4,568	\$4,705	\$4,846	\$4,991	\$5,141
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$19,476	\$0	\$0	\$0	\$0
Gates: Replace	\$23,997	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$25,704
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$4,802
Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$8,265	\$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	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438
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	\$18,267
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$13,439
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$13,700
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	\$12,668	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$7,672
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	\$4,784	\$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	\$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	\$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	\$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 Deck: Refurbishment	\$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	\$20,662	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$40,283	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$20,015	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$8,275	\$0	\$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	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$12,172	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$12,172	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$12,172	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$47,504	\$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	\$8,302	\$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	\$61,716
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	\$10,641	\$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	\$0	\$0	\$11,652
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$10,663	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$11,260	\$0	\$0	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$8,275	\$0	\$0	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2033	2034	2035	2036	2037
Percent Funded	70.30 %	83.67 %	94.85 %	98.58 %	101.49 %
Fully Funded Balance	\$5,358,528	\$5,682,508	\$6,149,693	\$6,693,323	\$7,411,029
Beginning Balance	\$2,938,192	\$3,767,273	\$4,754,729	\$5,833,041	\$6,598,054
Annual Contributions	\$1,338,541	\$1,378,697	\$1,420,058	\$966,000	\$994,980
Interest Earnings	\$30,673	\$40,251	\$50,723	\$60,545	\$69,545
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$540,133	\$431,492	\$392,469	\$261,532	\$141,004
Ending Balance	\$3,767,273	\$4,754,729	\$5,833,041	\$6,598,054	\$7,521,575

Expenses by Component & Year					
Components	2033	2034	2035	2036	2037
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 1A: Design	\$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	\$30,910	\$31,837	\$32,793	\$33,776	\$34,790
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	\$12,361	\$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	\$13,878	\$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	\$104,648	\$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	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$30,868	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$41,413	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126
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	\$19,756	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$8,453	\$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	\$11,308	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$10,659	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$14,111	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$51,898	\$0	\$0
Bridge, Rampart: Repair/Replace	\$30,104	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$13,574	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$9,717	\$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	\$26,300	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0

Cabana, Reichel	\$0	\$0	\$0	\$42,441	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$36,682	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$0	\$0	\$31,652	\$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	\$33,775	\$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	\$44,199	\$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	\$46,993	\$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	\$5,295	\$5,454	\$5,618	\$5,786	\$5,960
Gate Card Readers: Replace	\$41,124	\$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	\$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	\$10,751	\$11,074	\$11,406	\$11,748	\$12,101
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	\$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	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$43,050	\$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	\$39,504	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$10,936	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$12,857
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, 450	\$0	\$13,662	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$282,222	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$9,529
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	\$40,420	\$0	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$36,499	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$0	\$0	\$7,485	\$0	\$0
Pitch & Putt: Repairs	\$0	\$7,267	\$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 Deck: Refurbishment	\$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	\$27,802	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$9,593	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$101,086	\$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	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$14,111	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$14,111	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$14,111	\$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	\$12,388
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	\$9,031	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$7,941	\$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	\$8,897	\$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	\$13,507
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$0	\$0	\$0	\$14,264
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$9,313	\$0	\$0	\$0	\$10,482
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2038	2039	2040	2041	2042
Percent Funded	101.45 %	102.03 %	101.78 %	100.59 %	102.55 %
Fully Funded Balance	\$8,297,999	\$9,168,468	\$10,089,614	\$11,000,337	\$11,801,876
Beginning Balance	\$7,521,575	\$8,418,231	\$9,354,300	\$10,268,967	\$11,065,670
Annual Contributions	\$1,024,829	\$1,055,574	\$1,087,242	\$1,119,859	\$1,153,455
Interest Earnings	\$78,275	\$87,391	\$96,291	\$104,017	\$114,116
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$206,448	\$206,896	\$268,866	\$427,173	\$230,831
Ending Balance	\$8,418,231	\$9,354,300	\$10,268,967	\$11,065,670	\$12,102,410

Expenses by Component & Year					
Components	2038	2039	2040	2041	2042
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 1A: Design	\$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	\$35,833	\$36,908	\$38,016	\$39,156	\$40,331
Ballfield, Division 7: Upgrade	\$16,359	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$28,431	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$0	\$15,659
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$14,330	\$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	\$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	\$0	\$0	\$0	\$39,103
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$6,611	\$0	\$0
Benches & Picnic Tables: Replace	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535
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	\$14,028
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	\$0	\$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	\$12,309	\$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	\$29,446	\$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	\$0	\$0	\$36,693	\$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	\$73,386	\$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	\$30,644	\$0
Fence: Chainlink, Repair	\$6,138	\$6,323	\$6,512	\$6,708	\$6,909
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$26,174	\$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	\$0	\$0
Interior, Office: Refurbish	\$0	\$11,121	\$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	\$12,464	\$12,838	\$13,223	\$13,619	\$14,028
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	\$18,061
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	\$38,226
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	\$17,024	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$8,294
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$6,821
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$46,114	\$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	\$13,640	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$15,377	\$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	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$84,568	\$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	\$27,579	\$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	\$28,090	\$0
Pool Deck: Refurbishment	\$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	\$54,137	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$26,898	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$11,121	\$0	\$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	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$16,359	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$16,359	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$16,359	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$63,841	\$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	\$11,836
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	\$11,440	\$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	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$14,760	\$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	\$0	\$11,798	\$0
Water Slides: Replace	\$0	\$0	\$0	\$55,499	\$0

Full Funding Plan					
Year	2043	2044	2045	2046	2047
Percent Funded	99.62 %	100.48 %	99.67 %	102.20 %	100.89 %
Fully Funded Balance	\$12,857,040	\$13,589,038	\$14,470,478	\$15,282,921	\$16,540,838
Beginning Balance	\$12,102,410	\$12,808,744	\$13,654,518	\$14,422,759	\$15,619,426
Annual Contributions	\$1,188,058	\$1,223,700	\$1,260,411	\$1,298,223	\$1,337,170
Interest Earnings	\$120,938	\$129,135	\$136,560	\$148,221	\$158,601
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$602,662	\$507,061	\$628,730	\$249,777	\$427,923
Ending Balance	\$12,808,744	\$13,654,518	\$14,422,759	\$15,619,426	\$16,687,274

Expenses by Component & Year					
Components	2043	2044	2045	2046	2047
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 1A: Design	\$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	\$41,541	\$42,787	\$44,070	\$45,392	\$46,754
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	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$18,153

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	\$18,107	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$19,210
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$18,650	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$19,210
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$17,068	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$35,160	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$18,107	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$19,210
Beach Bulkhead, Concrete, Windy	\$50,932	\$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 Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328
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	\$26,550	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$11,360	\$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	\$15,197	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$14,324	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$18,964	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$69,746	\$0	\$0
Bridge, Rampart: Repair/Replace	\$40,457	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$18,242	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$58,599	\$0	\$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	\$0	\$0	\$42,538	\$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	\$49,052	\$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	\$49,487	\$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	\$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	\$7,116	\$7,330	\$7,549	\$7,776	\$8,009
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	\$12,876	\$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	\$128,066
Lights: Pole, Replace	\$14,449	\$14,882	\$15,329	\$15,789	\$16,262
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	\$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	\$180,611	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$108,827	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$6,434	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$6,434	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$10,361	\$0
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	\$0	\$50,919	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$58,824	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$53,089	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$14,697	\$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	\$18,912	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$12,807
Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$120,733	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$54,321	\$0	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$49,052	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Phone System, Office	\$0	\$0	\$10,060	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$10,060	\$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 Deck: Refurbishment	\$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	\$32,191	\$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	\$0	\$39,639
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$12,892	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$77,985	\$0	\$0
Recreation Equipment, Pool	\$50,932	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$46,551
Recreation Equipment, Vine Lane	\$0	\$18,603	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$18,964	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$18,964	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$18,964	\$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	\$16,649
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	\$17,075

Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$11,956	\$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	\$17,111	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Longmire: Reseal	\$0	\$0	\$18,069	\$0	\$0
Tennis Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$0	\$13,279	\$0	\$0
Water Slides: Replace	\$0	\$0	\$0	\$0	\$0

Full Funding Plan					
Year	2048	2049	2050	2051	2052
Percent Funded	100.52	100.56	100.28	94.03	87.51
Fully Funded Balance	\$17,684,703	\$18,866,225	\$20,170,737	\$21,552,717	\$21,716,430
Beginning Balance	\$16,687,274	\$17,777,373	\$18,972,764	\$20,226,500	\$20,266,579
Annual Contributions	\$1,377,285	\$1,418,604	\$1,461,162	\$1,504,997	\$1,550,146
Interest Earnings	\$169,195	\$180,826	\$193,029	\$193,209	\$180,486
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$456,381	\$404,039	\$400,455	\$1,658,127	\$2,993,075
Ending Balance	\$17,777,373	\$18,972,764	\$20,226,500	\$20,266,579	\$19,004,136

Expenses by Component & Year					
Components	2048	2049	2050	2051	2052
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 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$2,226,954
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	\$48,157	\$49,602	\$51,090	\$52,622	\$54,201
Ballfield, Division 7: Upgrade	\$21,985	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$19,836	\$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	\$172,967	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$43,242	\$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	\$12,372
Bathroom: Refurbish, Otter Beach	\$0	\$40,760	\$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	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$48,092	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$64,520	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566
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	\$18,853
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	\$0	\$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	\$15,592	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$55,694	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$57,150	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$55,485	\$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	\$57,150	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$58,864	\$0	\$0
Computer & Software: Update	\$0	\$0	\$49,313	\$0	\$0
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$24,744
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$24,744
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$19,088
Deck, Wood, Office: Replace	\$45,226	\$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	\$22,213	\$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	\$55,825	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$55,825	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$3,723
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$8,249	\$8,497	\$8,752	\$9,014	\$9,285
Gate Card Readers: Replace	\$64,070	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$35,175	\$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	\$8,672
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$15,855	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$16,750	\$17,253	\$17,770	\$18,303	\$18,853
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	\$32,992
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$24,273
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$249,384	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$120,116	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$21,782	\$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	\$22,879	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$13,857
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	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$20,031
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$23,259
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	\$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	\$0	\$0	\$0
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$433,608
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	\$74,129	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$84,196	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck: Refurbishment	\$0	\$0	\$0	\$0	\$0

Pool Engineering	\$0	\$0	\$0	\$60,173	\$0
Pool Fence: Replace	\$0	\$0	\$0	\$55,825	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$19,219	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$72,756	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$36,149	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Heaters & Insulation: New	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$14,945	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$74,129	\$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	\$21,985	\$0	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$21,985	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$21,985	\$0	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$85,797	\$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	\$20,500	\$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	\$108,219	\$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	\$14,492	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$86,484	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0

Spillways, Concrete: Repair/Replace	\$0	\$0	\$135,277	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$14,461	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$18,697	\$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	\$14,945	\$0	\$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 . 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 Nourishment, 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 Deck: Refurbishment		Funded based on Association direction
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	\$63,360	0.73%	\$2,640	0.51%
Asphalt Roads Project 10B: Construction	\$301,300	3.45%	\$13,100	2.52%
Asphalt Roads Project 11A: Design	\$80,800	0.93%	\$3,367	0.65%
Asphalt Roads Project 11B: Construction	\$387,167	4.43%	\$16,833	3.24%
Asphalt Roads Project 12A: Design	\$59,570	0.68%	\$2,590	0.50%
Asphalt Roads Project 12B: Construction	\$283,800	3.25%	\$12,900	2.48%
Asphalt Roads Project 1A: Design	\$2,158	0.02%	\$2,158	0.42%
Asphalt Roads Project 1B: Construction	\$31,500	0.36%	\$31,500	6.06%
Asphalt Roads Project 2A: Design	\$150,000	1.72%	\$4,839	0.93%
Asphalt Roads Project 2B: Construction	\$747,000	8.56%	\$24,900	4.79%
Asphalt Roads Project 3A: Design	\$19,700	0.23%	\$657	0.13%
Asphalt Roads Project 3B: Construction	\$94,443	1.08%	\$3,257	0.63%
Asphalt Roads Project 4A: Design	\$114,000	1.31%	\$3,800	0.73%
Asphalt Roads Project 4B: Construction	\$549,067	6.29%	\$18,933	3.64%
Asphalt Roads Project 5A: Design	\$77,527	0.89%	\$2,673	0.51%
Asphalt Roads Project 5B: Construction	\$374,267	4.29%	\$13,367	2.57%
Asphalt Roads Project 6A: Design	\$122,267	1.40%	\$4,367	0.84%
Asphalt Roads Project 6B: Construction	\$590,400	6.76%	\$21,867	4.21%
Asphalt Roads Project 7A: Design	\$91,800	1.05%	\$3,400	0.65%
Asphalt Roads Project 7B: Construction	\$438,533	5.02%	\$16,867	3.24%
Asphalt Roads Project 8A: Design	\$110,933	1.27%	\$4,267	0.82%
Asphalt Roads Project 8B: Construction	\$531,667	6.09%	\$21,267	4.09%
Asphalt Roads Project 9A: Design	\$67,417	0.77%	\$2,697	0.52%
Asphalt Roads Project 9B: Construction	\$321,600	3.68%	\$13,400	2.58%
Asphalt Roads: Repairs/Patching	\$23,000	0.26%	\$23,000	4.42%
Ballfield, Division 7: Upgrade	\$5,250	0.06%	\$1,050	0.20%
Basketball Court & Equipment, Longmire: Replace	\$9,185	0.11%	\$418	0.08%
Basketball Court & Equipment, Longmire: Reseal	\$5,581	0.06%	\$1,116	0.21%
Basketball Court, Hi Lo: Replace	\$85,470	0.98%	\$2,310	0.44%
Basketball Court, Hi Lo: Reseal	\$0	0.00%	\$1,116	0.21%
Bathroom & Change Room: Refurbish, Longmire	\$45,360	0.52%	\$3,780	0.73%
Bathroom & Change Room: Refurbish, Madrona	\$11,340	0.13%	\$945	0.18%
Bathroom: Refurbish, Blue Water	\$3,308	0.04%	\$473	0.09%
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$8,505	0.10%	\$473	0.09%
Bathroom: Refurbish, Hi-Lo	\$7,560	0.09%	\$473	0.09%
Bathroom: Refurbish, Loop	\$2,888	0.03%	\$263	0.05%
Bathroom: Refurbish, Otter Beach	\$13,230	0.15%	\$945	0.18%
Bathroom: Refurbish, Perimeter	\$8,033	0.09%	\$473	0.09%
Bathroom: Refurbish, Rampart	\$7,560	0.09%	\$473	0.09%
Bathroom: Refurbish, Reichel	\$34,020	0.39%	\$3,780	0.73%
Bathroom: Refurbish, Sports Court	\$9,450	0.11%	\$473	0.09%
Bathroom: Refurbish, Sunset	\$17,955	0.21%	\$945	0.18%

Bathroom: Refurbish, Windy	\$8,505	0.10%	\$473	0.09%
Bathroom: Refurbish, Woodside	\$7,560	0.09%	\$473	0.09%
Beach Bulkhead, Concrete, Windy	\$23,224	0.27%	\$1,659	0.32%
Beach Bulkhead, Longmire	\$16,353	0.19%	\$1,487	0.29%
Beach Bulkhead, Otter	\$5,947	0.07%	\$1,487	0.29%
Beach Bulkhead, Reichel	\$3,760	0.04%	\$1,880	0.36%
Beach Nourishment, Sunset	\$3,467	0.04%	\$267	0.05%
Benches & Picnic Tables: Replace	\$10,000	0.11%	\$10,000	1.92%
Boat Ramp - Madrona Beach	\$7,350	0.08%	\$350	0.07%
Boat Ramp, Blue Lake Ct: Repair	\$7,350	0.08%	\$350	0.07%
Boat Ramp, Concrete, Horseshoe; Repair	\$7,350	0.08%	\$350	0.07%
Boat Ramp, Longmire: Repair	\$7,350	0.08%	\$350	0.07%
Boat Ramp, Otter Beach: Repair	\$7,350	0.08%	\$350	0.07%
Boat Ramp, Sunset Beach: Repair	\$7,350	0.08%	\$350	0.07%
Bridge, Arch: Repair/Replace	\$14,700	0.17%	\$1,470	0.28%
Bridge, Bear Island: Repair/Replace	\$6,290	0.07%	\$629	0.12%
Bridge, Blue Lake, Inlet: Repair/Replace	\$800	0.01%	\$800	0.15%
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$5,390	0.06%	\$770	0.15%
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$6,930	0.08%	\$770	0.15%
Bridge, Brookside: Repair/Replace	\$10,500	0.12%	\$1,050	0.20%
Bridge, Longmire: Repair/Replace	\$29,120	0.33%	\$3,640	0.70%
Bridge, Rampart: Repair/Replace	\$22,400	0.26%	\$2,240	0.43%
Bridge, Reichel: Repair/Replace	\$10,100	0.12%	\$1,010	0.19%
Bridges, Engineer Evaluation	\$7,875	0.09%	\$2,625	0.50%
Cabana Siding: Repaint	\$5,423	0.06%	\$904	0.17%
Cabana, Harrington Park (Well 4)	\$18,020	0.21%	\$1,060	0.20%
Cabana, Hi Lo	\$26,600	0.30%	\$1,064	0.20%
Cabana, Longmire	\$25,440	0.29%	\$1,060	0.20%
Cabana, Madrona	\$7,560	0.09%	\$756	0.15%
Cabana, Otter Beach	\$10,640	0.12%	\$760	0.15%
Cabana, Pool	\$26,500	0.30%	\$1,060	0.20%
Cabana, Reichel	\$13,872	0.16%	\$1,156	0.22%
Cabana, Siding: Replace	\$6,300	0.07%	\$1,050	0.20%
Cabana, Sunset	\$14,840	0.17%	\$1,060	0.20%
Cabana, Vine Lane	\$25,440	0.29%	\$1,060	0.20%
Cabana, Windy	\$24,380	0.28%	\$1,060	0.20%
Computer & Software: Update	\$13,320	0.15%	\$4,440	0.85%
Culvert - Clearlake Blvd N at Meadow	\$4,410	0.05%	\$210	0.04%
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$4,410	0.05%	\$210	0.04%
Culverts, Blue Hills Drive East: Replace	\$3,402	0.04%	\$162	0.03%
Deck, Wood, Office: Replace	\$21,600	0.25%	\$864	0.17%
Dock Surface, Blue Lake Fishing, 1 of 4	\$28,400	0.33%	\$947	0.18%
Dock Surface, Blue Lake Fishing, 2 of 4	\$28,400	0.33%	\$947	0.18%
Dock Surface, Blue Lake Fishing, 3 of 4	\$28,400	0.33%	\$947	0.18%
Dock Surface, Blue Lake Fishing, 4 of 4	\$28,400	0.33%	\$947	0.18%

Dock Surface, Clear Lake	\$6,827	0.08%	\$853	0.16%
Dock Surface, Horseshoe, A, Right	\$16,470	0.19%	\$610	0.12%
Dock Surface, Horseshoe, B, Left	\$15,453	0.18%	\$813	0.16%
Dock Surface, Horseshoe, C, Rear	\$9,133	0.10%	\$913	0.18%
Dock Surface, Longmire, Fish & Swim	\$41,040	0.47%	\$1,520	0.29%
Dock Surface, Madrona, Fish & Swim	\$18,600	0.21%	\$1,033	0.20%
Dock Surface, Otter, Swim	\$1,373	0.02%	\$343	0.07%
Dock Surface, Reichel, Swim	\$7,627	0.09%	\$347	0.07%
Dock Surface, Sunset, Fish & Swim	\$18,133	0.21%	\$1,067	0.21%
Dock Surface, Windy, Fish & Swim	\$19,240	0.22%	\$1,480	0.28%
Dock, Otter Beach B, Wooden: Replace	\$14,640	0.17%	\$1,220	0.23%
Dock, Otter Beach C, Wooden: Replace	\$14,640	0.17%	\$1,220	0.23%
Entry Sign: Replacement	\$869	0.01%	\$79	0.02%
Fence, Office	\$1,800	0.02%	\$900	0.17%
Fence: Chainlink, Repair	\$3,940	0.05%	\$3,940	0.76%
Gate Card Readers: Replace	\$10,200	0.12%	\$2,040	0.39%
Gate Operators: Replace	\$8,400	0.10%	\$1,680	0.32%
Gates: Replace	\$18,630	0.21%	\$414	0.08%
Horseshoe Pit, Longmire, Building: Replace/Repair	\$12,608	0.14%	\$788	0.15%
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$2,355	0.03%	\$147	0.03%
Horseshoe Pit, Longmire, Roof: Replace	\$3,091	0.04%	\$147	0.03%
Hot Water Heater, Pool: Replace	\$3,584	0.04%	\$448	0.09%
Interior, Office: Refurbish	\$4,620	0.05%	\$578	0.11%
Irrigation System, Reichel Beach: Repair/Replace	\$9,476	0.11%	\$206	0.04%
Irrigation System: Repair/Replace	\$50,400	0.58%	\$3,150	0.61%
Lights: Pole, Replace	\$8,000	0.09%	\$8,000	1.54%
Mailbox Cluster: Replace, Big Fir	\$34,580	0.40%	\$1,330	0.26%
Mailbox Cluster: Replace, Blue Hills Loop	\$25,480	0.29%	\$980	0.19%
Mailbox Cluster: Replace, Blue Lake Court	\$23,660	0.27%	\$910	0.18%
Mailbox Cluster: Replace, Front Gate	\$20,020	0.23%	\$770	0.15%
Mailbox Cluster: Replace, Longmire	\$21,840	0.25%	\$840	0.16%
Mailbox Cluster: Replace, Windy Beach	\$34,580	0.40%	\$1,330	0.26%
Maintenance Bldg Garage Doors, Large: Replace	\$7,700	0.09%	\$700	0.13%
Maintenance Bldg Siding: Repaint	\$1,030	0.01%	\$1,030	0.20%
Maintenance Bldg, Carport: Structural Repairs	\$28,684	0.33%	\$2,868	0.55%
Maintenance Bldg, Fence, Chain Link: Replace	\$8,610	0.10%	\$210	0.04%
Maintenance Bldg, Pole Bldg	\$23,100	0.26%	\$1,050	0.20%
Maintenance Bldg, Roof: Replace	\$1,090	0.01%	\$1,090	0.21%
Maintenance Bldg, Shop Heaters: Replace	\$9,696	0.11%	\$404	0.08%
Maintenance Eqpt, Back Hoe: Replace	\$100,000	1.15%	\$5,000	0.96%
Maintenance Eqpt, Bobcat Excavator: Replace	\$52,342	0.60%	\$3,079	0.59%
Maintenance Eqpt, Brine Machine	\$2,771	0.03%	\$163	0.03%
Maintenance Eqpt, Brine Sprayer	\$2,771	0.03%	\$163	0.03%
Maintenance Eqpt, Chipper	\$4,463	0.05%	\$263	0.05%
Maintenance Eqpt, Dump Trailer	\$3,090	0.04%	\$1,030	0.20%

Maintenance Eqpt, Floating Workstation, Boat: Replace	\$3,234	0.04%	\$294	0.06%
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$237	0.00%	\$237	0.05%
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$22,548	0.26%	\$778	0.15%
Maintenance Eqpt, John Deere Mower: Replace	\$1,621	0.02%	\$324	0.06%
Maintenance Eqpt, Kubota RTV 1100	\$4,185	0.05%	\$1,395	0.27%
Maintenance Eqpt, Kubota RTV, 900, old	\$21,930	0.25%	\$1,290	0.25%
Maintenance Eqpt, Kubota Tractor: Replace	\$27,630	0.32%	\$1,535	0.30%
Maintenance Eqpt, Kubota, RTV 1100	\$18,830	0.22%	\$2,690	0.52%
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$6,136	0.07%	\$767	0.15%
Maintenance Eqpt, Plow, new, F350	\$7,933	0.09%	\$567	0.11%
Maintenance Eqpt, Plow, old, F450	\$567	0.01%	\$567	0.11%
Maintenance Eqpt, Sander, newer, F350	\$9,165	0.10%	\$705	0.14%
Maintenance Eqpt, Sander, old, 450	\$9,870	0.11%	\$897	0.17%
Maintenance Eqpt, Street Sweeper, Elgin	\$122,500	1.40%	\$8,750	1.68%
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$3,780	0.04%	\$630	0.12%
Maintenance Eqpt, Truck, F350, 2010	\$45,171	0.52%	\$3,764	0.72%
Maintenance Eqpt, Truck, F450, 1999	\$2,950	0.03%	\$2,950	0.57%
Maintenance Eqpt, Truck, Mazda, 2006	\$26,280	0.30%	\$2,920	0.56%
Maintenance Eqpt, Truck, Toyota Tacoma, 2008	\$20,480	0.23%	\$2,560	0.49%
Office, Structure: Repair/Replace	\$6,133	0.07%	\$6,133	1.18%
Phone System, Office	\$4,200	0.05%	\$525	0.10%
Pitch & Putt: Repairs	\$5,250	0.06%	\$477	0.09%
Pool & Spa Filters: Replace	\$1,620	0.02%	\$810	0.16%
Pool & Spa: Retile	\$7,200	0.08%	\$900	0.17%
Pool Deck, Concrete: Resurface	\$2,453	0.03%	\$1,227	0.24%
Pool Deck, Wood: Resurface	\$1,650	0.02%	\$825	0.16%
Pool Deck: Refurbishment	\$4,580	0.05%	\$4,580	0.88%
Pool Engineering	\$1,753	0.02%	\$877	0.17%
Pool Fence: Replace	\$1,627	0.02%	\$813	0.16%
Pool Heaters: Replace	\$8,960	0.10%	\$1,120	0.22%
Pool Miscellaneous	\$560	0.01%	\$280	0.05%
Pool Plumbing: Repair/Replace	\$6,360	0.07%	\$3,180	0.61%
Pool Pumps & Valves: Replace	\$3,160	0.04%	\$1,580	0.30%
Pool, Cover, Winter Safety: Replace	\$19,500	0.22%	\$1,625	0.31%
Pool, Heaters & Insulation: New	\$1,052	0.01%	\$526	0.10%
Pool: Interior Remodel	\$5,544	0.06%	\$1,386	0.27%
Pool: Resurface	\$28,360	0.32%	\$3,545	0.68%
Recreation Equipment, Hi Lo	\$2,160	0.02%	\$1,080	0.21%
Recreation Equipment, Perimeter	\$36,630	0.42%	\$2,035	0.39%
Recreation Equipment, Pool	\$28,200	0.32%	\$1,410	0.27%
Recreation Equipment, Reichel Beach	\$18,320	0.21%	\$1,145	0.22%
Recreation Equipment, Vine Lane	\$9,500	0.11%	\$500	0.10%
Retaining Wall, Horseshoe Lake Trail: Rock	\$10,500	0.12%	\$2,100	0.40%
Retaining Wall, Madrona Trail: Repair/Replace	\$10,500	0.12%	\$2,100	0.40%
Retaining Wall, Sunset Trail: Rock	\$10,500	0.12%	\$2,100	0.40%

Roads - 10 year Engineering Plan	\$7,500	0.09%	\$3,750	0.72%
Roof, Office: Replace	\$6,468	0.07%	\$231	0.04%
Roof, Pool Bldg: Replace, Front	\$8,192	0.09%	\$256	0.05%
Roof, Pool Bldg: Replace, Rear	\$1,792	0.02%	\$256	0.05%
RV Dump Station: Repair/Replace	\$3,350	0.04%	\$670	0.13%
Security, Sally Arm System: Replace	\$2,813	0.03%	\$563	0.11%
Security, Spikes: Replace	\$4,914	0.06%	\$819	0.16%
Septic System, Blue Water: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Harrington Park: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Hi-Lo: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Longmire: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Loop: Replace	\$38,786	0.44%	\$946	0.18%
Septic System, Madrona: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Office	\$21,000	0.24%	\$412	0.08%
Septic System, Otter Beach: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Perimeter: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Pool: Replace	\$3,153	0.04%	\$1,577	0.30%
Septic System, Rampart: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Reichel Beach: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Sports Court: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Sunset Beach: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Windy Beach: Replace	\$45,408	0.52%	\$946	0.18%
Septic System, Woodside: Replace	\$45,408	0.52%	\$946	0.18%
Siding, Pool Bldg: Repaint	\$5,040	0.06%	\$840	0.16%
Siding, Pool Bldg: Repair/Replace	\$16,632	0.19%	\$756	0.15%
Spa, Heater: Replace	\$2,228	0.03%	\$279	0.05%
Spa: Resurface	\$4,200	0.05%	\$525	0.10%
Spillways, Concrete: Repair/Replace	\$56,028	0.64%	\$2,436	0.47%
Spillways, Gates & Weirs: Replace	\$5,989	0.07%	\$260	0.05%
Surveillance System Cameras: Replace	\$4,992	0.06%	\$624	0.12%
Tennis & Basketball Court, Rampart: Reseal	\$7,814	0.09%	\$1,116	0.21%
Tennis & Basketball Court, Rampart: Resurface	\$89,895	1.03%	\$2,305	0.44%
Tennis Court, Hi Lo: Reseal	\$2,233	0.03%	\$1,116	0.21%
Tennis Court, Hi Lo: Resurface	\$5,200	0.06%	\$2,600	0.50%
Tennis Court, Longmire: Reseal	\$2,358	0.03%	\$1,179	0.23%
Tennis Court, Longmire: Resurface	\$4,620	0.05%	\$2,310	0.44%
Trails: Maintain / Repair	\$3,465	0.04%	\$1,733	0.33%
Water Slides: Replace	\$3,260	0.04%	\$1,630	0.31%
Current Fully Funded Balance		\$8,730,945	\$519,826 Per Year	
Current Reserve Fund Deficit/Surplus		(\$6,229,337)	\$43,319 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: 6
Funding Basis: Funded based on Association records	Current Cost: \$79,200.00

Site/Grounds - Asphalt Roads Project 10B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 7
Funding Basis: Funded based on Association records	Current Cost: \$393,000.00

Site/Grounds - Asphalt Roads Project 11A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 6
Funding Basis: Funded based on Association records	Current Cost: \$101,000.00

Site/Grounds - Asphalt Roads Project 11B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 7
Funding Basis: Funded based on Association records	Current Cost: \$505,000.00

Site/Grounds - Asphalt Roads Project 12A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 7
Funding Basis: Funded based on Association records	Current Cost: \$77,700.00

Site/Grounds - Asphalt Roads Project 12B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 8
Funding Basis: Funded based on Association records	Current Cost: \$387,000.00

Site/Grounds - Asphalt Roads Project 1A: Design

Quantity: 1 Allowance	UL: 40
Condition: Not Applicable	RUL: 39
Funding Basis: Funded based on Association records	Current Cost: \$86,300.00

Site/Grounds - Asphalt Roads Project 1B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 29

Funding Basis: Funded based on
Association records

Current Cost: \$945,000.00

Site/Grounds - Asphalt Roads Project 2A: Design

Quantity: 1 Allowance

UL: 31

Condition: Not Applicable

RUL: 0

Funding Basis: Funded based on
Association records

Current Cost: \$150,000.00

Site/Grounds - Asphalt Roads Project 2B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 0

Funding Basis: Funded based on
Association records

Current Cost: \$747,000.00

Site/Grounds - Asphalt Roads Project 3A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 0

Funding Basis: Funded based on
Association records

Current Cost: \$19,700.00

Site/Grounds - Asphalt Roads Project 3B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$97,700.00

Site/Grounds - Asphalt Roads Project 4A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 0

Funding Basis: Funded based on
Association records

Current Cost: \$114,000.00

Site/Grounds - Asphalt Roads Project 4B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$568,000.00

Site/Grounds - Asphalt Roads Project 5A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$80,200.00

Site/Grounds - Asphalt Roads Project 5B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$401,000.00

Site/Grounds - Asphalt Roads Project 6A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$131,000.00

Site/Grounds - Asphalt Roads Project 6B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$656,000.00

Site/Grounds - Asphalt Roads Project 7A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$102,000.00

Site/Grounds - Asphalt Roads Project 7B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 4

Funding Basis: Funded based on
Association records

Current Cost: \$506,000.00

Site/Grounds - Asphalt Roads Project 8A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 4

Funding Basis: Funded based on
Association records

Current Cost: \$128,000.00

Site/Grounds - Asphalt Roads Project 8B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 5

Funding Basis: Funded based on
Association records

Current Cost: \$638,000.00

Site/Grounds - Asphalt Roads Project 9A: Design

Quantity: 1 Allowance

UL: 30

RUL: 5

Funding Basis: Funded based on
Association records

Current Cost: \$80,900.00

Site/Grounds - Asphalt Roads Project 9B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 6

Funding Basis: Funded based on
Association records

Current Cost: \$402,000.00

Site/Grounds - Asphalt Roads: Repairs/Patching

Quantity: 1 Allowance

UL: 1

Condition: Assorted Condition

RUL: 0

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$23,000.00

Recreation - Ballfield, Division 7: Upgrade

Quantity: 1 Allowance

UL: 10

RUL: 5

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$10,500.00

Recreation - Basketball Court & Equipment, Longmire: Replace

Quantity: 1 Allowance

UL: 40

RUL: 18

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$16,700.00

Recreation - Basketball Court & Equipment, Longmire: Reseal

Quantity: 1 Allowance

UL: 8

Condition: Good

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$8,930.00

Recreation - Basketball Court, Hi Lo: Replace

Quantity: 1 Allowance

UL: 40

Condition: Poor

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$92,400.00

Recreation - Basketball Court, Hi Lo: Reseal

Quantity: 1 Allowance

UL: 8

RUL: 8

Funding Basis: Funded based on
Association records

Current Cost: \$8,930.00

Building Interior - Bathroom & Change Room: Refurbish, Longmire

Quantity: 4 Each

UL: 20

Condition: Good

RUL: 8

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$75,600.00

Building Interior - Bathroom & Change Room: Refurbish, Madrona

Quantity: 2 Each

UL: 20

RUL: 8

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$18,900.00

Building Interior - Bathroom: Refurbish, Blue Water

Quantity: 1 Each

UL: 20

Condition: Good

RUL: 13

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$9,450.00

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

Quantity: 1 Each

UL: 20

RUL: 2

Funding Basis: Funded for repair

Current Cost: \$9,450.00

Building Interior - Bathroom: Refurbish, Hi-Lo

Quantity: 1 Each

UL: 20

Condition: Fair

RUL: 4

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$9,450.00

Building Interior - Bathroom: Refurbish, Loop

Quantity: 1 Allowance

UL: 20

Condition: Unknown

RUL: 9

Funding Basis: Funded based on
Association direction

Current Cost: \$5,250.00

Building Interior - Bathroom: Refurbish, Otter Beach

Quantity: 1 Each

UL: 20

Condition: Fair

RUL: 6

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$18,900.00

Building Interior - Bathroom: Refurbish, Perimeter

Quantity: 1 Each

UL: 20

Condition: Fair

RUL: 3

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$9,450.00

Building Interior - Bathroom: Refurbish, Rampart

Quantity: 1 Each

UL: 20

Condition: Fair

RUL: 4

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$9,450.00

Building Interior - Bathroom: Refurbish, Reichel

Quantity: 4 Each

UL: 20

RUL: 11

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$75,600.00

Building Interior - Bathroom: Refurbish, Sports Court

Quantity: 1 Each

UL: 20

RUL: 0

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$9,450.00

Building Interior - Bathroom: Refurbish, Sunset

Quantity: 2 Each

UL: 20

RUL: 1

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$18,900.00

Building Interior - Bathroom: Refurbish, Windy

Quantity: 1 Each

UL: 20

RUL: 2

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$9,450.00

Building Interior - Bathroom: Refurbish, Woodside

Quantity: 1 Each

UL: 20

RUL: 4

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$9,450.00

Site/Grounds - Beach Bulkhead, Concrete, Windy

Quantity: 50 Linear Feet

UL: 17

RUL: 3

Funding Basis: Funded based on prior
reserve study

Current Cost: \$28,200.00

Site/Grounds - Beach Bulkhead, Longmire

Quantity: 100 Linear Feet

UL: 15

Condition: Functional

RUL: 4

Funding Basis: Funded based on prior
reserve study

Current Cost: \$22,300.00

Site/Grounds - Beach Bulkhead, Otter

Quantity: 40 Linear Feet

UL: 15

RUL: 11

Funding Basis: Funded based on prior
reserve study

Current Cost: \$22,300.00

Site/Grounds - Beach Bulkhead, Reichel

Quantity: 160 Linear Feet

UL: 15

RUL: 13

Funding Basis: Funded based on prior
reserve study

Current Cost: \$28,200.00

Site/Grounds - Beach Nourishment, Sunset

Quantity: 100 Linear Feet

UL: 15

RUL: 2

Funding Basis: Funded based on prior
reserve study

Current Cost: \$4,000.00

Recreation - Benches & Picnic Tables: Replace

Quantity: 1 Allowance

UL: 1

Condition: Assorted Condition

RUL: 0

Funding Basis: Funded based on
Association direction

Current Cost: \$10,000.00

Recreation - Boat Ramp - Madrona Beach

Quantity: 1 Allowance

UL: 30

Condition: Good

RUL: 9

Funding Basis: Funded based on
Association direction

Current Cost: \$10,500.00

Recreation - Boat Ramp, Blue Lake Ct: Repair

Quantity: 1 Allowance

UL: 30

RUL: 9

Funding Basis: Funded based on
Association direction

Current Cost: \$10,500.00

Recreation - Boat Ramp, Concrete, Horseshoe; Repair

Quantity: 1 Allowance

UL: 30

RUL: 9

Funding Basis: Funded based on
Association direction

Current Cost: \$10,500.00

Recreation - Boat Ramp, Longmire: Repair

Quantity: 1 Allowance

UL: 30

RUL: 9

Funding Basis: Funded based on
Association direction

Current Cost: \$10,500.00

Recreation - Boat Ramp, Otter Beach: Repair

Quantity: 1 Allowance

UL: 30

RUL: 9

Funding Basis: Funded based on prior
reserve study

Current Cost: \$10,500.00

Recreation - Boat Ramp, Sunset Beach: Repair

Quantity: 1 Allowance

UL: 30

RUL: 9

Funding Basis: Funded for repair

Current Cost: \$10,500.00

Site/Grounds - Bridge, Arch: Repair/Replace

Quantity: 420 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$14,700.00

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

Quantity: 150 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$6,290.00

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

Quantity: 150 Square Feet

UL: 10

RUL: 9

Funding Basis: Funded based on prior
reserve study

Current Cost: \$8,000.00

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

Quantity: 220 Square Feet

UL: 10

RUL: 3

Funding Basis: Funded based on prior
reserve study

Current Cost: \$7,700.00

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

Quantity: 220 Square Feet

UL: 10

RUL: 1

Funding Basis: Funded based on prior
reserve study

Current Cost: \$7,700.00

Site/Grounds - Bridge, Brookside: Repair/Replace

Quantity: 300 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$10,500.00

Site/Grounds - Bridge, Longmire: Repair/Replace

Quantity: 650 Square Feet

UL: 10

RUL: 2

Funding Basis: Funded based on prior
reserve study

Current Cost: \$36,400.00

Site/Grounds - Bridge, Rampart: Repair/Replace

Quantity: 400 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$22,400.00

Site/Grounds - Bridge, Reichel: Repair/Replace

Quantity: 180 Square Feet

UL: 10

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$10,100.00

Site/Grounds - Bridges, Engineer Evaluation

Quantity: 1 Allowance

UL: 12

RUL: 9

Funding Basis: Funded based on
Association records

Current Cost: \$31,500.00

Building Exterior - Cabana Siding: Repaint

Quantity: 2500 Square Feet

UL: 8

RUL: 2

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$7,230.00

Building - Cabana, Harrington Park (Well 4)

Quantity: 3 Each

UL: 25

RUL: 8

Funding Basis: Funded based on prior
reserve study

Current Cost: \$26,500.00

Building Exterior - Cabana, Hi Lo

Quantity: 720 Square Feet

UL: 25

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$26,600.00

Building Exterior - Cabana, Longmire

Quantity: 3 Each

UL: 25

RUL: 1

Funding Basis: Funded based on prior
reserve study

Current Cost: \$26,500.00

Building - Cabana, Madrona

Quantity: 720 Square Feet

UL: 25

RUL: 15

Funding Basis: Funded based on prior
reserve study

Current Cost: \$18,900.00

Building - Cabana, Otter Beach

Quantity: 500 Square Feet	UL: 25
Condition: Good	RUL: 11
Funding Basis: Funded based on prior reserve study	Current Cost: \$19,000.00

Building - Cabana, Pool

Quantity: 3 Each	UL: 25
Condition: Poor	RUL: 0
Funding Basis: Funded based on prior reserve study	Current Cost: \$26,500.00

Building - Cabana, Reichel

Quantity: 1100 Square Feet	UL: 25
	RUL: 13
Funding Basis: Funded based on prior reserve study	Current Cost: \$28,900.00

Building Exterior - Cabana, Siding: Replace

Quantity: 2500 Allowance	UL: 40
Condition: Good	RUL: 34
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$42,000.00

Building - Cabana, Sunset

Quantity: 3 Each	UL: 25
	RUL: 11
Funding Basis: Funded based on prior reserve study	Current Cost: \$26,500.00

Building - Cabana, Vine Lane

Quantity: 3 Each	UL: 25
	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$26,500.00

Building - Cabana, Windy

Quantity: 3 Each	UL: 25
	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$26,500.00

Mechanical & Equipment - Computer & Software: Update

Quantity: 1 Allowance	UL: 5
	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$22,200.00

Site/Grounds - Culvert - Clearlake Blvd N at Meadow

Quantity: 1 Allowance	UL: 50
Condition: Functional	RUL: 29
Funding Basis: Funded based on Association direction	Current Cost: \$10,500.00

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

Quantity: 1 Allowance	UL: 50
Condition: Poor	RUL: 29
Funding Basis: Funded based on Association records	Current Cost: \$10,500.00

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

Quantity: 1 Allowance	UL: 50
Condition: Poor	RUL: 29
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$8,100.00

Building Exterior - Deck, Wood, Office: Replace

Quantity: 230 Square Feet	UL: 25
	RUL: 0
Funding Basis: Funded based on prior reserve study	Current Cost: \$21,600.00

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

Quantity: 1 Allowance	UL: 30
	RUL: 0
Funding Basis: Funded based on prior reserve study	Current Cost: \$28,400.00

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

Quantity: 1 Allowance	UL: 30
	RUL: 0
Funding Basis: Funded based on prior reserve study	Current Cost: \$28,400.00

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

Quantity: 1 Allowance	UL: 30
	RUL: 0
Funding Basis: Funded based on prior reserve study	Current Cost: \$28,400.00

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

Quantity: 1 Allowance	UL: 30
	RUL: 0
Funding Basis: Funded based on prior reserve study	Current Cost: \$28,400.00

Recreation - Dock Surface, Clear Lake

Quantity: 1 Allowance

UL: 30

RUL: 22

Funding Basis: Funded based on prior
reserve study

Current Cost: \$25,600.00

Recreation - Dock Surface, Horseshoe, A, Right

Quantity: 1 Allowance

UL: 30

RUL: 3

Funding Basis: Funded based on prior
reserve study

Current Cost: \$18,300.00

Recreation - Dock Surface, Horseshoe, B, Left

Quantity: 1 Allowance

UL: 30

RUL: 11

Funding Basis: Funded based on prior
reserve study

Current Cost: \$24,400.00

Recreation - Dock Surface, Horseshoe, C, Rear

Quantity: 1 Allowance

UL: 30

RUL: 20

Funding Basis: Funded based on prior
reserve study

Current Cost: \$27,400.00

Recreation - Dock Surface, Longmire, Fish & Swim

Quantity: 750 Square Feet

UL: 30

RUL: 3

Funding Basis: Funded based on prior
reserve study

Current Cost: \$45,600.00

Recreation - Dock Surface, Madrona, Fish & Swim

Quantity: 500 Square Feet

UL: 30

RUL: 12

Funding Basis: Funded based on prior
reserve study

Current Cost: \$31,000.00

Recreation - Dock Surface, Otter, Swim

Quantity: 1 Each

UL: 30

RUL: 26

Funding Basis: Funded based on prior
reserve study

Current Cost: \$10,300.00

Recreation - Dock Surface, Reichel, Swim

Quantity: 1 Each

UL: 30

RUL: 8

Funding Basis: Funded based on prior
reserve study

Current Cost: \$10,400.00

Recreation - Dock Surface, Sunset, Fish & Swim

Quantity: 500 Square Feet

UL: 30

RUL: 13

Funding Basis: Funded based on prior
reserve study

Current Cost: \$32,000.00

Recreation - Dock Surface, Windy, Fish & Swim

Quantity: 1 Allowance

UL: 30

RUL: 17

Funding Basis: Funded based on prior
reserve study

Current Cost: \$44,400.00

Recreation - Dock, Otter Beach B, Wooden: Replace

Quantity: 1 Allowance

UL: 20

Condition: Good

RUL: 8

Funding Basis: Funded based on
Association records

Current Cost: \$24,400.00

Recreation - Dock, Otter Beach C, Wooden: Replace

Quantity: 1 Allowance

UL: 20

Condition: Good

RUL: 8

Funding Basis: Funded based on
Association records

Current Cost: \$24,400.00

Site/Grounds - Entry Sign: Replacement

Quantity: 1 Each

UL: 20

Condition: Good

RUL: 9

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$1,580.00

Site/Grounds - Fence, Office

Quantity: 500 Linear Feet

UL: 20

RUL: 18

Funding Basis: Funded based on prior
reserve study

Current Cost: \$18,000.00

Site/Grounds - Fence: Chainlink, Repair

Quantity: 1 Allowance

UL: 1

Condition: Assorted Condition

RUL: 0

Funding Basis: Funded for repair

Current Cost: \$3,940.00

Mechanical & Equipment - Gate Card Readers: Replace

Quantity: 2 Each

UL: 15

Condition: Good

RUL: 10

Funding Basis: Funded based on prior
reserve study

Current Cost: \$30,600.00

Mechanical & Equipment - Gate Operators: Replace

Quantity: 4 Each	UL: 10
Condition: Functional	RUL: 5
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$16,800.00

Site/Grounds - Gates: Replace

Quantity: 3 Each	UL: 50
Condition: Functional	RUL: 5
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$20,700.00

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

Quantity: 1 Allowance	UL: 25
Condition: Fair	RUL: 9
Funding Basis: Funded based on Association records	Current Cost: \$19,700.00

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

Quantity: 1 Allowance	UL: 25
Condition: Fair	RUL: 9
Funding Basis: Funded based on Association records	Current Cost: \$3,680.00

Building Exterior - Horseshoe Pit, Longmire, Roof: Replace

Quantity: 1 Allowance	UL: 25
Condition: Poor	RUL: 4
Funding Basis: Funded based on Association records	Current Cost: \$3,680.00

Mechanical & Equipment - Hot Water Heater, Pool: Replace

Quantity: 2 Allowance	UL: 15
Condition: Good	RUL: 7
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$6,720.00

Building Interior - Interior, Office: Refurbish

Quantity: 1 Allowance	UL: 12
	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$6,930.00

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

Quantity: 1 Allowance	UL: 50
	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$10,300.00

Site/Grounds - Irrigation System: Repair/Replace

Quantity: 6 Allowance	UL: 20
Condition: Unknown	RUL: 4
Funding Basis: Funded based on Association records	Current Cost: \$63,000.00

Site/Grounds - Lights: Pole, Replace

Quantity: 1 Allowance	UL: 1
Condition: Assorted Condition	RUL: 0
Funding Basis: Funded based on Association direction	Current Cost: \$8,000.00

Site/Grounds - Mailbox Cluster: Replace, Big Fir

Quantity: 19 Clusters	UL: 30
	RUL: 4
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$39,900.00

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

Quantity: 14 Clusters	UL: 30
	RUL: 4
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$29,400.00

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

Quantity: 13 Clusters	UL: 30
Condition: Functional	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$27,300.00

Site/Grounds - Mailbox Cluster: Replace, Front Gate

Quantity: 11 Clusters	UL: 30
Condition: Functional	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$23,100.00

Site/Grounds - Mailbox Cluster: Replace, Longmire

Quantity: 12 Clusters	UL: 30
	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$25,200.00

Site/Grounds - Mailbox Cluster: Replace, Windy Beach

Quantity: 19 Clusters	UL: 30
Condition: Good	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$39,900.00

Building Exterior - Maintenance Bldg Garage Doors, Large: Replace

Quantity: 5 Each	UL: 20
Condition: Good	RUL: 9
Funding Basis: Funded based on prior reserve study	Current Cost: \$14,000.00

Building Exterior - Maintenance Bldg Siding: Repaint

Quantity: 3000 Square Feet	UL: 10
Condition: Good	RUL: 9
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$10,300.00

Building Exterior - Maintenance Bldg, Carport: Structural Repairs

Quantity: 1 Allowance	UL: 38
Condition: Good	RUL: 28
Funding Basis: Funded based on prior reserve study	Current Cost: \$109,000.00

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

Quantity: 1 Allowance	UL: 50
Condition: Functional	RUL: 9
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$10,500.00

Building - Maintenance Bldg, Pole Bldg

Quantity: 1 Allowance	UL: 50
	RUL: 28
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$52,500.00

Building Exterior - Maintenance Bldg, Roof: Replace

Quantity: 3900 Allowance	UL: 20
	RUL: 19
Funding Basis: Funded based on prior reserve study	Current Cost: \$21,800.00

Mechanical & Equipment - Maintenance Bldg, Shop Heaters: Replace

Quantity: 2 Each	UL: 25
Condition: Functional	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$10,100.00

Building - Maintenance Bldg: Replace

Condition: Good

Funding Basis: Unfunded, outside the 30
year scope of report

Mechanical & Equipment - Maintenance Eqpt, Back Hoe: Replace

Quantity: 1 Each

UL: 20

Condition: Functional

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$100,000.00

Mechanical & Equipment - Maintenance Eqpt, Bobcat Excavator: Replace

Quantity: 1 Each

UL: 19

RUL: 2

Funding Basis: Funded based on prior
reserve study

Current Cost: \$58,500.00

Mechanical & Equipment - Maintenance Eqpt, Brine Machine

Quantity: 1 Each

UL: 20

Condition: Functional

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$3,260.00

Mechanical & Equipment - Maintenance Eqpt, Brine Sprayer

Quantity: 1 Each

UL: 20

Condition: Functional

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$3,260.00

Mechanical & Equipment - Maintenance Eqpt, Chipper

Quantity: 1 Each

UL: 20

Condition: Functional

RUL: 3

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$5,250.00

Mechanical & Equipment - Maintenance Eqpt, Dump Trailer

Quantity: 1 Each

UL: 10

Condition: Good

RUL: 7

Funding Basis: Funded based on
Association records

Current Cost: \$10,300.00

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

Quantity: 1 Allowance

UL: 20

Condition: Fair

RUL: 9

Funding Basis: Funded based on
Association records

Current Cost: \$5,880.00

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

Quantity: 1 Allowance	UL: 20
Condition: Fair	RUL: 19
Funding Basis: Funded based on Association records	Current Cost: \$4,730.00

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

Quantity: 1 Allowance	UL: 40
Condition: Functional	RUL: 11
Funding Basis: Funded based on prior reserve study	Current Cost: \$31,100.00

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

Quantity: 1 Each	UL: 12
Condition: Good	RUL: 7
Funding Basis: Funded based on prior reserve study	Current Cost: \$3,890.00

Mechanical & Equipment - Maintenance Eqpt, Kubota RTV 1100

Quantity: 1 Each	UL: 20
Condition: Excellent	RUL: 17
Funding Basis: Funded based on Association records	Current Cost: \$27,900.00

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

Quantity: 1 Allowance	UL: 20
Condition: Functional	RUL: 3
Funding Basis: Funded based on prior reserve study	Current Cost: \$25,800.00

Mechanical & Equipment - Maintenance Eqpt, Kubota Tractor: Replace

Quantity: 1 Each	UL: 20
Condition: Functional	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$30,700.00

Mechanical & Equipment - Maintenance Eqpt, Kubota, RTV 1100

Quantity: 1 Allowance	UL: 10
	RUL: 3
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$26,900.00

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

Quantity: 1 Allowance	UL: 10
Condition: Functional	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$7,670.00

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

Quantity: 1 Allowance	UL: 15
Condition: Functional	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$8,500.00

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

Quantity: 1 Allowance	UL: 15
	RUL: 14
Funding Basis: Funded based on prior reserve study	Current Cost: \$8,500.00

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

Quantity: 1 Allowance	UL: 14
Condition: Functional	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$9,870.00

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

Quantity: 1 Allowance	UL: 11
Condition: Functional	RUL: 0
Funding Basis: Funded based on prior reserve study	Current Cost: \$9,870.00

Mechanical & Equipment - Maintenance Eqpt, Street Sweeper, Elgin

Quantity: 1 Allowance	UL: 24
Condition: Good	RUL: 10
Funding Basis: Funded based on prior reserve study	Current Cost: \$210,000.00

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

Quantity: 1 Allowance	UL: 10
Condition: Functional	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$6,300.00

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

Quantity: 1 Allowance	UL: 14
Condition: Good	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$52,700.00

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

Quantity: 1 Allowance	UL: 22
	RUL: 21
Funding Basis: Funded based on prior reserve study	Current Cost: \$64,900.00

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

Quantity: 1 Allowance

UL: 10

RUL: 1

Funding Basis: Funded based on prior
reserve study

Current Cost: \$29,200.00

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

Quantity: 1 Allowance

UL: 10

Condition: Functional

RUL: 2

Funding Basis: Funded based on prior
reserve study

Current Cost: \$25,600.00

Building - Office, Structure: Repair/Replace

Quantity: 1225 Square Feet

UL: 30

Condition: Good

RUL: 29

Funding Basis: Funded based on prior
reserve study

Current Cost: \$184,000.00

Mechanical & Equipment - Phone System, Office

Quantity: 1 Allowance

UL: 10

Condition: Functional

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$5,250.00

Recreation - Pitch & Putt: Repairs

Quantity: 1 Allowance

UL: 11

Condition: Poor

RUL: 0

Funding Basis: Funded based on
Association records

Current Cost: \$5,250.00

Mechanical & Equipment - Pool & Spa Filters: Replace

Quantity: 4 Each

UL: 20

RUL: 18

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$16,200.00

Recreation - Pool & Spa: Retile

Quantity: 230 Linear Feet

UL: 36

Condition: Good

RUL: 28

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$32,400.00

Recreation - Pool Deck, Concrete: Resurface

Quantity: 5000 Allowance

UL: 30

RUL: 28

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$36,800.00

Recreation - Pool Deck, Wood: Resurface

Quantity: 540 Allowance

UL: 20

RUL: 18

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$16,500.00

Recreation - Pool Deck: Refurbishment

Quantity: 1 Allowance

UL: 50

RUL: 49

Funding Basis: Funded based on
Association direction

Current Cost: \$229,000.00

Recreation - Pool Engineering

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 28

Funding Basis: Funded based on
Association records

Current Cost: \$26,300.00

Recreation - Pool Fence: Replace

Quantity: 260 Linear Feet

UL: 30

RUL: 28

Funding Basis: Funded based on
Association records

Current Cost: \$24,400.00

Mechanical & Equipment - Pool Heaters: Replace

Quantity: 3 Each

UL: 15

Condition: Good

RUL: 7

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$16,800.00

Recreation - Pool Miscellaneous

Quantity: 1 Allowance

UL: 30

RUL: 28

Funding Basis: Funded based on
Association records

Current Cost: \$8,400.00

Recreation - Pool Plumbing: Repair/Replace

Quantity: 1 Allowance

UL: 10

RUL: 8

Funding Basis: Funded based on prior
reserve study

Current Cost: \$31,800.00

Recreation - Pool Pumps & Valves: Replace

Quantity: 3 Each

UL: 10

RUL: 8

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$15,800.00

Recreation - Pool, Cover, Winter Safety: Replace

Quantity: 1 Allowance

UL: 12

RUL: 0

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$19,500.00

Recreation - Pool, Heaters & Insulation: New

Quantity: 1 Allowance

UL: 50

RUL: 48

Funding Basis: Funded based on
Association records

Current Cost: \$26,300.00

Building Interior - Pool: Interior Remodel

Quantity: 1 Allowance

UL: 5

RUL: 1

Funding Basis: Funded based on prior
reserve study

Current Cost: \$6,930.00

Recreation - Pool: Resurface

Quantity: 2700 Square Feet

UL: 20

Condition: Unknown

RUL: 12

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$70,900.00

Recreation - Recreation Equipment, Hi Lo

Quantity: 1 Allowance

UL: 30

Condition: Good

RUL: 28

Funding Basis: Funded based on
Association records

Current Cost: \$32,400.00

Recreation - Recreation Equipment, Perimeter

Quantity: 1 Allowance

UL: 20

RUL: 2

Funding Basis: Funded based on prior
reserve study

Current Cost: \$40,700.00

Recreation - Recreation Equipment, Pool

Quantity: 1 Allowance

UL: 20

RUL: 0

Funding Basis: Funded based on prior
reserve study

Current Cost: \$28,200.00

Recreation - Recreation Equipment, Reichel Beach

Quantity: 1 Allowance

UL: 20

Condition: Fair

RUL: 4

Funding Basis: Funded based on prior
reserve study

Current Cost: \$22,900.00

Recreation - Recreation Equipment, Vine Lane

Quantity: 1 Allowance

UL: 20

RUL: 1

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$10,000.00

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: \$10,500.00

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: \$10,500.00

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

Condition: Unknown

Funding Basis: Unfunded, funded within
another component**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: \$10,500.00

Site/Grounds - Roads - 10 year Engineering Plan

Quantity: 1 Allowance

UL: 10

Condition: Not Applicable

RUL: 8

Funding Basis: Funded based on
Association direction

Current Cost: \$37,500.00

Building Exterior - Roof, Office: Replace

Quantity: 1225 Square Feet

UL: 30

Condition: Fair

RUL: 2

Funding Basis: Funded based on prior
reserve study

Current Cost: \$6,930.00

Building Exterior - Roof, Pool Bldg: Replace, Front

Quantity: 1600 Square Feet

UL: 35

Condition: Fair

RUL: 3

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$8,960.00

Building Exterior - Roof, Pool Bldg: Replace, Rear

Quantity: 1600 Square Feet	UL: 35
Condition: Good	RUL: 28
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$8,960.00

Site/Grounds - RV Dump Station: Repair/Replace

Quantity: 1 Allowance	UL: 50
Condition: Excellent	RUL: 45
Funding Basis: Funded based on prior reserve study	Current Cost: \$33,500.00

Mechanical & Equipment - Security, Sally Arm System: Replace

Quantity: 1 Allowance	UL: 12
Condition: Functional	RUL: 7
Funding Basis: Funded based on prior reserve study	Current Cost: \$6,750.00

Site/Grounds - Security, Spikes: Replace

Quantity: 1 Allowance	UL: 10
Condition: Functional	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$8,190.00

Mechanical & Equipment - Septic System, Blue Water: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Harrington Park: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

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

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Longmire: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Loop: Replace

Quantity: 1 Allowance	UL: 50
Condition: Poor	RUL: 9
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Madrona: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Office

Quantity: 1 Allowance	UL: 51
	RUL: 0
Funding Basis: Funded based on Association direction	Current Cost: \$21,000.00

Mechanical & Equipment - Septic System, Otter Beach: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Perimeter: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Pool: Replace

Quantity: 1 Allowance	UL: 30
Condition: Good	RUL: 28
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Rampart: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Reichel Beach: Replace

Quantity: 1 Allowance	UL: 50
	RUL: 2
Funding Basis: Funded based on Association records	Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Sports Court: Replace

Quantity: 1 Allowance

UL: 50

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Sunset Beach: Replace

Quantity: 1 Allowance

UL: 50

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Windy Beach: Replace

Quantity: 1 Allowance

UL: 50

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Woodside: Replace

Quantity: 1 Allowance

UL: 50

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Building Exterior - Siding, Pool Bldg: Repaint

Quantity: 1 Allowance

UL: 8

Condition: Fair

RUL: 2

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$6,720.00

Building Exterior - Siding, Pool Bldg: Repair/Replace

Quantity: 1 Allowance

UL: 50

Condition: Good

RUL: 28

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$37,800.00

Mechanical & Equipment - Spa, Heater: Replace

Quantity: 1 Allowance

UL: 20

RUL: 12

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$5,570.00

Mechanical & Equipment - Spa: Resurface

Quantity: 1 Allowance

UL: 16

RUL: 8

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$8,400.00

Site/Grounds - Spillways, Concrete: Repair/Replace

Quantity: 1 Allowance	UL: 25
Condition: Functional	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$60,900.00

Site/Grounds - Spillways, Gates & Weirs: Replace

Quantity: 1 Allowance	UL: 25
	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$6,510.00

Mechanical & Equipment - Surveillance System Cameras: Replace

Quantity: 16 Each	UL: 10
	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$6,240.00

Recreation - Tennis & Basketball Court, Rampart: Reseal

Quantity: 1 Allowance	UL: 8
	RUL: 1
Funding Basis: Funded based on Association direction	Current Cost: \$8,930.00

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: \$92,200.00

Recreation - Tennis Court, Hi Lo: Reseal

Quantity: 1 Allowance	UL: 8
Condition: Good	RUL: 6
Funding Basis: Funded based on Association records	Current Cost: \$8,930.00

Recreation - Tennis Court, Hi Lo: Resurface

Quantity: 1 Allowance	UL: 40
Condition: Excellent	RUL: 38
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$104,000.00

Recreation - Tennis Court, Longmire: Reseal

Quantity: 7200 Square Feet	UL: 8
	RUL: 6
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,430.00

Recreation - Tennis Court, Longmire: Resurface

Quantity: 7200 Square Feet

UL: 40

RUL: 38

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$92,400.00

Site/Grounds - Trails: Maintain / Repair

Quantity: 1 Allowance

UL: 4

RUL: 2

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$6,930.00

Recreation - Water Slides: Replace

Quantity: 1 Allowance

UL: 20

Condition: Excellent

RUL: 18

Funding Basis: Funded based on
Association records

Current Cost: \$32,600.00

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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