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Sunwood Lakes HOA

Olympia, WA



Report #: 20040-14

Beginning: January 1, 2027

Expires: December 31, 2027

RESERVE STUDY
Update "No-Site-Visit"

April 30, 2026

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Sunwood Lakes HOA

Olympia, WA

Level of Service: Update "No-Site-Visit"

Report #: 20040-14

of Units: 431

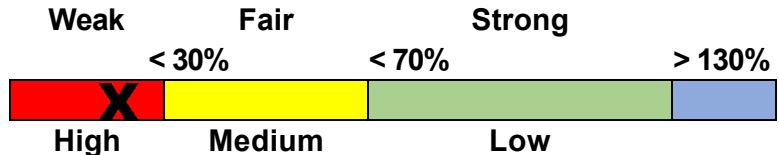
January 1, 2027 through December 31, 2027

Findings & Recommendations

as of January 1, 2027

Starting Reserve Balance	\$355,972
Current Fully Funded Reserve Balance	\$1,744,170
Percent Funded	20.4 %
Average Reserve (Deficit) or Surplus Per Unit	(\$3,221)
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	\$13,000
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	\$10,450
2027 "Baseline Funding" minimum to keep Reserves above \$0	\$5,800
Most Recent Budgeted Reserve Transfer Rate	\$9,300

Reserve Fund Strength: 20.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 20.4 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$94,703 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds/Equipment			
201 Asphalt - Resurface/Repave	25	5	\$60,000
202 Asphalt - Seal/Repair	5	0	\$10,600
250 Mailboxes, 2006- Replace	25	4	\$27,000
252 Mailboxes, 2016 - Replace	25	14	\$27,000
253 Mailboxes, 2021 - Replace	25	19	\$24,000
254 Mailboxes, 2022 - Replace	25	20	\$18,000
320 Outdoor Lights - Replace	10	2	\$6,630
405 Play Equipment - Replace	20	8	\$74,300
409 Picnic Tables - Replace (part)	7	0	\$2,970
502 Chain Link Fence - Replace	30	5	\$13,400
505 Wood Fence - Replace	20	9	\$7,580
510 Picnic Structure - Repair/Replace	10	0	\$6,100
511 Gazebo, Island - Rebuild/Replace	40	35	\$30,400
1403 Building Sign - Replace	24	2	\$3,500
1608 Basketball Equipment - Replace	30	9	\$2,650
1701 Bridge - Replace	25	8	\$39,400
1901 Landscape/Greenbelts - Refurbish	5	4	\$8,110
Clubhouse & Pool			
108 Composite Deck - Replace	25	9	\$37,500
310 Furnace - Replace	20	0	\$5,140
603 Flooring - Replace	20	4	\$8,960
901 Cabana Appliances - Replace	25	9	\$3,820
909 Bathrooms - Refurbish	25	9	\$12,100
920 Electrical - System Evaluation	5	0	\$6,500
1001 Surveillance System - Replace	10	0	\$3,550
1100 Windows/Glass Doors - Replace	30	13	\$37,500
1110 Interior Surfaces - Repaint	15	2	\$12,300
1119 Building Exterior - Caulk/Paint	10	2	\$11,700
1150 Clubhouse Roof - Replace	25	5	\$14,600
1201 Pool Deck - Resurface/Coating	10	3	\$33,200
1202 Pool Surface/Tile - Resurf/Repl	10	6	\$25,900
1204 Pool Coping - Replace	20	16	\$20,800
1207 Pool Filters - Replace	15	6	\$5,200
1208 Pool Heater - Replace	10	1	\$6,310
1210 Pool Pump - Replace	5	3	\$2,700
1212 Pool Cover - Replace	10	8	\$5,620
1214 Pool Fence - Repair/Replace	30	8	\$7,530
1214 Pool Gate/Access - Replace	15	7	\$2,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1230 Pool Furniture - Replace	10	2	\$10,700
Rental Unit & Shop			
702 Rental Flooring - Replace	10	0	\$4,770
703 Rental Kitchen - Remodel	10	0	\$6,100
705 Rental Bathroom - Refurbish	10	0	\$5,460
708 Rental Interiors - Refurbish	10	0	\$6,630
710 Rental Woodstove - Replace	20	9	\$3,500
711 Rental Heating - Repair/Replace	15	4	\$6,630
717 Rental/Shop Exteriors - Clk/Paint	7	0	\$11,700
720 Rental Windows/Glass Drs - Replace	30	13	\$5,990
725 Rental House Roof - Replace	25	9	\$7,000
728 Rental Low Slope Roof - Replace	15	3	\$9,650
Water System			
300 Water System Plan - Inspect/Report	6	0	\$9,230
305 Water Reservoir #1 - Replace	75	16	\$242,000
307 Water Reservoir #2 - Replace	75	39	\$242,000
309 Water Reservoirs - Repair/Clean	10	0	\$19,100
311 Pumps Houses - Replace	25	3	\$24,200
312 Well #5 Pump - Replace	30	24	\$29,300
313 Well #2 Pumps - Replace	30	8	\$18,000
314 Hydropneumatic Tank - Replace	75	16	\$13,500
315 Booster Pumps - Replace	30	4	\$10,100
322 Well #2 - Replacement	85	28	\$30,400
324 Well #5 - Replacement	85	63	\$30,400
335 Generator, Pumphouse - Replace	20	13	\$36,000
336 Generator, Incline Dr. Homes - Rplc	20	13	\$18,000
412 Distribution Lines - Replace	75	32	\$1,350,000
413 Distribution/Gate Valves - Replace	35	0	\$64,700
417 SCADA/Telemetry Systems - Replace	30	22	\$15,800
421 Dist. Sys. Blow-Offs - 2nd-6th years	1	0	\$14,600

65 Total Funded Components

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

2027			
# Component	Quantity	Unit of Measure	Expenses
Site/Grounds/Equipment			
202 Asphalt - Seal/Repair	19400	GSF	\$10,600
409 Picnic Tables - Replace (part)	12	Tables	\$2,970
510 Picnic Structure - Repair/Replace	1	Wood Structures	\$6,100
Chapter Cost			\$19,670
Clubhouse & Pool			
310 Furnace - Replace	1	Olsen Furnace	\$5,140
920 Electrical - System Evaluation	1	Evaluation	\$6,500
1001 Surveillance System - Replace	1	DVR System	\$3,550
Chapter Cost			\$15,190
Rental Unit & Shop			
702 Rental Flooring - Replace	900	GSF laminate	\$4,770
703 Rental Kitchen - Remodel	1	Cab	\$6,100
705 Rental Bathroom - Refurbish	1	Full Bathroom	\$5,460
708 Rental Interiors - Refurbish	1	Paint, updates, etc.	\$6,630
717 Rental/Shop Exteriors - Clk/Paint	2300	GSF wood	\$11,700
Chapter Cost			\$34,660
Water System			
300 Water System Plan - Inspect/Report	1	SWSMP inspect/report	\$9,230
309 Water Reservoirs - Repair/Clean	2	Large Concrete	\$19,100
413 Distribution/Gate Valves - Replace	41	valves	\$64,700
421 Dist. Sys. Blow-Offs - 2nd-6th years	1	18% of (22) 2" & (14) 1"	\$14,600
Chapter Cost			\$107,630
Annual Total:			\$177,150

2028			
# Component	Quantity	Unit of Measure	Expenses
Clubhouse & Pool			
1208 Pool Heater - Replace	1	gas heater	\$6,499
Chapter Cost			\$6,499
Water System			
421 Dist. Sys. Blow-Offs - 2nd-6th years	1	18% of (22) 2" & (14) 1"	\$15,038
Chapter Cost			\$15,038
Annual Total:			\$21,537

2029			
# Component	Quantity	Unit of Measure	Expenses
Site/Grounds/Equipment			
320 Outdoor Lights - Replace	1	Allowance	\$7,034
1403 Building Sign - Replace	1	Wood Sign	\$3,713
Chapter Cost			\$10,747
Clubhouse & Pool			
1110 Interior Surfaces - Repaint	3300	GSF	\$13,049
1119 Building Exterior - Caulk/Paint	2300	GSF wood	\$12,413
1230 Pool Furniture - Replace	1	Assorted furniture	\$11,352

Chapter Cost			\$36,814
Water System			
421	Dist. Sys. Blow-Offs - 2nd-6th years	1 18% of (22) 2" & (14) 1"	\$15,489
Chapter Cost			\$15,489

Annual Total: **\$63,050**

2030			
#	Component	Quantity Unit of Measure	Expenses
Clubhouse & Pool			
1201	Pool Deck - Resurface/Coating	3720 GSF concrete	\$36,279
1210	Pool Pump - Replace	1 5 HP Pump	\$2,950
Chapter Cost			\$39,229
Rental Unit & Shop			
728	Rental Low Slope Roof - Replace	560 GSF	\$10,545
Chapter Cost			\$10,545
Water System			
311	Pumps Houses - Replace	2 Pump Houses	\$26,444
421	Dist. Sys. Blow-Offs - 2nd-6th years	1 18% of (22) 2" & (14) 1"	\$15,954
Chapter Cost			\$42,398

Annual Total: **\$92,172**

2031			
#	Component	Quantity Unit of Measure	Expenses
Site/Grounds/Equipment			
250	Mailboxes, 2006- Replace	9 clusters	\$30,389
1901	Landscape/Greenbelts - Refurbish	1 Shrubs, grass, trees	\$9,128
Chapter Cost			\$39,517
Clubhouse & Pool			
603	Flooring - Replace	1800 GSF Laminate	\$10,085
Chapter Cost			\$10,085
Rental Unit & Shop			
711	Rental Heating - Repair/Replace	1 Panasonic Mini-Split	\$7,462
Chapter Cost			\$7,462
Water System			
315	Booster Pumps - Replace	3 1 HP Red Jacket Pumps	\$11,368
421	Dist. Sys. Blow-Offs - 2nd-6th years	1 18% of (22) 2" & (14) 1"	\$16,432
Chapter Cost			\$27,800

Annual Total: **\$84,864**

Grand Total: **\$438,773**

Introduction



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

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



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

Methodology

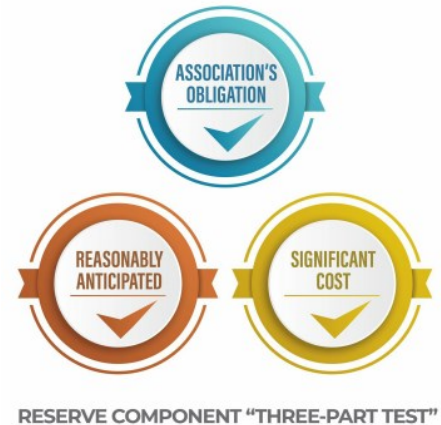


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

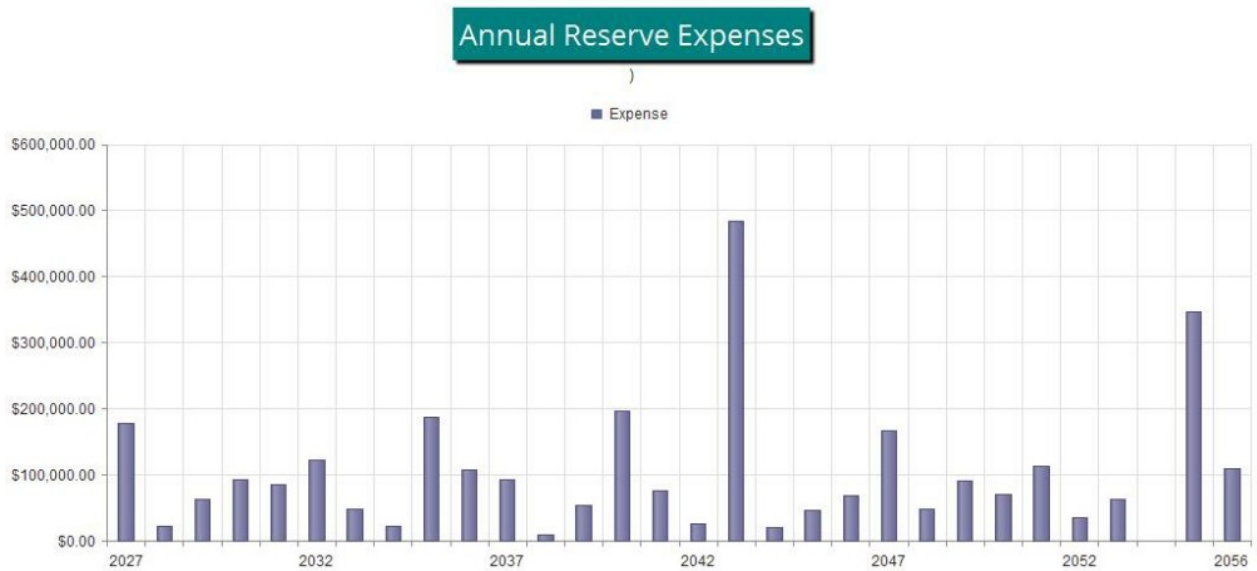


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$355,972 as-of the start of your Fiscal Year on 1/1/2027. Your Starting Reserve Balance was derived from your recent reserve balance as of 3/31/2026, plus budgeted reserve contributions, minus reserve expenses thru the end of your fiscal year. As of 1/1/2027, your Fully Funded Balance is computed to be \$1,744,170 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted transfers of \$13,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

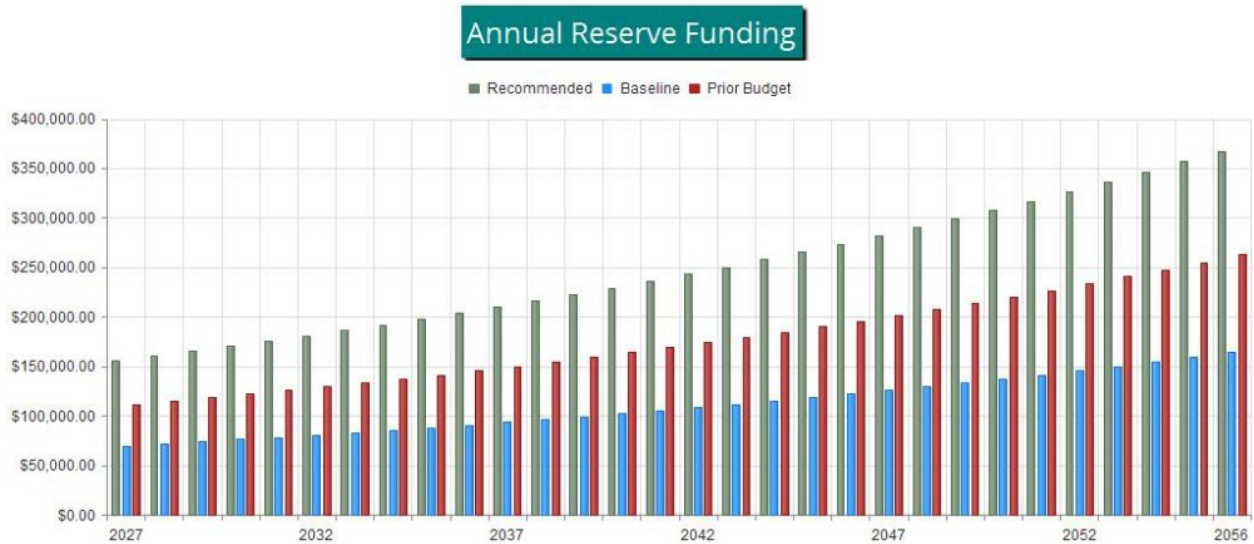


Figure 2

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

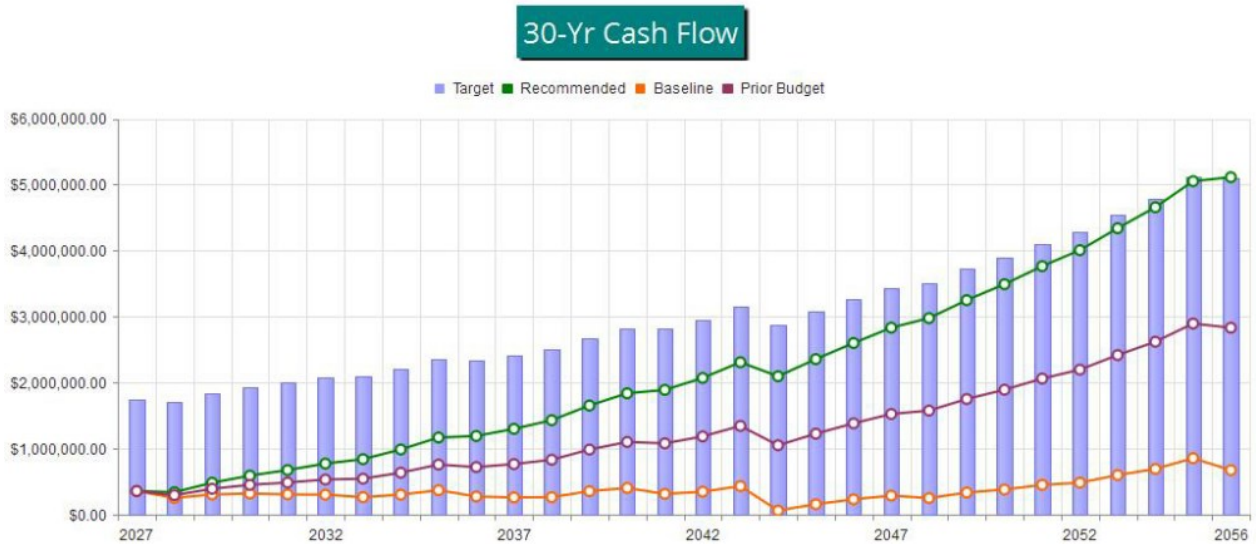


Figure 3

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

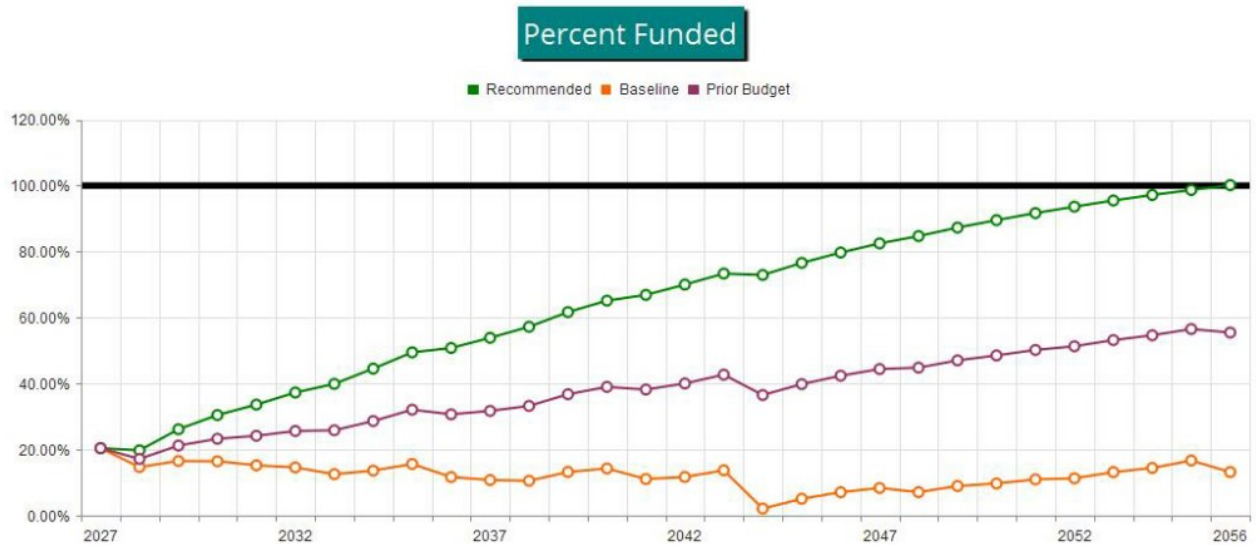


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

# Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Lower Estimate	Higher Estimate	
Site/Grounds/Equipment						
201	Asphalt - Resurface/Repave	19,370 GSF	25	5	\$54,000	\$66,000
202	Asphalt - Seal/Repair	19,400 GSF	5	0	\$9,540	\$11,700
250	Mailboxes, 2006- Replace	9 clusters	25	4	\$24,300	\$29,700
252	Mailboxes, 2016 - Replace	9 clusters	25	14	\$24,300	\$29,700
253	Mailboxes, 2021 - Replace	8 clusters	25	19	\$21,600	\$26,400
254	Mailboxes, 2022 - Replace	6 Clusters	25	20	\$16,200	\$19,800
320	Outdoor Lights - Replace	1 Allowance	10	2	\$5,970	\$7,290
405	Play Equipment - Replace	1 Allowance	20	8	\$66,900	\$81,700
409	Picnic Tables - Replace (part)	12 Tables	7	0	\$2,670	\$3,270
502	Chain Link Fence - Replace	360 LF	30	5	\$12,100	\$14,700
505	Wood Fence - Replace	150 LF board	20	9	\$6,820	\$8,340
510	Picnic Structure - Repair/Replace	1 Wood Structures	10	0	\$5,490	\$6,710
511	Gazebo, Island - Rebuild/Replace	1 wood structure	40	35	\$27,400	\$33,400
1403	Building Sign - Replace	1 Wood Sign	24	2	\$3,150	\$3,850
1608	Basketball Equipment - Replace	1 Metal Assembly	30	9	\$2,380	\$2,920
1701	Bridge - Replace	1 480 GSF wood	25	8	\$35,500	\$43,300
1901	Landscape/Greenbelts - Refurbish	1 Shrubs, grass, trees	5	4	\$7,300	\$8,920
Clubhouse & Pool						
108	Composite Deck - Replace	1,250 GSF	25	9	\$33,800	\$41,200
310	Furnace - Replace	1 Olsen Furnace	20	0	\$4,630	\$5,650
603	Flooring - Replace	1,800 GSF Laminate	20	4	\$8,060	\$9,860
901	Cabana Appliances - Replace	1 Kitchen	25	9	\$3,440	\$4,200
909	Bathrooms - Refurbish	2 Bathrooms	25	9	\$10,900	\$13,300
920	Electrical - System Evaluation	1 Evaluation	5	0	\$5,850	\$7,150
1001	Surveillance System - Replace	1 DVR System	10	0	\$3,200	\$3,900
1100	Windows/Glass Doors - Replace	30 Windows	30	13	\$33,800	\$41,200
1110	Interior Surfaces - Repaint	3,300 GSF	15	2	\$11,100	\$13,500
1119	Building Exterior - Caulk/Paint	2,300 GSF wood	10	2	\$10,500	\$12,900
1150	Clubhouse Roof - Replace	2,400 GSF comp shingle	25	5	\$13,100	\$16,100
1201	Pool Deck - Resurface/Coating	3,720 GSF concrete	10	3	\$29,900	\$36,500
1202	Pool Surface/Tile - Resurf/Repl	30 LF tile	10	6	\$23,300	\$28,500
1204	Pool Coping - Replace	160 LF Concrete/Stone	20	16	\$18,700	\$22,900
1207	Pool Filters - Replace	2 Hayward Sand Filters	15	6	\$4,680	\$5,720
1208	Pool Heater - Replace	1 gas heater	10	1	\$5,680	\$6,940
1210	Pool Pump - Replace	1 5 HP Pump	5	3	\$2,430	\$2,970
1212	Pool Cover - Replace	1 mesh cover/reel	10	8	\$5,060	\$6,180
1214	Pool Fence - Repair/Replace	290 LF chain link	30	8	\$6,780	\$8,280
1214	Pool Gate/Access - Replace	1 gate/access system	15	7	\$2,430	\$2,970
1230	Pool Furniture - Replace	1 Assorted furniture	10	2	\$9,630	\$11,800
Rental Unit & Shop						
702	Rental Flooring - Replace	900 GSF laminate	10	0	\$4,290	\$5,250
703	Rental Kitchen - Remodel	1 Cab	10	0	\$5,490	\$6,710
705	Rental Bathroom - Refurbish	1 Full Bathroom	10	0	\$4,910	\$6,010

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
708	Rental Interiors - Refurbish	1	Paint, updates, etc.	10	0	\$5,970	\$7,290
710	Rental Woodstove - Replace	1	woodstove	20	9	\$3,150	\$3,850
711	Rental Heating - Repair/Replace	1	Panasonic Mini-Split	15	4	\$5,970	\$7,290
717	Rental/Shop Exteriors - Clk/Paint	2,300	GSF wood	7	0	\$10,500	\$12,900
720	Rental Windows/Glass Drs - Replace	5	Wdws (1) Slider	30	13	\$5,390	\$6,590
725	Rental House Roof - Replace	1,100	GSF	25	9	\$6,300	\$7,700
728	Rental Low Slope Roof - Replace	560	GSF	15	3	\$8,680	\$10,600
Water System							
300	Water System Plan - Inspect/Report	1	SWSMP inspect/report	6	0	\$8,310	\$10,200
305	Water Reservoir #1 - Replace	79,275	79,275 gallons, concrete	75	16	\$218,000	\$266,000
307	Water Reservoir #2 - Replace	79,275	79,275 gallons, concrete	75	39	\$218,000	\$266,000
309	Water Reservoirs - Repair/Clean	2	Large Concrete	10	0	\$17,200	\$21,000
311	Pumps Houses - Replace	2	Pump Houses	25	3	\$21,800	\$26,600
312	Well #5 Pump - Replace	1	15 HP pump	30	24	\$26,400	\$32,200
313	Well #2 Pumps - Replace	2	7.5 HP pumps	30	8	\$16,200	\$19,800
314	Hydropneumatic Tank - Replace	1	1000 gallon tank	75	16	\$12,200	\$14,800
315	Booster Pumps - Replace	3	1 HP Red Jacket Pumps	30	4	\$9,090	\$11,100
322	Well #2 - Replacement	12	12" diamater, 301 deep	85	28	\$27,400	\$33,400
324	Well #5 - Replacement	8	8" diamater, 300 deep	85	63	\$27,400	\$33,400
335	Generator, Pumphouse - Replace	1	Cummins 36KW	20	13	\$32,400	\$39,600
336	Generator, Incline Dr. Homes - Rplc	1	Briggs & Stratton 20KW	20	13	\$16,200	\$19,800
412	Distribution Lines - Replace	1	AC & PVC Lines	75	32	\$1,220,000	\$1,480,000
413	Distribution/Gate Valves - Replace	41	valves	35	0	\$58,200	\$71,200
417	SCADA/Telemetry Systems - Replace	1	wireless comm. system	30	22	\$14,200	\$17,400
421	Dist. Sys. Blow-Offs - 2nd-6th years	1	18% of (22) 2" & (14) 1"	1	0	\$13,100	\$16,100
65	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds/Equipment								
201	Asphalt - Resurface/Repave	\$60,000	X	20	/	25	=	\$48,000
202	Asphalt - Seal/Repair	\$10,600	X	5	/	5	=	\$10,600
250	Mailboxes, 2006- Replace	\$27,000	X	21	/	25	=	\$22,680
252	Mailboxes, 2016 - Replace	\$27,000	X	11	/	25	=	\$11,880
253	Mailboxes, 2021 - Replace	\$24,000	X	6	/	25	=	\$5,760
254	Mailboxes, 2022 - Replace	\$18,000	X	5	/	25	=	\$3,600
320	Outdoor Lights - Replace	\$6,630	X	8	/	10	=	\$5,304
405	Play Equipment - Replace	\$74,300	X	12	/	20	=	\$44,580
409	Picnic Tables - Replace (part)	\$2,970	X	7	/	7	=	\$2,970
502	Chain Link Fence - Replace	\$13,400	X	25	/	30	=	\$11,167
505	Wood Fence - Replace	\$7,580	X	11	/	20	=	\$4,169
510	Picnic Structure - Repair/Replace	\$6,100	X	10	/	10	=	\$6,100
511	Gazebo, Island - Rebuild/Replace	\$30,400	X	5	/	40	=	\$3,800
1403	Building Sign - Replace	\$3,500	X	22	/	24	=	\$3,208
1608	Basketball Equipment - Replace	\$2,650	X	21	/	30	=	\$1,855
1701	Bridge - Replace	\$39,400	X	17	/	25	=	\$26,792
1901	Landscape/Greenbelts - Refurbish	\$8,110	X	1	/	5	=	\$1,622
Clubhouse & Pool								
108	Composite Deck - Replace	\$37,500	X	16	/	25	=	\$24,000
310	Furnace - Replace	\$5,140	X	20	/	20	=	\$5,140
603	Flooring - Replace	\$8,960	X	16	/	20	=	\$7,168
901	Cabana Appliances - Replace	\$3,820	X	16	/	25	=	\$2,445
909	Bathrooms - Refurbish	\$12,100	X	16	/	25	=	\$7,744
920	Electrical - System Evaluation	\$6,500	X	5	/	5	=	\$6,500
1001	Surveillance System - Replace	\$3,550	X	10	/	10	=	\$3,550
1100	Windows/Glass Doors - Replace	\$37,500	X	17	/	30	=	\$21,250
1110	Interior Surfaces - Repaint	\$12,300	X	13	/	15	=	\$10,660
1119	Building Exterior - Caulk/Paint	\$11,700	X	8	/	10	=	\$9,360
1150	Clubhouse Roof - Replace	\$14,600	X	20	/	25	=	\$11,680
1201	Pool Deck - Resurface/Coating	\$33,200	X	7	/	10	=	\$23,240
1202	Pool Surface/Tile - Resurf/Repl	\$25,900	X	4	/	10	=	\$10,360
1204	Pool Coping - Replace	\$20,800	X	4	/	20	=	\$4,160
1207	Pool Filters - Replace	\$5,200	X	9	/	15	=	\$3,120
1208	Pool Heater - Replace	\$6,310	X	9	/	10	=	\$5,679
1210	Pool Pump - Replace	\$2,700	X	2	/	5	=	\$1,080
1212	Pool Cover - Replace	\$5,620	X	2	/	10	=	\$1,124
1214	Pool Fence - Repair/Replace	\$7,530	X	22	/	30	=	\$5,522
1214	Pool Gate/Access - Replace	\$2,700	X	8	/	15	=	\$1,440
1230	Pool Furniture - Replace	\$10,700	X	8	/	10	=	\$8,560
Rental Unit & Shop								
702	Rental Flooring - Replace	\$4,770	X	10	/	10	=	\$4,770
703	Rental Kitchen - Remodel	\$6,100	X	10	/	10	=	\$6,100
705	Rental Bathroom - Refurbish	\$5,460	X	10	/	10	=	\$5,460

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
708	Rental Interiors - Refurbish	\$6,630	X	10	/	10	=	\$6,630
710	Rental Woodstove - Replace	\$3,500	X	11	/	20	=	\$1,925
711	Rental Heating - Repair/Replace	\$6,630	X	11	/	15	=	\$4,862
717	Rental/Shop Exteriors - Clk/Paint	\$11,700	X	7	/	7	=	\$11,700
720	Rental Windows/Glass Drs - Replace	\$5,990	X	17	/	30	=	\$3,394
725	Rental House Roof - Replace	\$7,000	X	16	/	25	=	\$4,480
728	Rental Low Slope Roof - Replace	\$9,650	X	12	/	15	=	\$7,720
Water System								
300	Water System Plan - Inspect/Report	\$9,230	X	6	/	6	=	\$9,230
305	Water Reservoir #1 - Replace	\$242,000	X	59	/	75	=	\$190,373
307	Water Reservoir #2 - Replace	\$242,000	X	36	/	75	=	\$116,160
309	Water Reservoirs - Repair/Clean	\$19,100	X	10	/	10	=	\$19,100
311	Pumps Houses - Replace	\$24,200	X	22	/	25	=	\$21,296
312	Well #5 Pump - Replace	\$29,300	X	6	/	30	=	\$5,860
313	Well #2 Pumps - Replace	\$18,000	X	22	/	30	=	\$13,200
314	Hydropneumatic Tank - Replace	\$13,500	X	59	/	75	=	\$10,620
315	Booster Pumps - Replace	\$10,100	X	26	/	30	=	\$8,753
322	Well #2 - Replacement	\$30,400	X	57	/	85	=	\$20,386
324	Well #5 - Replacement	\$30,400	X	22	/	85	=	\$7,868
335	Generator, Pumphouse - Replace	\$36,000	X	7	/	20	=	\$12,600
336	Generator, Incline Dr. Homes - Rplc	\$18,000	X	7	/	20	=	\$6,300
412	Distribution Lines - Replace	\$1,350,000	X	43	/	75	=	\$774,000
413	Distribution/Gate Valves - Replace	\$64,700	X	35	/	35	=	\$64,700
417	SCADA/Telemetry Systems - Replace	\$15,800	X	8	/	30	=	\$4,213
421	Dist. Sys. Blow-Offs - 2nd-6th years	\$14,600	X	1	/	1	=	\$14,600
								\$1,744,170

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds/Equipment				
201 Asphalt - Resurface/Repave	25	\$60,000	\$2,400	2.53 %
202 Asphalt - Seal/Repair	5	\$10,600	\$2,120	2.24 %
250 Mailboxes, 2006- Replace	25	\$27,000	\$1,080	1.14 %
252 Mailboxes, 2016 - Replace	25	\$27,000	\$1,080	1.14 %
253 Mailboxes, 2021 - Replace	25	\$24,000	\$960	1.01 %
254 Mailboxes, 2022 - Replace	25	\$18,000	\$720	0.76 %
320 Outdoor Lights - Replace	10	\$6,630	\$663	0.70 %
405 Play Equipment - Replace	20	\$74,300	\$3,715	3.92 %
409 Picnic Tables - Replace (part)	7	\$2,970	\$424	0.45 %
502 Chain Link Fence - Replace	30	\$13,400	\$447	0.47 %
505 Wood Fence - Replace	20	\$7,580	\$379	0.40 %
510 Picnic Structure - Repair/Replace	10	\$6,100	\$610	0.64 %
511 Gazebo, Island - Rebuild/Replace	40	\$30,400	\$760	0.80 %
1403 Building Sign - Replace	24	\$3,500	\$146	0.15 %
1608 Basketball Equipment - Replace	30	\$2,650	\$88	0.09 %
1701 Bridge - Replace	25	\$39,400	\$1,576	1.66 %
1901 Landscape/Greenbelts - Refurbish	5	\$8,110	\$1,622	1.71 %
Clubhouse & Pool				
108 Composite Deck - Replace	25	\$37,500	\$1,500	1.58 %
310 Furnace - Replace	20	\$5,140	\$257	0.27 %
603 Flooring - Replace	20	\$8,960	\$448	0.47 %
901 Cabana Appliances - Replace	25	\$3,820	\$153	0.16 %
909 Bathrooms - Refurbish	25	\$12,100	\$484	0.51 %
920 Electrical - System Evaluation	5	\$6,500	\$1,300	1.37 %
1001 Surveillance System - Replace	10	\$3,550	\$355	0.37 %
1100 Windows/Glass Doors - Replace	30	\$37,500	\$1,250	1.32 %
1110 Interior Surfaces - Repaint	15	\$12,300	\$820	0.87 %
1119 Building Exterior - Caulk/Paint	10	\$11,700	\$1,170	1.24 %
1150 Clubhouse Roof - Replace	25	\$14,600	\$584	0.62 %
1201 Pool Deck - Resurface/Coating	10	\$33,200	\$3,320	3.51 %
1202 Pool Surface/Tile - Resurf/Repl	10	\$25,900	\$2,590	2.73 %
1204 Pool Coping - Replace	20	\$20,800	\$1,040	1.10 %
1207 Pool Filters - Replace	15	\$5,200	\$347	0.37 %
1208 Pool Heater - Replace	10	\$6,310	\$631	0.67 %
1210 Pool Pump - Replace	5	\$2,700	\$540	0.57 %
1212 Pool Cover - Replace	10	\$5,620	\$562	0.59 %
1214 Pool Fence - Repair/Replace	30	\$7,530	\$251	0.27 %
1214 Pool Gate/Access - Replace	15	\$2,700	\$180	0.19 %
1230 Pool Furniture - Replace	10	\$10,700	\$1,070	1.13 %
Rental Unit & Shop				
702 Rental Flooring - Replace	10	\$4,770	\$477	0.50 %
703 Rental Kitchen - Remodel	10	\$6,100	\$610	0.64 %
705 Rental Bathroom - Refurbish	10	\$5,460	\$546	0.58 %
708 Rental Interiors - Refurbish	10	\$6,630	\$663	0.70 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
710	Rental Woodstove - Replace	20	\$3,500	\$175	0.18 %
711	Rental Heating - Repair/Replace	15	\$6,630	\$442	0.47 %
717	Rental/Shop Exteriors - Clk/Paint	7	\$11,700	\$1,671	1.76 %
720	Rental Windows/Glass Drs - Replace	30	\$5,990	\$200	0.21 %
725	Rental House Roof - Replace	25	\$7,000	\$280	0.30 %
728	Rental Low Slope Roof - Replace	15	\$9,650	\$643	0.68 %
Water System					
300	Water System Plan - Inspect/Report	6	\$9,230	\$1,538	1.62 %
305	Water Reservoir #1 - Replace	75	\$242,000	\$3,227	3.41 %
307	Water Reservoir #2 - Replace	75	\$242,000	\$3,227	3.41 %
309	Water Reservoirs - Repair/Clean	10	\$19,100	\$1,910	2.02 %
311	Pumps Houses - Replace	25	\$24,200	\$968	1.02 %
312	Well #5 Pump - Replace	30	\$29,300	\$977	1.03 %
313	Well #2 Pumps - Replace	30	\$18,000	\$600	0.63 %
314	Hydropneumatic Tank - Replace	75	\$13,500	\$180	0.19 %
315	Booster Pumps - Replace	30	\$10,100	\$337	0.36 %
322	Well #2 - Replacement	85	\$30,400	\$358	0.38 %
324	Well #5 - Replacement	85	\$30,400	\$358	0.38 %
335	Generator, Pumphouse - Replace	20	\$36,000	\$1,800	1.90 %
336	Generator, Incline Dr. Homes - Rplc	20	\$18,000	\$900	0.95 %
412	Distribution Lines - Replace	75	\$1,350,000	\$18,000	19.01 %
413	Distribution/Gate Valves - Replace	35	\$64,700	\$1,849	1.95 %
417	SCADA/Telemetry Systems - Replace	30	\$15,800	\$527	0.56 %
421	Dist. Sys. Blow-Offs - 2nd-6th years	1	\$14,600	\$14,600	15.42 %
65	Total Funded Components			\$94,703	100.00 %

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$355,972	\$1,744,170	20.4 %	High	39.78 %	\$156,000	\$0	\$3,470	\$177,150
2028	\$338,292	\$1,711,574	19.8 %	High	3.00 %	\$160,680	\$0	\$4,097	\$21,537
2029	\$481,532	\$1,841,208	26.2 %	High	3.00 %	\$165,500	\$0	\$5,352	\$63,049
2030	\$589,335	\$1,934,988	30.5 %	Medium	3.00 %	\$170,465	\$0	\$6,314	\$92,172
2031	\$673,943	\$2,004,689	33.6 %	Medium	3.00 %	\$175,579	\$0	\$7,226	\$84,863
2032	\$771,885	\$2,070,281	37.3 %	Medium	3.00 %	\$180,847	\$0	\$8,051	\$121,840
2033	\$838,943	\$2,102,542	39.9 %	Medium	3.00 %	\$186,272	\$0	\$9,122	\$48,156
2034	\$986,180	\$2,214,533	44.5 %	Medium	3.00 %	\$191,860	\$0	\$10,764	\$21,363
2035	\$1,167,441	\$2,360,437	49.5 %	Medium	3.00 %	\$197,616	\$0	\$11,782	\$186,912
2036	\$1,189,927	\$2,343,246	50.8 %	Medium	3.00 %	\$203,545	\$0	\$12,437	\$107,331
2037	\$1,298,579	\$2,410,644	53.9 %	Medium	3.00 %	\$209,651	\$0	\$13,634	\$92,475
2038	\$1,429,389	\$2,498,595	57.2 %	Medium	3.00 %	\$215,940	\$0	\$15,400	\$8,735
2039	\$1,651,995	\$2,678,763	61.7 %	Medium	3.00 %	\$222,419	\$0	\$17,439	\$54,550
2040	\$1,837,303	\$2,820,574	65.1 %	Medium	3.00 %	\$229,091	\$0	\$18,624	\$195,888
2041	\$1,889,131	\$2,824,589	66.9 %	Medium	3.00 %	\$235,964	\$0	\$19,785	\$75,297
2042	\$2,069,583	\$2,956,568	70.0 %	Medium	3.00 %	\$243,043	\$0	\$21,878	\$26,641
2043	\$2,307,863	\$3,146,366	73.4 %	Low	3.00 %	\$250,334	\$0	\$22,006	\$484,942
2044	\$2,095,261	\$2,873,663	72.9 %	Low	3.00 %	\$257,844	\$0	\$22,242	\$20,330
2045	\$2,355,017	\$3,075,302	76.6 %	Low	3.00 %	\$265,580	\$0	\$24,760	\$46,306
2046	\$2,599,051	\$3,260,326	79.7 %	Low	3.00 %	\$273,547	\$0	\$27,143	\$67,931
2047	\$2,831,809	\$3,432,842	82.5 %	Low	3.00 %	\$281,753	\$0	\$29,029	\$166,072
2048	\$2,976,520	\$3,513,787	84.7 %	Low	3.00 %	\$290,206	\$0	\$31,115	\$48,703
2049	\$3,249,139	\$3,722,522	87.3 %	Low	3.00 %	\$298,912	\$0	\$33,685	\$91,072
2050	\$3,490,663	\$3,898,482	89.5 %	Low	3.00 %	\$307,879	\$0	\$36,258	\$70,852
2051	\$3,763,948	\$4,105,291	91.7 %	Low	3.00 %	\$317,116	\$0	\$38,838	\$113,023
2052	\$4,006,879	\$4,279,753	93.6 %	Low	3.00 %	\$326,629	\$0	\$41,714	\$35,804
2053	\$4,339,418	\$4,544,016	95.5 %	Low	3.00 %	\$336,428	\$0	\$44,965	\$63,404
2054	\$4,657,408	\$4,792,962	97.2 %	Low	3.00 %	\$346,521	\$0	\$48,529	\$0
2055	\$5,052,457	\$5,120,020	98.7 %	Low	3.00 %	\$356,917	\$0	\$50,804	\$347,513
2056	\$5,112,665	\$5,104,448	100.2 %	Low	3.00 %	\$367,624	\$0	\$52,661	\$108,850

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)	Projected Reserve Balance Changes								
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$355,972	\$1,744,170	20.4 %	High	-37.63 %	\$69,600	\$0	\$3,036	\$177,150
2028	\$251,458	\$1,711,574	14.7 %	High	3.00 %	\$71,688	\$0	\$2,778	\$21,537
2029	\$304,387	\$1,841,208	16.5 %	High	3.00 %	\$73,839	\$0	\$3,112	\$63,049
2030	\$318,288	\$1,934,988	16.4 %	High	3.00 %	\$76,054	\$0	\$3,117	\$92,172
2031	\$305,287	\$2,004,689	15.2 %	High	3.00 %	\$78,335	\$0	\$3,034	\$84,863
2032	\$301,793	\$2,070,281	14.6 %	High	3.00 %	\$80,685	\$0	\$2,825	\$121,840
2033	\$263,464	\$2,102,542	12.5 %	High	3.00 %	\$83,106	\$0	\$2,822	\$48,156
2034	\$301,236	\$2,214,533	13.6 %	High	3.00 %	\$85,599	\$0	\$3,349	\$21,363
2035	\$368,821	\$2,360,437	15.6 %	High	3.00 %	\$88,167	\$0	\$3,209	\$186,912
2036	\$273,286	\$2,343,246	11.7 %	High	3.00 %	\$90,812	\$0	\$2,662	\$107,331
2037	\$259,430	\$2,410,644	10.8 %	High	3.00 %	\$93,537	\$0	\$2,612	\$92,475
2038	\$263,103	\$2,498,595	10.5 %	High	3.00 %	\$96,343	\$0	\$3,083	\$8,735
2039	\$353,794	\$2,678,763	13.2 %	High	3.00 %	\$99,233	\$0	\$3,779	\$54,550
2040	\$402,256	\$2,820,574	14.3 %	High	3.00 %	\$102,210	\$0	\$3,571	\$195,888
2041	\$312,149	\$2,824,589	11.1 %	High	3.00 %	\$105,276	\$0	\$3,286	\$75,297
2042	\$345,415	\$2,956,568	11.7 %	High	3.00 %	\$108,435	\$0	\$3,881	\$26,641
2043	\$431,089	\$3,146,366	13.7 %	High	3.00 %	\$111,688	\$0	\$2,456	\$484,942
2044	\$60,290	\$2,873,663	2.1 %	High	3.00 %	\$115,038	\$0	\$1,081	\$20,330
2045	\$156,080	\$3,075,302	5.1 %	High	3.00 %	\$118,489	\$0	\$1,931	\$46,306
2046	\$230,194	\$3,260,326	7.1 %	High	3.00 %	\$122,044	\$0	\$2,584	\$67,931
2047	\$286,891	\$3,432,842	8.4 %	High	3.00 %	\$125,705	\$0	\$2,679	\$166,072
2048	\$249,204	\$3,513,787	7.1 %	High	3.00 %	\$129,477	\$0	\$2,909	\$48,703
2049	\$332,887	\$3,722,522	8.9 %	High	3.00 %	\$133,361	\$0	\$3,557	\$91,072
2050	\$378,732	\$3,898,482	9.7 %	High	3.00 %	\$137,362	\$0	\$4,139	\$70,852
2051	\$449,381	\$4,105,291	10.9 %	High	3.00 %	\$141,482	\$0	\$4,657	\$113,023
2052	\$482,497	\$4,279,753	11.3 %	High	3.00 %	\$145,727	\$0	\$5,399	\$35,804
2053	\$597,820	\$4,544,016	13.2 %	High	3.00 %	\$150,099	\$0	\$6,441	\$63,404
2054	\$690,956	\$4,792,962	14.4 %	High	3.00 %	\$154,602	\$0	\$7,718	\$0
2055	\$853,276	\$5,120,020	16.7 %	High	3.00 %	\$159,240	\$0	\$7,626	\$347,513
2056	\$672,628	\$5,104,448	13.2 %	High	3.00 %	\$164,017	\$0	\$7,034	\$108,850

30-Year Income/Expense Detail

Report # 20040-14
No-Site-Visit

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$355,972	\$338,292	\$481,532	\$589,335	\$673,943
Annual Reserve Funding	\$156,000	\$160,680	\$165,500	\$170,465	\$175,579
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,470	\$4,097	\$5,352	\$6,314	\$7,226
Total Income	\$515,442	\$503,069	\$652,384	\$766,114	\$856,748
# Component					
Site/Grounds/Equipment					
201 Asphalt - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$10,600	\$0	\$0	\$0	\$0
250 Mailboxes, 2006- Replace	\$0	\$0	\$0	\$0	\$30,389
252 Mailboxes, 2016 - Replace	\$0	\$0	\$0	\$0	\$0
253 Mailboxes, 2021 - Replace	\$0	\$0	\$0	\$0	\$0
254 Mailboxes, 2022 - Replace	\$0	\$0	\$0	\$0	\$0
320 Outdoor Lights - Replace	\$0	\$0	\$7,034	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace (part)	\$2,970	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Picnic Structure - Repair/Replace	\$6,100	\$0	\$0	\$0	\$0
511 Gazebo, Island - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Sign - Replace	\$0	\$0	\$3,713	\$0	\$0
1608 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1701 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1901 Landscape/Greenbelts - Refurbish	\$0	\$0	\$0	\$0	\$9,128
Clubhouse & Pool					
108 Composite Deck - Replace	\$0	\$0	\$0	\$0	\$0
310 Furnace - Replace	\$5,140	\$0	\$0	\$0	\$0
603 Flooring - Replace	\$0	\$0	\$0	\$0	\$10,085
901 Cabana Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$6,500	\$0	\$0	\$0	\$0
1001 Surveillance System - Replace	\$3,550	\$0	\$0	\$0	\$0
1100 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$13,049	\$0	\$0
1119 Building Exterior - Caulk/Paint	\$0	\$0	\$12,413	\$0	\$0
1150 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface/Coating	\$0	\$0	\$0	\$36,279	\$0
1202 Pool Surface/Tile - Resurf/Repl	\$0	\$0	\$0	\$0	\$0
1204 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$6,499	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$2,950	\$0
1212 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Gate/Access - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$11,352	\$0	\$0
Rental Unit & Shop					
702 Rental Flooring - Replace	\$4,770	\$0	\$0	\$0	\$0
703 Rental Kitchen - Remodel	\$6,100	\$0	\$0	\$0	\$0
705 Rental Bathroom - Refurbish	\$5,460	\$0	\$0	\$0	\$0
708 Rental Interiors - Refurbish	\$6,630	\$0	\$0	\$0	\$0
710 Rental Woodstove - Replace	\$0	\$0	\$0	\$0	\$0
711 Rental Heating - Repair/Replace	\$0	\$0	\$0	\$0	\$7,462
717 Rental/Shop Exteriors - Clk/Paint	\$11,700	\$0	\$0	\$0	\$0
720 Rental Windows/Glass Drs - Replace	\$0	\$0	\$0	\$0	\$0
725 Rental House Roof - Replace	\$0	\$0	\$0	\$0	\$0
728 Rental Low Slope Roof - Replace	\$0	\$0	\$0	\$10,545	\$0
Water System					
300 Water System Plan - Inspect/Report	\$9,230	\$0	\$0	\$0	\$0
305 Water Reservoir #1 - Replace	\$0	\$0	\$0	\$0	\$0
307 Water Reservoir #2 - Replace	\$0	\$0	\$0	\$0	\$0
309 Water Reservoirs - Repair/Clean	\$19,100	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
311 Pumps Houses - Replace	\$0	\$0	\$0	\$26,444	\$0
312 Well #5 Pump - Replace	\$0	\$0	\$0	\$0	\$0
313 Well #2 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
314 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
315 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$11,368
322 Well #2 - Replacement	\$0	\$0	\$0	\$0	\$0
324 Well #5 - Replacement	\$0	\$0	\$0	\$0	\$0
335 Generator, Pumphouse - Replace	\$0	\$0	\$0	\$0	\$0
336 Generator, Incline Dr. Homes - Rplc	\$0	\$0	\$0	\$0	\$0
412 Distribution Lines - Replace	\$0	\$0	\$0	\$0	\$0
413 Distribution/Gate Valves - Replace	\$64,700	\$0	\$0	\$0	\$0
417 SCADA/Telemetry Systems - Replace	\$0	\$0	\$0	\$0	\$0
421 Dist. Sys. Blow-Offs - 2nd-6th years	\$14,600	\$15,038	\$15,489	\$15,954	\$16,432
Total Expenses	\$177,150	\$21,537	\$63,049	\$92,172	\$84,863
Ending Reserve Balance	\$338,292	\$481,532	\$589,335	\$673,943	\$771,885

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$771,885	\$838,943	\$986,180	\$1,167,441	\$1,189,927
Annual Reserve Funding	\$180,847	\$186,272	\$191,860	\$197,616	\$203,545
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,051	\$9,122	\$10,764	\$11,782	\$12,437
Total Income	\$960,782	\$1,034,336	\$1,188,804	\$1,376,839	\$1,405,909
# Component					
Site/Grounds/Equipment					
201 Asphalt - Resurface/Repave	\$69,556	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$12,288	\$0	\$0	\$0	\$0
250 Mailboxes, 2006- Replace	\$0	\$0	\$0	\$0	\$0
252 Mailboxes, 2016 - Replace	\$0	\$0	\$0	\$0	\$0
253 Mailboxes, 2021 - Replace	\$0	\$0	\$0	\$0	\$0
254 Mailboxes, 2022 - Replace	\$0	\$0	\$0	\$0	\$0
320 Outdoor Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$94,121	\$0
409 Picnic Tables - Replace (part)	\$0	\$0	\$3,653	\$0	\$0
502 Chain Link Fence - Replace	\$15,534	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$9,890
510 Picnic Structure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
511 Gazebo, Island - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Sign - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$3,458
1701 Bridge - Replace	\$0	\$0	\$0	\$49,911	\$0
1901 Landscape/Greenbelts - Refurbish	\$0	\$0	\$0	\$0	\$10,582
Clubhouse & Pool					
108 Composite Deck - Replace	\$0	\$0	\$0	\$0	\$48,929
310 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Cabana Appliances - Replace	\$0	\$0	\$0	\$0	\$4,984
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$15,788
920 Electrical - System Evaluation	\$7,535	\$0	\$0	\$0	\$0
1001 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
1100 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Building Exterior - Caulk/Paint	\$0	\$0	\$0	\$0	\$0
1150 Clubhouse Roof - Replace	\$16,925	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface/Coating	\$0	\$0	\$0	\$0	\$0
1202 Pool Surface/Tile - Resurf/Repl	\$0	\$30,926	\$0	\$0	\$0
1204 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters - Replace	\$0	\$6,209	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$3,420	\$0
1212 Pool Cover - Replace	\$0	\$0	\$0	\$7,119	\$0
1214 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$9,539	\$0
1214 Pool Gate/Access - Replace	\$0	\$0	\$3,321	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Rental Unit & Shop					
702 Rental Flooring - Replace	\$0	\$0	\$0	\$0	\$0
703 Rental Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
705 Rental Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
708 Rental Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
710 Rental Woodstove - Replace	\$0	\$0	\$0	\$0	\$4,567
711 Rental Heating - Repair/Replace	\$0	\$0	\$0	\$0	\$0
717 Rental/Shop Exteriors - Clk/Paint	\$0	\$0	\$14,390	\$0	\$0
720 Rental Windows/Glass Drs - Replace	\$0	\$0	\$0	\$0	\$0
725 Rental House Roof - Replace	\$0	\$0	\$0	\$0	\$9,133
728 Rental Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
300 Water System Plan - Inspect/Report	\$0	\$11,021	\$0	\$0	\$0
305 Water Reservoir #1 - Replace	\$0	\$0	\$0	\$0	\$0
307 Water Reservoir #2 - Replace	\$0	\$0	\$0	\$0	\$0
309 Water Reservoirs - Repair/Clean	\$0	\$0	\$0	\$0	\$0
311 Pumps Houses - Replace	\$0	\$0	\$0	\$0	\$0
312 Well #5 Pump - Replace	\$0	\$0	\$0	\$0	\$0
313 Well #2 Pumps - Replace	\$0	\$0	\$0	\$22,802	\$0
314 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
315 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
322 Well #2 - Replacement	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
324 Well #5 - Replacement	\$0	\$0	\$0	\$0	\$0
335 Generator, Pumphouse - Replace	\$0	\$0	\$0	\$0	\$0
336 Generator, Incline Dr. Homes - Rplc	\$0	\$0	\$0	\$0	\$0
412 Distribution Lines - Replace	\$0	\$0	\$0	\$0	\$0
413 Distribution/Gate Valves - Replace	\$0	\$0	\$0	\$0	\$0
417 SCADA/Telemetry Systems - Replace	\$0	\$0	\$0	\$0	\$0
421 Dist. Sys. Blow-Offs - 2nd-6th years	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$121,840	\$48,156	\$21,363	\$186,912	\$107,331
Ending Reserve Balance	\$838,943	\$986,180	\$1,167,441	\$1,189,927	\$1,298,579

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$1,298,579	\$1,429,389	\$1,651,995	\$1,837,303	\$1,889,131
Annual Reserve Funding	\$209,651	\$215,940	\$222,419	\$229,091	\$235,964
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,634	\$15,400	\$17,439	\$18,624	\$19,785
Total Income	\$1,521,864	\$1,660,729	\$1,891,853	\$2,085,019	\$2,144,880
# Component					
Site/Grounds/Equipment					
201 Asphalt - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$14,246	\$0	\$0	\$0	\$0
250 Mailboxes, 2006- Replace	\$0	\$0	\$0	\$0	\$0
252 Mailboxes, 2016 - Replace	\$0	\$0	\$0	\$0	\$40,840
253 Mailboxes, 2021 - Replace	\$0	\$0	\$0	\$0	\$0
254 Mailboxes, 2022 - Replace	\$0	\$0	\$0	\$0	\$0
320 Outdoor Lights - Replace	\$0	\$0	\$9,453	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace (part)	\$0	\$0	\$0	\$0	\$4,492
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Picnic Structure - Repair/Replace	\$8,198	\$0	\$0	\$0	\$0
511 Gazebo, Island - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Sign - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1701 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1901 Landscape/Greenbelts - Refurbish	\$0	\$0	\$0	\$0	\$12,267
Clubhouse & Pool					
108 Composite Deck - Replace	\$0	\$0	\$0	\$0	\$0
310 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Cabana Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$8,735	\$0	\$0	\$0	\$0
1001 Surveillance System - Replace	\$4,771	\$0	\$0	\$0	\$0
1100 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$55,070	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Building Exterior - Caulk/Paint	\$0	\$0	\$16,681	\$0	\$0
1150 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface/Coating	\$0	\$0	\$0	\$48,755	\$0
1202 Pool Surface/Tile - Resurf/Repl	\$0	\$0	\$0	\$0	\$0
1204 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$8,735	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$3,965	\$0
1212 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Gate/Access - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$15,256	\$0	\$0
Rental Unit & Shop					
702 Rental Flooring - Replace	\$6,410	\$0	\$0	\$0	\$0
703 Rental Kitchen - Remodel	\$8,198	\$0	\$0	\$0	\$0
705 Rental Bathroom - Refurbish	\$7,338	\$0	\$0	\$0	\$0
708 Rental Interiors - Refurbish	\$8,910	\$0	\$0	\$0	\$0
710 Rental Woodstove - Replace	\$0	\$0	\$0	\$0	\$0
711 Rental Heating - Repair/Replace	\$0	\$0	\$0	\$0	\$0
717 Rental/Shop Exteriors - Clk/Paint	\$0	\$0	\$0	\$0	\$17,697
720 Rental Windows/Glass Drs - Replace	\$0	\$0	\$0	\$8,797	\$0
725 Rental House Roof - Replace	\$0	\$0	\$0	\$0	\$0
728 Rental Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
300 Water System Plan - Inspect/Report	\$0	\$0	\$13,160	\$0	\$0
305 Water Reservoir #1 - Replace	\$0	\$0	\$0	\$0	\$0
307 Water Reservoir #2 - Replace	\$0	\$0	\$0	\$0	\$0
309 Water Reservoirs - Repair/Clean	\$25,669	\$0	\$0	\$0	\$0
311 Pumps Houses - Replace	\$0	\$0	\$0	\$0	\$0
312 Well #5 Pump - Replace	\$0	\$0	\$0	\$0	\$0
313 Well #2 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
314 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
315 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
322 Well #2 - Replacement	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
324 Well #5 - Replacement	\$0	\$0	\$0	\$0	\$0
335 Generator, Pumphouse - Replace	\$0	\$0	\$0	\$52,867	\$0
336 Generator, Incline Dr. Homes - Rplc	\$0	\$0	\$0	\$26,434	\$0
412 Distribution Lines - Replace	\$0	\$0	\$0	\$0	\$0
413 Distribution/Gate Valves - Replace	\$0	\$0	\$0	\$0	\$0
417 SCADA/Telemetry Systems - Replace	\$0	\$0	\$0	\$0	\$0
421 Dist. Sys. Blow-Offs - 2nd-6th years	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$92,475	\$8,735	\$54,550	\$195,888	\$75,297
Ending Reserve Balance	\$1,429,389	\$1,651,995	\$1,837,303	\$1,889,131	\$2,069,583

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$2,069,583	\$2,307,863	\$2,095,261	\$2,355,017	\$2,599,051
Annual Reserve Funding	\$243,043	\$250,334	\$257,844	\$265,580	\$273,547
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,878	\$22,006	\$22,242	\$24,760	\$27,143
Total Income	\$2,334,504	\$2,580,203	\$2,375,347	\$2,645,357	\$2,899,740
# Component					
Site/Grounds/Equipment					
201 Asphalt - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$16,514	\$0	\$0	\$0	\$0
250 Mailboxes, 2006- Replace	\$0	\$0	\$0	\$0	\$0
252 Mailboxes, 2016 - Replace	\$0	\$0	\$0	\$0	\$0
253 Mailboxes, 2021 - Replace	\$0	\$0	\$0	\$0	\$42,084
254 Mailboxes, 2022 - Replace	\$0	\$0	\$0	\$0	\$0
320 Outdoor Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace (part)	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Picnic Structure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
511 Gazebo, Island - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Sign - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1701 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1901 Landscape/Greenbelts - Refurbish	\$0	\$0	\$0	\$0	\$14,221
Clubhouse & Pool					
108 Composite Deck - Replace	\$0	\$0	\$0	\$0	\$0
310 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Cabana Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$10,127	\$0	\$0	\$0	\$0
1001 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
1100 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$20,330	\$0	\$0
1119 Building Exterior - Caulk/Paint	\$0	\$0	\$0	\$0	\$0
1150 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface/Coating	\$0	\$0	\$0	\$0	\$0
1202 Pool Surface/Tile - Resurf/Repl	\$0	\$41,562	\$0	\$0	\$0
1204 Pool Coping - Replace	\$0	\$33,378	\$0	\$0	\$0
1207 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$4,597	\$0
1212 Pool Cover - Replace	\$0	\$0	\$0	\$9,568	\$0
1214 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Gate/Access - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Rental Unit & Shop					
702 Rental Flooring - Replace	\$0	\$0	\$0	\$0	\$0
703 Rental Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
705 Rental Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
708 Rental Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
710 Rental Woodstove - Replace	\$0	\$0	\$0	\$0	\$0
711 Rental Heating - Repair/Replace	\$0	\$0	\$0	\$0	\$11,626
717 Rental/Shop Exteriors - Clk/Paint	\$0	\$0	\$0	\$0	\$0
720 Rental Windows/Glass Drs - Replace	\$0	\$0	\$0	\$0	\$0
725 Rental House Roof - Replace	\$0	\$0	\$0	\$0	\$0
728 Rental Low Slope Roof - Replace	\$0	\$0	\$0	\$16,428	\$0
Water System					
300 Water System Plan - Inspect/Report	\$0	\$0	\$0	\$15,713	\$0
305 Water Reservoir #1 - Replace	\$0	\$388,339	\$0	\$0	\$0
307 Water Reservoir #2 - Replace	\$0	\$0	\$0	\$0	\$0
309 Water Reservoirs - Repair/Clean	\$0	\$0	\$0	\$0	\$0
311 Pumps Houses - Replace	\$0	\$0	\$0	\$0	\$0
312 Well #5 Pump - Replace	\$0	\$0	\$0	\$0	\$0
313 Well #2 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
314 Hydropneumatic Tank - Replace	\$0	\$21,664	\$0	\$0	\$0
315 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
322 Well #2 - Replacement	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
324 Well #5 - Replacement	\$0	\$0	\$0	\$0	\$0
335 Generator, Pumphouse - Replace	\$0	\$0	\$0	\$0	\$0
336 Generator, Incline Dr. Homes - Rplc	\$0	\$0	\$0	\$0	\$0
412 Distribution Lines - Replace	\$0	\$0	\$0	\$0	\$0
413 Distribution/Gate Valves - Replace	\$0	\$0	\$0	\$0	\$0
417 SCADA/Telemetry Systems - Replace	\$0	\$0	\$0	\$0	\$0
421 Dist. Sys. Blow-Offs - 2nd-6th years	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$26,641	\$484,942	\$20,330	\$46,306	\$67,931
Ending Reserve Balance	\$2,307,863	\$2,095,261	\$2,355,017	\$2,599,051	\$2,831,809

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$2,831,809	\$2,976,520	\$3,249,139	\$3,490,663	\$3,763,948
Annual Reserve Funding	\$281,753	\$290,206	\$298,912	\$307,879	\$317,116
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,029	\$31,115	\$33,685	\$36,258	\$38,838
Total Income	\$3,142,592	\$3,297,841	\$3,581,735	\$3,834,800	\$4,119,902
# Component					
Site/Grounds/Equipment					
201 Asphalt - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$19,145	\$0	\$0	\$0	\$0
250 Mailboxes, 2006- Replace	\$0	\$0	\$0	\$0	\$0
252 Mailboxes, 2016 - Replace	\$0	\$0	\$0	\$0	\$0
253 Mailboxes, 2021 - Replace	\$0	\$0	\$0	\$0	\$0
254 Mailboxes, 2022 - Replace	\$32,510	\$0	\$0	\$0	\$0
320 Outdoor Lights - Replace	\$0	\$0	\$12,704	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace (part)	\$0	\$5,525	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Picnic Structure - Repair/Replace	\$11,017	\$0	\$0	\$0	\$0
511 Gazebo, Island - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Sign - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1701 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1901 Landscape/Greenbelts - Refurbish	\$0	\$0	\$0	\$0	\$16,486
Clubhouse & Pool					
108 Composite Deck - Replace	\$0	\$0	\$0	\$0	\$0
310 Furnace - Replace	\$9,283	\$0	\$0	\$0	\$0
603 Flooring - Replace	\$0	\$0	\$0	\$0	\$18,214
901 Cabana Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$11,740	\$0	\$0	\$0	\$0
1001 Surveillance System - Replace	\$6,412	\$0	\$0	\$0	\$0
1100 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Building Exterior - Caulk/Paint	\$0	\$0	\$22,418	\$0	\$0
1150 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface/Coating	\$0	\$0	\$0	\$65,523	\$0
1202 Pool Surface/Tile - Resurf/Repl	\$0	\$0	\$0	\$0	\$0
1204 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters - Replace	\$0	\$9,674	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$11,738	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$5,329	\$0
1212 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Gate/Access - Replace	\$0	\$0	\$5,173	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$20,502	\$0	\$0
Rental Unit & Shop					
702 Rental Flooring - Replace	\$8,615	\$0	\$0	\$0	\$0
703 Rental Kitchen - Remodel	\$11,017	\$0	\$0	\$0	\$0
705 Rental Bathroom - Refurbish	\$9,861	\$0	\$0	\$0	\$0
708 Rental Interiors - Refurbish	\$11,975	\$0	\$0	\$0	\$0
710 Rental Woodstove - Replace	\$0	\$0	\$0	\$0	\$0
711 Rental Heating - Repair/Replace	\$0	\$0	\$0	\$0	\$0
717 Rental/Shop Exteriors - Clk/Paint	\$0	\$21,765	\$0	\$0	\$0
720 Rental Windows/Glass Drs - Replace	\$0	\$0	\$0	\$0	\$0
725 Rental House Roof - Replace	\$0	\$0	\$0	\$0	\$0
728 Rental Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
300 Water System Plan - Inspect/Report	\$0	\$0	\$0	\$0	\$18,763
305 Water Reservoir #1 - Replace	\$0	\$0	\$0	\$0	\$0
307 Water Reservoir #2 - Replace	\$0	\$0	\$0	\$0	\$0
309 Water Reservoirs - Repair/Clean	\$34,497	\$0	\$0	\$0	\$0
311 Pumps Houses - Replace	\$0	\$0	\$0	\$0	\$0
312 Well #5 Pump - Replace	\$0	\$0	\$0	\$0	\$59,561
313 Well #2 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
314 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
315 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
322 Well #2 - Replacement	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
324 Well #5 - Replacement	\$0	\$0	\$0	\$0	\$0
335 Generator, Pumphouse - Replace	\$0	\$0	\$0	\$0	\$0
336 Generator, Incline Dr. Homes - Rplc	\$0	\$0	\$0	\$0	\$0
412 Distribution Lines - Replace	\$0	\$0	\$0	\$0	\$0
413 Distribution/Gate Valves - Replace	\$0	\$0	\$0	\$0	\$0
417 SCADA/Telemetry Systems - Replace	\$0	\$0	\$30,274	\$0	\$0
421 Dist. Sys. Blow-Offs - 2nd-6th years	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$166,072	\$48,703	\$91,072	\$70,852	\$113,023
Ending Reserve Balance	\$2,976,520	\$3,249,139	\$3,490,663	\$3,763,948	\$4,006,879

Fiscal Year	2052	2053	2054	2055	2056
Starting Reserve Balance	\$4,006,879	\$4,339,418	\$4,657,408	\$5,052,457	\$5,112,665
Annual Reserve Funding	\$326,629	\$336,428	\$346,521	\$356,917	\$367,624
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$41,714	\$44,965	\$48,529	\$50,804	\$52,661
Total Income	\$4,375,222	\$4,720,811	\$5,052,457	\$5,460,178	\$5,532,950
# Component					
Site/Grounds/Equipment					
201 Asphalt - Resurface/Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$22,194	\$0	\$0	\$0	\$0
250 Mailboxes, 2006- Replace	\$0	\$0	\$0	\$0	\$63,627
252 Mailboxes, 2016 - Replace	\$0	\$0	\$0	\$0	\$0
253 Mailboxes, 2021 - Replace	\$0	\$0	\$0	\$0	\$0
254 Mailboxes, 2022 - Replace	\$0	\$0	\$0	\$0	\$0
320 Outdoor Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$169,993	\$0
409 Picnic Tables - Replace (part)	\$0	\$0	\$0	\$6,795	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$17,863
510 Picnic Structure - Repair/Replace	\$0	\$0	\$0	\$0	\$0
511 Gazebo, Island - Rebuild/Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Sign - Replace	\$0	\$7,548	\$0	\$0	\$0
1608 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1701 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
1901 Landscape/Greenbelts - Refurbish	\$0	\$0	\$0	\$0	\$19,112
Clubhouse & Pool					
108 Composite Deck - Replace	\$0	\$0	\$0	\$0	\$0
310 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Cabana Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Electrical - System Evaluation	\$13,610	\$0	\$0	\$0	\$0
1001 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
1100 Windows/Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Building Exterior - Caulk/Paint	\$0	\$0	\$0	\$0	\$0
1150 Clubhouse Roof - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface/Coating	\$0	\$0	\$0	\$0	\$0
1202 Pool Surface/Tile - Resurf/Repl	\$0	\$55,856	\$0	\$0	\$0
1204 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$6,177	\$0
1212 Pool Cover - Replace	\$0	\$0	\$0	\$12,858	\$0
1214 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Gate/Access - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Rental Unit & Shop					
702 Rental Flooring - Replace	\$0	\$0	\$0	\$0	\$0
703 Rental Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
705 Rental Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
708 Rental Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
710 Rental Woodstove - Replace	\$0	\$0	\$0	\$0	\$8,248
711 Rental Heating - Repair/Replace	\$0	\$0	\$0	\$0	\$0
717 Rental/Shop Exteriors - Clk/Paint	\$0	\$0	\$0	\$26,769	\$0
720 Rental Windows/Glass Drs - Replace	\$0	\$0	\$0	\$0	\$0
725 Rental House Roof - Replace	\$0	\$0	\$0	\$0	\$0
728 Rental Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
300 Water System Plan - Inspect/Report	\$0	\$0	\$0	\$0	\$0
305 Water Reservoir #1 - Replace	\$0	\$0	\$0	\$0	\$0
307 Water Reservoir #2 - Replace	\$0	\$0	\$0	\$0	\$0
309 Water Reservoirs - Repair/Clean	\$0	\$0	\$0	\$0	\$0
311 Pumps Houses - Replace	\$0	\$0	\$0	\$55,368	\$0
312 Well #5 Pump - Replace	\$0	\$0	\$0	\$0	\$0
313 Well #2 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
314 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
315 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
322 Well #2 - Replacement	\$0	\$0	\$0	\$69,553	\$0

Fiscal Year	2052	2053	2054	2055	2056
324 Well #5 - Replacement	\$0	\$0	\$0	\$0	\$0
335 Generator, Pumphouse - Replace	\$0	\$0	\$0	\$0	\$0
336 Generator, Incline Dr. Homes - Rplc	\$0	\$0	\$0	\$0	\$0
412 Distribution Lines - Replace	\$0	\$0	\$0	\$0	\$0
413 Distribution/Gate Valves - Replace	\$0	\$0	\$0	\$0	\$0
417 SCADA/Telemetry Systems - Replace	\$0	\$0	\$0	\$0	\$0
421 Dist. Sys. Blow-Offs - 2nd-6th years	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$35,804	\$63,404	\$0	\$347,513	\$108,850
Ending Reserve Balance	\$4,339,418	\$4,657,408	\$5,052,457	\$5,112,665	\$5,424,101

"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." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding: 1) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Site/Grounds/Equipment

Comp #: 201 Asphalt - Resurface/Repave**Approx Quantity: 19,370 GSF****Location:** Asphalt private driveway, parking area and sport court**Funded?:** Yes.**History:** No major projects known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 5 years**Lower Estimate:** \$ 54,000**Higher Estimate:** \$66,000**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 202 Asphalt - Seal/Repair**Approx Quantity: 19,400 GSF****Location:** Asphalt private driveway, parking area and sport court**Funded?:** Yes.**History:** Completed in 2017; previous to this in ~2005**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated from the prior study**Useful Life:** 5 years**Remaining Life:** 0 years**Lower Estimate:** \$ 9,540**Higher Estimate:** \$11,700**Cost Source:** Client Cost Estimate: For 2026 Stout

Asphalt

Comp #: 250 Mailboxes, 2006- Replace**Approx Quantity: 9 clusters****Location:** Adjacent to roads**Funded?:** Yes.**History:** 2006-Installed**Comments:** Remaining useful life adjusted, and cost inflated from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 4 years**Lower Estimate:** \$ 24,300**Higher Estimate:** \$29,700**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 252 Mailboxes, 2016 - Replace**Approx Quantity: 9 clusters****Location:** Adjacent to roads**Funded?:** Yes.**History:** 2016-Installed**Comments:** Remaining useful life adjusted, and cost inflated from the prior reserve study**Useful Life:** 25 years**Remaining Life:** 14 years**Lower Estimate:** \$ 24,300**Higher Estimate:** \$29,700**Cost Source:** ARI Cost database/Similar Project

Comp #: 253 Mailboxes, 2021 - Replace**Approx Quantity: 8 clusters****Location:** Egret, Finch, Gannet, Kittiwake (Dr, Ct, St), Loon, Mockingbird**Funded?:** Yes.**History:** 2021-Installed at \$12,560**Comments:** Remaining useful life adjusted. and cost inflated from the prior reserve study**Useful Life:** 25 years**Remaining Life:** 19 years**Lower Estimate:** \$ 21,600**Higher Estimate:** \$26,400**Cost Source:** Client Cost History

Comp #: 254 Mailboxes, 2022 - Replace**Approx Quantity: 6 Clusters****Location:** Throughout the community.**Funded?:** Yes.**History:** 2022-Installed at \$6,318**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 25 years**Remaining Life:** 20 years**Lower Estimate:** \$ 16,200**Higher Estimate:** \$19,800**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 320 Outdoor Lights - Replace**Approx Quantity: 1 Allowance****Location:** Scattered areas near clubhouse property**Funded?:** Yes.**History:** Majority repaired and/or replaced in 2015**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 10 years**Remaining Life:** 2 years**Lower Estimate:** \$ 5,970**Higher Estimate:** \$7,290**Cost Source:** ARI Cost database/Similar Project**Comp #: 405 Play Equipment - Replace****Approx Quantity: 1 Allowance****Location:** Climbing structure and smaller structures**Funded?:** Yes.**History:** Replaced in 2015**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 20 years**Remaining Life:** 8 years**Lower Estimate:** \$ 66,900**Higher Estimate:** \$81,700**Cost Source:** Inflated Client Cost History**Comp #: 409 Picnic Tables - Replace (part)****Approx Quantity: 12 Tables****Location:** Throughout common areas: mostly adjacent to clubhouse**Funded?:** Yes.**History:** Many replaced in 2010-11**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated from the prior study**Useful Life:** 7 years**Remaining Life:** 0 years**Lower Estimate:** \$ 2,670**Higher Estimate:** \$3,270**Cost Source:** ARI Cost Database: Similar Project
Cost History**Comp #: 502 Chain Link Fence - Replace****Approx Quantity: 360 LF****Location:** Perimeter of play court**Funded?:** Yes.**History:** Replaced last around 2004**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:** 5 years**Lower Estimate:** \$ 12,100**Higher Estimate:** \$14,700**Cost Source:** ARI Cost Database: Similar Project
Cost History**Comp #: 505 Wood Fence - Replace****Approx Quantity: 150 LF board****Location:** Near rental house**Funded?:** Yes.**History:** Replaced in 2016**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:** 9 years**Lower Estimate:** \$ 6,820**Higher Estimate:** \$8,340**Cost Source:** ARI Cost Database: Similar Project
Cost History**Comp #: 507 Rail Fence - Replace****Approx Quantity: 670 LF****Location:** Common area locations**Funded?:** No. Best handled as operating expense**History:** 2023-Noted during site visit that some rail fence had been replaced with a simple design, treated wood**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 510 Picnic Structure - Repair/Replace****Approx Quantity: 1 Wood Structures****Location:** Adjacent to cabana**Funded?:** Yes.**History:** No major projects known**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 5,490**Higher Estimate:** \$6,710**Cost Source:** ARI Cost Database: Similar Project
Cost History

Comp #: 511 Gazebo, Island - Rebuild/Replace**Approx Quantity: 1 wood structure****Location:** Island gazebo**Funded?:** Yes.**History:** 2022-Planned replacement \$27,000**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 40 years**Remaining Life:** 35 years**Lower Estimate:** \$ 27,400**Higher Estimate:** \$33,400**Cost Source:** Client Cost History: The Family Man Team**Comp #: 1022 Lake - Treat/Maintain****Approx Quantity: 1 Large Lake****Location:** Central area of community**Funded?:** No. Operating expense**History:** Annual maintenance**Comments:** Not funded – no changes from previous study**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:****Comp #: 1402 Entry Reader Boards - Replace****Approx Quantity: 2 Message Boards****Location:** Adjacent to private driveway at clubhouse**Funded?:** No. Useful life not predictable, repair/replace as needed out of operating budget**History:** Bulletin board installed in 2018**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1403 Building Sign - Replace****Approx Quantity: 1 Wood Sign****Location:** Attached to cabana exterior**Funded?:** Yes.**History:** No major projects known**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 24 years**Remaining Life:** 2 years**Lower Estimate:** \$ 3,150**Higher Estimate:** \$3,850**Cost Source:** ARI Cost Database: Similar Project Cost History**Comp #: 1608 Basketball Equipment - Replace****Approx Quantity: 1 Metal Assembly****Location:** At the court**Funded?:** Yes.**History:** Replaced in 2006**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 30 years**Remaining Life:** 9 years**Lower Estimate:** \$ 2,390**Higher Estimate:** \$2,920**Cost Source:** Inflated Client Cost History Adjusted for Inflation**Comp #: 1701 Bridge - Replace****Approx Quantity: 1 480 GSF wood****Location:** Tanwax Park; spanning lake providing access to private island**Funded?:** Yes.**History:** Varies**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 25 years**Remaining Life:** 8 years**Lower Estimate:** \$ 35,500**Higher Estimate:** \$43,300**Cost Source:** ARI Cost Database: Similar Project Cost History**Comp #: 1807 Drainage/Storm System - Replace****Approx Quantity: 1 Drains, pipes, etc.****Location:** Throughout common areas**Funded?:** No. Useful life not predictable, repair/replace as needed out of operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:** \$0**Cost Source:**

Comp #: 1901 Landscape/Greenbelts - Refurbish

Approx Quantity: 1 Shrubs, grass, trees

Location: Throughout common areas

Funded?: Yes.

History: 2025-Tree service \$4.2K; 2021-Hazardous tree removal \$13,787.86; 2015-Renovations near clubhouse

Comments: Remaining useful life reset; cost inflated from previous reserve study as a budget allowance.

Useful Life: 5 years

Remaining Life:

4 years

Lower Estimate: \$ 7,300

Higher Estimate:

\$8,920

Cost Source: Budget Allowance

Comp #: 1950 Reserve Study - Update

Approx Quantity: 1 Annual

Location: Common areas of Association

Funded?: No. Annual costs, best handled in operational budget

History: 2025 NSV; 2025 NSV; 2024 NSV; 2026, 2023 WSV; 2022 NSV; 2021 NSV; 2020 reserve study completed by Association Reserves

Comments: Not funded – no changes from previous study

Thank you for choosing Association Reserves!

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Clubhouse & Pool

Comp #: 108 Composite Deck - Replace**Approx Quantity: 1,250 GSF****Location:** Rear of clubhouse, walks at sides of clubhouse**Funded?:** Yes.**History:** About half replaced in 2008 and remaining in 2015**Comments:** Remaining useful life adjusted down, and cost adjusted from the prior reserve study.**Useful Life:** 25 years**Remaining Life:** 9 years**Lower Estimate:** \$ 33,800**Higher Estimate:** \$41,300**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 310 Furnace - Replace**Approx Quantity: 1 Olsen Furnace****Location:** Mechanical room at Clubhouse**Funded?:** Yes.**History:** Unknown**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 20 years**Remaining Life:** 0 years**Lower Estimate:** \$ 4,630**Higher Estimate:** \$5,650**Cost Source:** Inflated Research with Vendor -

ComfortAire, Inc.

Comp #: 312 Water Heaters - Replace**Approx Quantity: 2 Water Heaters****Location:** Clubhouse attic area**Funded?:** No. Operating expense**History:** 2026-pool room water heater; 2017**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 325 Interior Furnishings - Refurbish****Approx Quantity: 1 Social room, etc.****Location:** Interior common areas of clubhouse**Funded?:** No. Useful life not predictable, repair/replace as needed out of operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 603 Flooring - Replace****Approx Quantity: 1,800 GSF Laminate****Location:** Interior of clubhouse**Funded?:** Yes.**History:** Replaced around 2011**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 20 years**Remaining Life:** 4 years**Lower Estimate:** \$ 8,060**Higher Estimate:** \$9,860**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 901 Cabana Appliances - Replace**Approx Quantity: 1 Kitchen****Location:** Kitchen of cabana**Funded?:** Yes.**History:** Refrigerator replaced in 2015; most other appliances replaced in 2011**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 25 years**Remaining Life:** 9 years**Lower Estimate:** \$ 3,440**Higher Estimate:** \$4,200**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 909 Bathrooms - Refurbish**Approx Quantity: 2 Bathrooms****Location:** Clubhouse interior**Funded?:** Yes.**History:** Refurbished about 2011**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 25 years**Remaining Life:** 9 years**Lower Estimate:** \$ 10,900**Higher Estimate:** \$13,300**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 912 Office Equipment - Replace**Approx Quantity: 1 Allowance****Location:** Interior of clubhouse**Funded?:** No. Best handled as operating expense**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 920 Electrical - System Evaluation****Approx Quantity: 1 Evaluation****Location:** Electrical system throughout the property**Funded?:** Yes.**History:** None known**Comments:** Funding included for evaluation and safety of the building.**Useful Life:** 5 years**Remaining Life:** 0 years**Lower Estimate:** \$ 5,850**Higher Estimate:** \$7,150**Cost Source:** Valley Electric, Budget Allowance**Comp #: 1001 Surveillance System - Replace****Approx Quantity: 1 DVR System****Location:** Throughout clubhouse**Funded?:** Yes.**History:** Installed in 2008**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated from the prior study**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 3,200**Higher Estimate:** \$3,910**Cost Source:** Inflated Client Cost History**Comp #: 1100 Windows/Glass Doors - Replace****Approx Quantity: 30 Windows****Location:** Clubhouse exterior walls**Funded?:** Yes.**History:** Replaced about 2010**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 30 years**Remaining Life:** 13 years**Lower Estimate:** \$ 33,800**Higher Estimate:** \$41,300**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 1110 Interior Surfaces - Repaint**Approx Quantity: 3,300 GSF****Location:** Interior wall surfaces of clubhouse**Funded?:** Yes.**History:** Painted in about 2010 during major refurbishing at clubhouse**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 15 years**Remaining Life:** 2 years**Lower Estimate:** \$ 11,100**Higher Estimate:** \$13,500**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 1118 Building Exterior - Repair/Replace**Approx Quantity: 2,300 GSF wood****Location:** Exterior building surfaces of clubhouse**Funded?:** No. Useful life not predictable, repair/replace as needed out of operating budget**History:** None known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 1119 Building Exterior - Caulk/Paint **Approx Quantity: 2,300 GSF wood**
Location: Exterior building surfaces of clubhouse
Funded?: Yes.
History: Minor repairs and exterior painted in 2015
Comments: Remaining useful life adjusted down, and cost adjusted from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: \$ 10,500 **Higher Estimate:** \$12,900
Cost Source: Inflated Client Cost History

Comp #: 1150 Clubhouse Roof - Replace **Approx Quantity: 2,400 GSF comp shingle**
Location: Clubhouse roof, including covered porch
Funded?: Yes.
History: Replaced last around 2006-7
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study
Useful Life: 25 years **Remaining Life:** 5 years
Lower Estimate: \$ 13,100 **Higher Estimate:** \$16,100
Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 1170 Septic System - Maintain **Approx Quantity: 1 system**
Location: Near clubhouse building
Funded?: No. Useful life not predictable
History: No major projects known
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 1201 Pool Deck - Resurface/Coating **Approx Quantity: 3,720 GSF concrete**
Location: Perimeter of pool
Funded?: Yes.
History: Coating to be installed in 2020
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study
Useful Life: 10 years **Remaining Life:** 3 years
Lower Estimate: \$ 29,900 **Higher Estimate:** \$36,500
Cost Source: Client Cost History: Orca Pacific, Inc.

Comp #: 1202 Pool Surface/Tile - Resurf/Repl **Approx Quantity: 30 LF tile**
Location: Pool surfaces
Funded?: Yes.
History: 2025-Repairs \$12.7K; 2022-Resurfaced and coping at \$45,588; 2017 pool was replastered and tile repaired as needed; previous to this, last resurfaced in 2008
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study
Useful Life: 10 years **Remaining Life:** 6 years
Lower Estimate: \$ 23,300 **Higher Estimate:** \$28,500
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1204 Pool Coping - Replace **Approx Quantity: 160 LF Concrete/Stone**
Location: Perimeter of pool
Funded?: Yes.
History: 2022-Resurfaced and coping at \$45,588
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study
Useful Life: 20 years **Remaining Life:** 16 years
Lower Estimate: \$ 18,700 **Higher Estimate:** \$22,900
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1207 Pool Filters - Replace **Approx Quantity: 2 Hayward Sand Filters**
Location: Pool equipment room
Funded?: Yes.
History: Replaced in 2017
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study
Useful Life: 15 years **Remaining Life:** 6 years
Lower Estimate: \$ 4,680 **Higher Estimate:** \$5,720
Cost Source: Cost per board member

Comp #: 1208 Pool Heater - Replace**Approx Quantity: 1 gas heater****Location:** Pool equipment room**Funded?:** Yes.**History:** Replaced in 2017**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 10 years**Remaining Life:** 1 years**Lower Estimate:** \$ 5,680**Higher Estimate:** \$6,940**Cost Source:** Adjusted based on information provided by board**Comp #: 1210 Pool Pump - Replace****Approx Quantity: 1 5 HP Pump****Location:** Pool equipment room**Funded?:** Yes.**History:** Replaced in 2017**Comments:** Remaining useful life adjusted down, and cost adjusted from the prior reserve study.**Useful Life:** 5 years**Remaining Life:** 3 years**Lower Estimate:** \$ 2,430**Higher Estimate:** \$2,970**Cost Source:** Adjusted based on information provided by board**Comp #: 1212 Pool Cover - Replace****Approx Quantity: 1 mesh cover/reel****Location:** Pool area**Funded?:** Yes.**History:** Replaced last in 2008**Comments:** Remaining useful life adjusted down, and cost adjusted from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 8 years**Lower Estimate:** \$ 5,060**Higher Estimate:** \$6,180**Cost Source:** Client Cost History Adjusted for Inflation**Comp #: 1214 Pool Fence - Repair/Replace****Approx Quantity: 290 LF chain link****Location:** Perimeter of pool area**Funded?:** Yes.**History:** Gate replaced/alterations**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 30 years**Remaining Life:** 8 years**Lower Estimate:** \$ 6,780**Higher Estimate:** \$8,280**Cost Source:** ARI Cost Database: Similar Project Cost History**Comp #: 1214 Pool Gate/Access - Replace****Approx Quantity: 1 gate/access system****Location:** Entry to pool**Funded?:** Yes.**History:** 2017**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 15 years**Remaining Life:** 7 years**Lower Estimate:** \$ 2,430**Higher Estimate:** \$2,970**Cost Source:** Cost per board**Comp #: 1230 Pool Furniture - Replace****Approx Quantity: 1 Assorted furniture****Location:** Pool area**Funded?:** Yes.**History:** Replaced in 2019**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 10 years**Remaining Life:** 2 years**Lower Estimate:** \$ 9,630**Higher Estimate:** \$11,800**Cost Source:** Inflated actual

Rental Unit & Shop

Comp #: 700 Rental Water Heater - Replace**Approx Quantity: 1 50 Gallon Rheem****Location:** Closet at Rental**Funded?:** No. Too small for reserve funding**History:** Replaced in 2016**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 702 Rental Flooring - Replace**Approx Quantity: 900 GSF laminate****Location:** Interior of rental unit**Funded?:** Yes.**History:** Flooring was replaced late 2015-16**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 4,290**Higher Estimate:** \$5,250**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 703 Rental Kitchen - Remodel**Approx Quantity: 1 Cab****Location:** Kitchen of rental unit**Funded?:** Yes.**History:** Appliances updated in 2015-16**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 5,490**Higher Estimate:** \$6,710**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 705 Rental Bathroom - Refurbish**Approx Quantity: 1 Full Bathroom****Location:** Within rental unit**Funded?:** Yes.**History:** Some updating 2015-16**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 4,910**Higher Estimate:** \$6,010**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 708 Rental Interiors - Refurbish**Approx Quantity: 1 Paint, updates, etc.****Location:** Interior finishes of rental unit**Funded?:** Yes.**History:** Updates in 2015-16**Comments:** Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 5,970**Higher Estimate:** \$7,290**Cost Source:** ARI Cost Database/Similar Project

Cost History

Comp #: 710 Rental Woodstove - Replace**Approx Quantity: 1 woodstove****Location:** Installed within rental unit**Funded?:** Yes.**History:** Installed in 2015-16**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 20 years**Remaining Life:** 9 years**Lower Estimate:** \$ 3,150**Higher Estimate:** \$3,850**Cost Source:** Inflated Client Cost History

Comp #: 711 Rental Heating - Repair/Replace**Approx Quantity: 1 Panasonic Mini-Split****Location:** Rental Unit**Funded?:** Yes.**History:** Installed in 2016**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 15 years**Remaining Life:** 4 years**Lower Estimate:** \$ 5,970**Higher Estimate:** \$7,290**Cost Source:** Inflated Cost History**Comp #: 712 Rental Septic System - Maintain****Approx Quantity: 1 system****Location:** Near rental unit building**Funded?:** No. Useful life not predictable**History:** No major projects known**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 715 Rental/Shop Bdg Exteriors -Rpr/Rplc****Approx Quantity: 2,300 GSF wood****Location:** Exterior building surfaces of rental unit & shop**Funded?:** No. Useful life not predictable**History:** Local repairs/replacement vary**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 717 Rental/Shop Exteriors - Clk/Paint****Approx Quantity: 2,300 GSF wood****Location:** Exterior building surfaces of rental unit and shop**Funded?:** Yes.**History:** Exterior caulk/paint in 2016**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated from the prior study**Useful Life:** 7 years**Remaining Life:** 0 years**Lower Estimate:** \$ 10,500**Higher Estimate:** \$12,900**Cost Source:** Inflated Client Reported Cost**Comp #: 720 Rental Windows/Glass Drs - Replace****Approx Quantity: 5 Wdws (1) Slider****Location:** Rental unit exterior walls**Funded?:** Yes.**History:** Assumed around 2010 when clubhouse windows replaced**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 30 years**Remaining Life:** 13 years**Lower Estimate:** \$ 5,390**Higher Estimate:** \$6,590**Cost Source:** ARI Cost Database: Similar Project
Cost History**Comp #: 725 Rental House Roof - Replace****Approx Quantity: 1,100 GSF****Location:** Rental unit roof and well house roofs**Funded?:** Yes.**History:** Replaced around 2011**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 25 years**Remaining Life:** 9 years**Lower Estimate:** \$ 6,300**Higher Estimate:** \$7,700**Cost Source:** ARI Cost Database/Similar Project
Cost History**Comp #: 728 Rental Low Slope Roof - Replace****Approx Quantity: 560 GSF****Location:** Adjacent to rental unit**Funded?:** Yes.**History:** Replaced in 2015**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 15 years**Remaining Life:** 3 years**Lower Estimate:** \$ 8,690**Higher Estimate:** \$10,600**Cost Source:** ARI Cost Database

Comp #: 750 Shop Building - Refurbish

Approx Quantity: 1,120 GSF

Location: Adjacent to rental unit

Funded?: No. There is no basis for reserve funding at this time.

History: None known

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 780 Plumbing/Electrical - Repr/Replace

Approx Quantity: 2 Systems

Location: At rental and shop buildings

Funded?: No. Funding for electrical evaluation is included in #920

History: New electrical panel installed in 2010 at rental unit and at shop in 2015

Comments: Funding for electrical evaluation is included in #920

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 805 Equipment - Repair/Replace

Approx Quantity: 1 Various

Location: Majority stored within shop building

Funded?: No. Individual costs too small for reserve funding

History: Varies

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

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Water System

Comp #: 300 Water System Plan - Inspect/Report

Approx Quantity: 1 SWSMP inspect/report

Location: Community water system

Funded?: Yes.

History: 2020-Plan completed by Northwest Water Systems

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

Useful Life: 6 years

Remaining Life: 0 years

Lower Estimate: \$ 8,310

Higher Estimate: \$10,200

Cost Source: Estimate per client

Comp #: 302 Schematics/Covenants -Update/Record

Approx Quantity: 1 Varies

Location: See comments

Funded?: No. Cost not known - considered one time project

History: Unknown

Comments: This component added in the 2021 Reserve study based on information in the Small Water System Management Program dated 1/7/20 completed by Northwest Water Systems. According to the SWSMP, the original well house layout and well pump controls are documented in the original system design; however, the system has been updated since the original design, but the documentation schematics have not been updated. It is recommended updating the pumphouse schematic and pump control operation documentation to accurately reflect the current system operation. Additionally recommended updating distribution system maps to an online GIS mapping system. Further, a recorded declarative covenant for the permanent well's 100 ft sanitary control radius exists, however there is not a recorded restrictive covenant. The restrictive covenant would give legal protection for the portion of the 100 sanitary radius that extends across the adjoining lot. It is recommended a restrictive covenant be recorded. No costs for these one time projects are known or included here but can be added to future reserve study update and/or funded from Reserves.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate: \$0

Cost Source:

Comp #: 305 Water Reservoir #1 - Replace

Approx Quantity: 79,275 79,275 gallons, concrete

Location: Off Incline Dr. SE, 15' diameter by 60' tall

Funded?: Yes.

History: Installed in 1968

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 75 years

Remaining Life: 16 years

Lower Estimate: \$ 218,000

Higher Estimate: \$266,000

Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 307 Water Reservoir #2 - Replace

Approx Quantity: 79,275 79,275 gallons, concrete

Location: Off Incline Dr. SE, 15' diameter by 60' tall

Funded?: Yes.

History: Installed in 1991

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 75 years

Remaining Life: 39 years

Lower Estimate: \$ 218,000

Higher Estimate: \$266,000

Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 309 Water Reservoirs - Repair/Clean

Approx Quantity: 2 Large Concrete

Location: Off Incline Dr. SE

Funded?: Yes.

History: 2021 Replacement of water tower level monitoring system - \$4,797.89; Last cleaning in 2005 and last repairs in 2004

Comments: Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated from the prior study

Useful Life: 10 years

Remaining Life: 0 years

Lower Estimate: \$ 17,200

Higher Estimate: \$21,000

Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 311 Pumps Houses - Replace

Approx Quantity: 2 Pump Houses

Location: Equipment storage sheds near water systems

Funded?: Yes.

History: Average age used about 2005

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 25 years

Remaining Life: 3 years

Lower Estimate: \$ 21,800

Higher Estimate: \$26,600

Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 312 Well #5 Pump - Replace **Approx Quantity: 1 15 HP pump**
Location: Well #5, two submersible pumps
Funded?: Yes.
History: 2021-Pump replaced \$26,015; 2001-Well and pump installed
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 24 years
Lower Estimate: \$ 26,400 **Higher Estimate:** \$32,200
Cost Source: Client Cost History

Comp #: 313 Well #2 Pumps - Replace **Approx Quantity: 2 7.5 HP pumps**
Location: (2) 7.5 HP at Well #2
Funded?: Yes.
History: One each replaced in about 2005 and 2006
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 8 years
Lower Estimate: \$ 16,200 **Higher Estimate:** \$19,800
Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 314 Hydropneumatic Tank - Replace **Approx Quantity: 1 1000 gallon tank**
Location: Tank used for well pumps #2 & #5
Funded?: Yes.
History: Installed in 1968
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 75 years **Remaining Life:** 16 years
Lower Estimate: \$ 12,200 **Higher Estimate:** \$14,900
Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 315 Booster Pumps - Replace **Approx Quantity: 3 1 HP Red Jacket Pumps**
Location: Adjacent to water towers
Funded?: Yes.
History: 2022-Far left booster pump replace \$3,134; ~2001 installation
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study
Useful Life: 30 years **Remaining Life:** 4 years
Lower Estimate: \$ 9,090 **Higher Estimate:** \$11,100
Cost Source: Client Cost History

Comp #: 316 Source Meters - Replace **Approx Quantity: 2 meters**
Location: At Well 2 and Well 5
Funded?: No. Too small for reserve funding
History: 2022-Meter replaced \$1,100; Well 2 installed in 2001 and Well #5 in 1968
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 317 Bladder Tanks - Replace **Approx Quantity: 4 bladder tanks**
Location: Tank
Funded?: No. Too small for reserve funding
History: (3) replaced in 2018 and (1) in 2003
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: \$ 0 **Higher Estimate:** \$0
Cost Source:

Comp #: 322 Well #2 - Replacement **Approx Quantity: 12 12" diameter, 301 deep**
Location: Well #2
Funded?: Yes.
History: Installed in 1970
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study
Useful Life: 85 years **Remaining Life:** 28 years
Lower Estimate: \$ 27,400 **Higher Estimate:** \$33,400
Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 324 Well #5 - Replacement**Approx Quantity: 8 8" diameter, 300 deep****Location:** Well #5**Funded?:** Yes.**History:** Installed in 2005**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study**Useful Life:** 85 years**Remaining Life:**

63 years

Lower Estimate: \$ 27,400**Higher Estimate:**

\$33,400

Cost Source: Estimate in SWSMP (1/7/20)**Comp #: 326 Wells 1, 3, & 4 - Decommission****Approx Quantity: 3 wells****Location:** Vary**Funded?:** No. Cost not known**History:** See comments**Comments:** Not funded – no changes from previous reserve study.

According to the SWSMP, there are currently three wells that are not in operation and are approved as emergency wells by the Department of Health. It was indicated that the wells will never be put to use due to their water quality. Abandoned wells can be a source of contamination to the aquifer if the wells are not maintained. Thus, it is highly recommended that these wells be decommissioned by a well driller instead of abandoning the wells. It is not known the cost therefore none included here. Once costs are known they can be added to the reserve study and/or funds from reserves can be used to pay for this project.

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 335 Generator, Pumphouse - Replace****Approx Quantity: 1 Cummins 36KW****Location:** Well House #2/Pump House**Funded?:** Yes.**History:** 2020-Installed \$30,000 by Legacy Power Systems**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:**

13 years

Lower Estimate: \$ 32,400**Higher Estimate:**

\$39,600

Cost Source: Client Cost History: Legacy Power Systems**Comp #: 336 Generator, Incline Dr. Homes - Rplc****Approx Quantity: 1 Briggs & Stratton 20KW****Location:** Being installed in 2020 at Wellhouse #1**Funded?:** Yes.**History:** 2020-Intalled \$15,000 by Legacy Power Systems**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 20 years**Remaining Life:**

13 years

Lower Estimate: \$ 16,200**Higher Estimate:**

\$19,800

Cost Source: Client Cost History: Legacy Power Systems**Comp #: 412 Distribution Lines - Replace****Approx Quantity: 1 AC & PVC Lines****Location:** Association water lines throughout community**Funded?:** Yes.**History:** Age about ~1984**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 75 years**Remaining Life:**

32 years

Lower Estimate: \$ 1,220,000**Higher Estimate:**

\$1,490,000

Cost Source: Estimate in SWSMP (1/7/20)**Comp #: 413 Distribution/Gate Valves - Replace****Approx Quantity: 41 valves****Location:** Distribution system**Funded?:** Yes.**History:** Installed about 1984**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated from the prior study.**Useful Life:** 35 years**Remaining Life:**

0 years

Lower Estimate: \$ 58,200**Higher Estimate:**

\$71,200

Cost Source: Estimate in SWSMP (1/7/20)

Comp #: 414 Service Meters - Repair/Replace**Approx Quantity: 360 (360) Meters****Location:** Throughout community at each individual lot serviced by water system**Funded?:** No. Assumed operating budget due to frequency and costs**History:** Water meters installed in 2014**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 415 Valves, Check/PRV - Replace****Approx Quantity: 1 Pres. relief, check, etc.****Location:** Varies**Funded?:** No. Too small for reserve funding**History:** See comments**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 417 SCADA/Telemetry Systems - Replace****Approx Quantity: 1 wireless comm. system****Location:** Throughout**Funded?:** Yes.**History:** Replaced in 2019**Comments:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 30 years**Remaining Life:**

22 years

Lower Estimate: \$ 14,200**Higher Estimate:**

\$17,400

Cost Source: Estimate in SWSMP (1/7/20)**Comp #: 420 Dist. Sys. Blow-Offs - Install Yr 1****Approx Quantity: 4 blow-offs****Location:** (2) installed at Tanwax (1) at Bittern & (1) at Siskin**Funded?:** No. Installed in 2017**History:** (2) installed at Tanwax (1) at Bittern & (1) at Siskin in 2016-2017 fiscal year**Comments:** Distribution system blow-off installation project began in the 2016-2017 fiscal year with four installed prior to July 1, 2017. This component was a one time cost for the blow-offs installed during the 2016-2017 fiscal year. Future cycles are shown in the next components.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 421 Dist. Sys. Blow-Offs - 2nd-6th years****Approx Quantity: 1 18" of (22) 2" & (14) 1"****Location:** Not installed presently**Funded?:** Yes.**History:** N/A**Comments:** This is the second year of the anticipated installation of the blow-offs for the distribution system. See component #420 for complete details.

Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated from the prior study

Useful Life: 1 years**Remaining Life:**

0 years

Lower Estimate: \$ 13,100**Higher Estimate:**

\$16,100

Cost Source: Inflated Research