

Reserve Study Level III

Prepared for Clearwood HOA

2024 Fiscal Year

CEDCORE

Prepared by CEDCORE, LLC

Version 3

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1. Executive Summary

Report Details			
Association Name:	Clearwood HOA		
Location:	Yelm, WA	Number of Units:	1,355
Physical Description	PUD/Single Family	Site Visit Date:	N/A
Level of Service:	Level III		
Report Period:	FY 2024	Projection Period:	2024 - 2053
Reserve Account Snap Shot	January 1, 2024		
Projected Reserve Balance:			\$887,095
Fully Funded Reserve Balance:			\$9,242,612
Percent Funded:			10 %
Reserve Surplus or (-) Deficit Per Unit:			(\$6,166)
Current Monthly Reserve Fund Contribution:			\$78,400
Interest Rate			1.00 %
Inflation Rate			3.00 %
2024 Reserve Contribution Requirements (based on the above position)			
Full Funding	Monthly Reserve Contribution:		\$90,000
	Monthly Reserve Contribution Per Unit (Average):		\$66
	Special Assessment Required for this Plan:		\$1,901,000
Baseline Funding	Monthly Reserve Contribution:		\$70,894
	Monthly Reserve Contribution Per Unit (Average):		\$52
	Special Assessment Required for this Plan:		\$1,901,000

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

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

The Association will need to increase their contributions by an average of \$8.56 per Unit per month as well as 2 Special Assessments between 2024 & 2025 totaling an average of \$1,402.95 per Unit in order to get on the path to Full Funding.

1.1 Table 1 - Component List

Component	Quantity	Current Cost	UL	RUL
Asphalt Roads Project 10A: Design	1 Allowance	\$79,200	30	5
Asphalt Roads Project 10B: Construction	1 Allowance	\$393,000	30	6
Asphalt Roads Project 11A: Design	1 Allowance	\$101,000	30	5
Asphalt Roads Project 11B: Construction	1 Allowance	\$505,000	30	6
Asphalt Roads Project 12A: Design	1 Allowance	\$77,700	30	6
Asphalt Roads Project 12B: Construction	1 Allowance	\$387,000	30	7
Asphalt Roads Project 1A: Design	1 Allowance	\$90,600	40	38
Asphalt Roads Project 1B: Construction	1 Allowance	\$945,000	30	29
Asphalt Roads Project 2A: Design	1 Allowance	\$150,000	30	29
Asphalt Roads Project 2B: Construction	1 Allowance	\$1,185,172	30	0
Asphalt Roads Project 3A: Design	1 Allowance	\$4,925	30	5
Asphalt Roads Project 3B: Construction	1 Allowance	\$24,425	30	6
Asphalt Roads Project 4A: Design	1 Allowance	\$114,000	30	0
Asphalt Roads Project 4B: Construction	1 Allowance	\$568,000	30	1
Asphalt Roads Project 5A: Design	1 Allowance	\$80,200	30	1
Asphalt Roads Project 5B: Construction	1 Allowance	\$401,000	30	2
Asphalt Roads Project 6A: Design	1 Allowance	\$131,000	30	1
Asphalt Roads Project 6B: Construction	1 Allowance	\$656,000	30	2
Asphalt Roads Project 7A: Design	1 Allowance	\$102,000	30	2
Asphalt Roads Project 7B: Construction	1 Allowance	\$506,000	30	3
Asphalt Roads Project 8A: Design	1 Allowance	\$128,000	30	3
Asphalt Roads Project 8B: Construction	1 Allowance	\$638,000	30	4
Asphalt Roads Project 9A: Design	1 Allowance	\$80,900	30	4
Asphalt Roads Project 9B: Construction	1 Allowance	\$402,000	30	5
Asphalt Roads: Repairs/Patching	1 Allowance	\$24,200	1	1
Ballfield, Division 7: Upgrade	1 Allowance	\$11,000	10	4
Baseball Backstop: Harrington Park	1 Allowance	\$40,000		4
Baseball Backstop: Longmire	1 Allowance	\$40,000		4
Basketball Court & Equipment, Longmire: Replace	1 Allowance	\$17,500	40	17
Basketball Court & Equipment, Longmire: Reseal	1 Allowance	\$9,380	8	2
Basketball Court, Hi Lo: Replace	1 Allowance	\$97,000	40	2
Basketball Court, Hi Lo: Reseal	1 Allowance	\$9,380	8	7
Bathroom & Change Room: Refurbish, Longmire	4 Each	\$79,200	20	7
Bathroom & Change Room: Refurbish, Madrona	2 Each	\$19,800	20	7
Bathroom: Refurbish, Blue Water	1 Each	\$9,900	20	12
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	1 Each	\$9,900	20	1
Bathroom: Refurbish, Hi-Lo	1 Each	\$9,900	20	3
Bathroom: Refurbish, Loop	1 Allowance	\$5,500	20	8
Bathroom: Refurbish, Otter Beach	1 Each	\$19,800	20	5
Bathroom: Refurbish, Perimeter	1 Each	\$9,900	20	2

Bathroom: Refurbish, Pool	1 Allowance	\$83,000	20	19
Bathroom: Refurbish, Rampart	1 Each	\$9,900	20	3
Bathroom: Refurbish, Reichel	4 Each	\$79,200	20	10
Bathroom: Refurbish, Sports Court	1 Each	\$9,900	20	1
Bathroom: Refurbish, Sunset	2 Each	\$19,800	20	1
Bathroom: Refurbish, Windy	1 Each	\$9,900	20	1
Bathroom: Refurbish, Woodside	1 Each	\$9,900	20	3
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel	22 Units	\$26,200	30	29
Beach Bulkhead, Concrete, Windy	50 Linear Feet	\$28,200	17	12
Beach Bulkhead, Longmire	100 Linear Feet	\$22,300	15	10
Beach Bulkhead, Otter	40 Linear Feet	\$23,400	15	10
Beach Bulkhead, Reichel	160 Linear Feet	\$29,600	15	12
Beach Nourishment, Sunset	100 Linear Feet	\$4,000	15	13
Beach, Longmire: Water Slide	1 Allowance	\$13,800	20	17
Beach, Sunset: Water Slide	1 Allowance	\$13,750	20	17
Benches & Picnic Tables: Replace	1 Allowance	\$10,000	1	1
Boat Ramp - Madrona Beach	1 Allowance	\$10,500	30	11
Boat Ramp, Blue Lake Ct: Repair	1 Allowance	\$10,500	30	11
Boat Ramp, Concrete, Horseshoe; Repair	1 Allowance	\$10,500	30	11
Boat Ramp, Longmire: Repair	1 Allowance	\$10,500	30	11
Boat Ramp, Otter Beach: Repair	1 Allowance	\$10,500	30	11
Boat Ramp, Sunset Beach: Repair	1 Allowance	\$10,500	30	11
Bridge, Arch: Repair/Replace	420 Square Feet	\$14,700	10	1
Bridge, Bear Island: Repair/Replace	150 Square Feet	\$6,290	10	1
Bridge, Blue Lake, Inlet: Repair/Replace	150 Square Feet	\$8,000	10	9
Bridge, Blue Lake, Lower Spillway: Repair/Replace	220 Square Feet	\$8,090	10	2
Bridge, Blue Lake, Upper Spillway: Repair/Replace	220 Square Feet	\$30,000	10	9
Bridge, Brookside: Repair/Replace	300 Square Feet	\$10,500	10	8
Bridge, Longmire: Repair/Replace	650 Square Feet	\$36,400	10	6
Bridge, Rampart: Repair/Replace	400 Square Feet	\$22,400	10	1
Bridge, Reichel: Repair/Replace	180 Square Feet	\$10,100	10	1
Bridges, Engineer Evaluation	1 Allowance	\$31,500	12	10
Burglar Alarm, Maintenance Building: Replace	1 Allowance	\$3,000	10	8
Burglar Alarm, Office: Replace	1 Allowance	\$3,000	10	8
Burglar Alarm, Pool: Replace	1 Allowance	\$3,000	10	8
Cabana Siding: Repaint	2,500 Square Feet	\$7,500	8	1
Cabana, Harrington Park (Well 4)	3 Each	\$27,800	25	7
Cabana, Hi Lo	720 Square Feet	\$26,600	25	1
Cabana, Longmire	3 Each	\$27,800	25	1
Cabana, Madrona	720 Square Feet	\$19,900	25	14
Cabana, Otter Beach	500 Square Feet	\$20,000	25	10
Cabana, Pool	3 Each	\$26,500	25	1
Cabana, Reichel	1,100 Square Feet	\$30,400	25	12
Cabana, Siding: Replace	2,500 Allowance	\$44,100	40	33

Cabana, Sunset	3 Each	\$26,500	25	1
Cabana, Vine Lane	3 Each	\$27,800	25	1
Cabana, Windy	3 Each	\$27,800	25	1
Computer & Software: Update	1 Allowance	\$22,200	5	4
Culvert - Clearlake Blvd N at Meadow	1 Allowance	\$11,000	50	28
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	1 Allowance	\$11,000	50	28
Culverts, Blue Hills Drive East: Replace	1 Allowance	\$8,500	50	28
Deck, Wood, Office: Replace	230 Square Feet	\$22,700	20	19
Dock Surface, Blue Lake Fishing, 1 of 3	1 Allowance	\$10,000	30	29
Dock Surface, Blue Lake Fishing, 2 of 3	1 Allowance	\$10,000	30	29
Dock Surface, Blue Lake Fishing, 3 of 3	1 Allowance	\$10,000	30	29
Dock Surface, Clear Lake	1 Allowance	\$26,900	30	21
Dock Surface, Horseshoe, A, Right	1 Allowance	\$18,300	30	1
Dock Surface, Horseshoe, B, Left	1 Allowance	\$25,600	30	10
Dock Surface, Horseshoe, C, Rear	1 Allowance	\$28,800	30	19
Dock Surface, Longmire, Fish & Swim	750 Square Feet	\$45,600	30	10
Dock Surface, Madrona, Fish & Swim	500 Square Feet	\$32,600	30	11
Dock Surface, Otter, Swim	1 Each	\$10,800	30	25
Dock Surface, Reichel, Swim	1 Each	\$10,400	30	10
Dock Surface, Sunset, Fish & Swim	500 Square Feet	\$33,600	30	12
Dock Surface, Windy, Fish & Swim	1 Allowance	\$46,600	30	16
Dock, Otter Beach B, Wooden: Replace	1 Allowance	\$24,400	20	10
Dock, Otter Beach C, Wooden: Replace	1 Allowance	\$24,400	20	10
Entry Sign: Replacement	1 Each	\$1,580	20	1
Fence, Office	500 Linear Feet	\$18,900	20	17
Fence: Chainlink, Repair	1 Allowance	\$3,940	1	2
Gate Card Readers: Replace	2 Each	\$30,600	15	10
Gate Operators: Replace	4 Each	\$17,600	10	4
Gates: Replace	3 Each	\$20,700	50	10
Horseshoe Pit, Longmire, Building: Replace/Repair	1 Allowance	\$20,700	25	8
Horseshoe Pit, Longmire, Pit: Repair/Replace	1 Allowance	\$3,860	25	8
Horseshoe Pit, Longmire, Roof: Replace	1 Allowance	\$3,860	25	3
Horseshoe Trail: Major Maintenance	1 Allowance	\$15,000	10	9
Hot Water Heater, Pool: Replace	2 Allowance	\$7,060	15	6
Interior, Office: Refurbish	1 Allowance	\$7,280	12	6
Irrigation System, Reichel Beach: Repair/Replace	1 Allowance	\$10,300	50	1
Irrigation System: Repair/Replace	6 Allowance	\$63,000	20	11
Labor for In-House Reserve Projects	1 Allowance	\$130,696		1
Lights: Pole, Replace	1 Allowance	\$8,400	2	1
Mailbox Cluster: Replace, Big Fir	19 Clusters	\$39,900	30	10
Mailbox Cluster: Replace, Blue Hills Loop	14 Clusters	\$29,400	30	10
Mailbox Cluster: Replace, Blue Lake Court	13 Clusters	\$27,300	30	10
Mailbox Cluster: Replace, Front Gate	11 Clusters	\$24,200	30	3
Mailbox Cluster: Replace, Longmire	12 Clusters	\$26,400	30	3
Mailbox Cluster: Replace, Windy Beach	19 Clusters	\$39,900	30	10

Maintenance Bldg Garage Doors, Large: Replace	5 Each	\$14,000	20	10
Maintenance Bldg Siding: Repaint	3,000 Square Feet	\$10,300	10	6
Maintenance Bldg, Carport: Structural Repairs	1 Allowance	\$114,000	38	27
Maintenance Bldg, Fence, Chain Link: Replace	1 Allowance	\$10,500	50	18
Maintenance Bldg, Pole Bldg	1 Allowance	\$55,000	50	27
Maintenance Bldg, Roof: Replace	3,900 Allowance	\$34,000	20	18
Maintenance Bldg, Shop Heaters: Replace	2 Each	\$10,600	25	2
Maintenance Bldg: Replace	Unfunded, outside the 30 year scope of report			
Maintenance Eqpt, Back Hoe: Replace	1 Each	\$105,000	21	1
Maintenance Eqpt, Bobcat Excavator: Replace	1 Each	\$58,500	19	5
Maintenance Eqpt, Brine Machine	1 Each	\$3,260	20	10
Maintenance Eqpt, Brine Sprayer	1 Each	\$3,420	20	2
Maintenance Eqpt, Chipper	1 Each	\$5,250	20	10
Maintenance Eqpt, Dump Trailer	1 Each	\$10,300	10	10
Maintenance Eqpt, Floating Workstation, Boat: Replace	1 Allowance	\$5,880	20	16
Maintenance Eqpt, Floating Workstation, Motor: Replace	1 Allowance	\$4,960	20	18
Maintenance Eqpt, Fuel Tank & Pumps: Replace	1 Allowance	\$32,700	40	10
Maintenance Eqpt, John Deere Mower: Replace	1 Each	\$4,080	12	6
Maintenance Eqpt, Kubota RTV 1100	1 Each	\$29,300	20	16
Maintenance Eqpt, Kubota RTV, 900, old	1 Allowance	\$27,100	20	2
Maintenance Eqpt, Kubota Tractor: Replace	1 Each	\$32,200	20	1
Maintenance Eqpt, Kubota, RTV 1100	1 Allowance	\$28,200	10	2
Maintenance Eqpt, Paint Striper, Graco HD 200C	1 Allowance	\$7,670	10	4
Maintenance Eqpt, Plow, new, F350	1 Allowance	\$8,500	15	1
Maintenance Eqpt, Plow, old, F450	1 Allowance	\$8,500	15	14
Maintenance Eqpt, Sander, newer, F350	1 Allowance	\$9,870	14	1
Maintenance Eqpt, Sander, old, F450	1 Allowance	\$10,400	12	11
Maintenance Eqpt, Street Sweeper, Elgin	1 Allowance	\$220,000	24	9
Maintenance Eqpt, Trailer, Flatbed for Excavator	1 Allowance	\$6,620	10	3
Maintenance Eqpt, Truck, F150, 2008	1 Allowance	\$50,000	14	1
Maintenance Eqpt, Truck, F350, 2010	1 Allowance	\$55,300	14	1
Maintenance Eqpt, Truck, F450, 1999	1 Allowance	\$68,100	22	20
Maintenance Eqpt, Truck, Mazda, 2006	1 Allowance	\$30,700	10	0
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	1 Allowance	\$40,000	15	13
Office, Structure: Repair/Replace	1,225 Square Feet	\$184,000	30	4
Owners Representative	1 Allowance	\$52,000		0
Parking Lots: Pool/Sunset, Gravel Replenish	1 Allowance	\$15,000	3	0
Phone System, Office	1 Allowance	\$5,250	10	4
Pickleball Court, Longmire: Reseal	7,200 Square Feet	\$9,430	8	7
Pickleball Court, Longmire: Resurface	7,200 Square Feet	\$97,200	40	37
Pitch & Putt: Repairs	1 Allowance	\$5,500	12	1
Pool & Spa Filters: Replace	4 Each	\$17,000	20	17
Pool & Spa: Retile	230 Linear Feet	\$34,000	36	27
Pool Deck, Concrete: Resurface	5,000 Allowance	\$160,000	30	28
Pool Deck, Wood: Resurface	540 Allowance	\$25,000	20	18

Pool Engineering	1 Allowance	\$27,600	30	27
Pool Fence & Railings: Replace	260 Linear Feet	\$66,000	30	28
Pool Heaters: Replace	3 Each	\$35,000	15	13
Pool Miscellaneous	1 Allowance	\$8,820	30	27
Pool Plumbing: Repair/Replace	1 Allowance	\$33,400	10	7
Pool Pumps & Valves: Replace	3 Each	\$16,500	10	7
Pool, Cover, Winter Safety: Replace	1 Allowance	\$20,500	13	0
Pool: Interior Remodel	1 Allowance	\$6,930	5	5
Pool: Light Posts & Electrical	1 Allowance	\$28,000	30	28
Pool: Resurface	2,700 Square Feet	\$74,500	20	11
Recreation Equipment, Hi Lo	1 Allowance	\$34,000	30	27
Recreation Equipment, Perimeter	1 Allowance	\$42,700	20	1
Recreation Equipment, Pool	1 Allowance	\$28,200	20	1
Recreation Equipment, Reichel Beach	1 Allowance	\$24,000	20	3
Recreation Equipment, Vine Lane	1 Allowance	\$10,500	20	1
Retaining Wall, Horseshoe Lake Trail: Rock	1 Allowance	\$10,500	5	1
Retaining Wall, Madrona Trail: Repair/Replace	1 Allowance	\$10,500	5	1
Retaining Wall, Pool: Repair/Replace	1 Allowance	\$10,500	30	29
Retaining Wall, Sunset Trail: Rock	1 Allowance	\$10,500	5	1
Roads - 10 year Engineering Plan	1 Allowance	\$39,400	10	7
Roof, Office: Replace	1,225 Square Feet	\$7,230	30	1
Roof, Pool Bldg: Replace, Front	1,600 Square Feet	\$9,440	35	2
Roof, Pool Bldg: Replace, Rear	1,600 Square Feet	\$9,440	35	27
RV Dump Station: Repair/Replace	1 Allowance	\$35,200	50	44
Security, Laser Scanner Back Gate: Replace	1 Allowance	\$4,800	10	8
Security, Sally Arm System: Replace	1 Allowance	\$6,750	12	16
Security, Spikes: Replace	1 Allowance	\$8,190	10	9
Security: Gate System	1 Allowance	\$131,000	30	25
Septic System, Blue Water: Replace	1 Allowance	\$47,300	50	10
Septic System, Harrington Park: Replace	1 Allowance	\$47,300	50	10
Septic System, Hi-Lo: Replace	1 Allowance	\$47,300	50	10
Septic System, Longmire: Replace	1 Allowance	\$47,300	50	10
Septic System, Loop: Replace	1 Allowance	\$47,300	50	1
Septic System, Madrona: Replace	1 Allowance	\$47,300	50	10
Septic System, Office	1 Allowance	\$21,000	51	0
Septic System, Otter Beach: Replace	1 Allowance	\$47,300	50	10
Septic System, Perimeter: Replace	1 Allowance	\$47,300	50	10
Septic System, Pool: Replace	1 Allowance	\$47,300	30	28
Septic System, Rampart: Replace	1 Allowance	\$47,300	50	10
Septic System, Reichel Beach: Replace	1 Allowance	\$49,700	50	1
Septic System, Sports Court: Replace	1 Allowance	\$47,300	50	10
Septic System, Sunset Beach: Replace	1 Allowance	\$49,700	50	1
Septic System, Windy Beach: Replace	1 Allowance	\$47,300	50	10
Septic System, Woodside: Replace	1 Allowance	\$47,300	50	10
Siding, Pool Bldg: Repaint	1 Allowance	\$6,720	8	14

Siding, Pool Bldg: Repair/Replace	1 Allowance	\$39,700	50	27
Spa, Heater: Replace	1 Allowance	\$5,850	20	11
Spa: Resurface	1 Allowance	\$8,400	16	11
Spillways, Concrete: Repair/Replace	1 Allowance	\$60,900	25	14
Spillways, Gates & Weirs: Replace	1 Allowance	\$6,510	25	14
Surveillance System Cameras: Replace	1 Allowance	\$100,000	10	9
Tennis & Basketball Court, Rampart: Reseal	1 Allowance	\$8,930	8	8
Tennis & Basketball Court, Rampart: Resurface	7,200 Square Feet	\$92,200	40	1
Tennis Court, Hi Lo: Reseal	1 Allowance	\$8,930	8	1
Tennis Court, Hi Lo: Resurface	1 Allowance	\$104,000	40	1
Trails: Maintain / Repair	1 Allowance	\$7,280	4	1
Total Current Costs		\$13,755,398		
Total Funded Components			229	

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

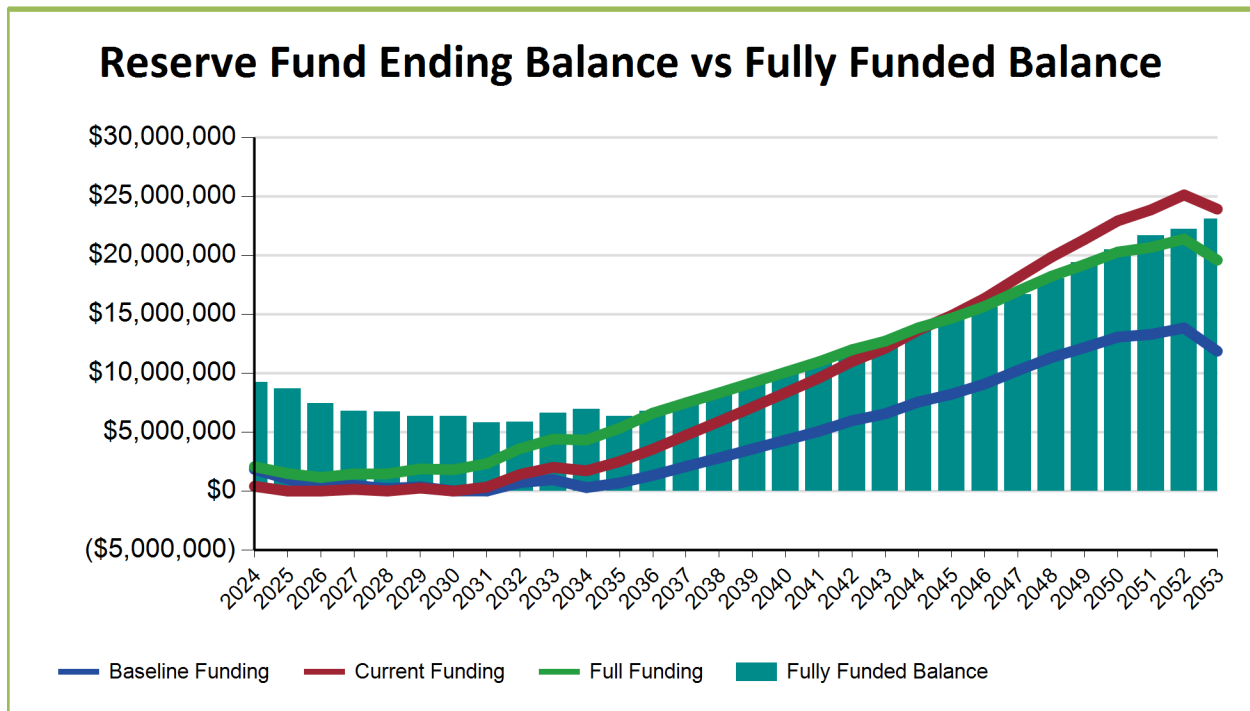
2. Financial Analysis

We have created the financial projections and recommendations based on the component list in Table One and a projected reserve fund balance \$887,095. For your Association to be 100% funded there should be \$9,242,612 in your reserve account(s). Therefore, your Association is projected to be 10.00% funded.

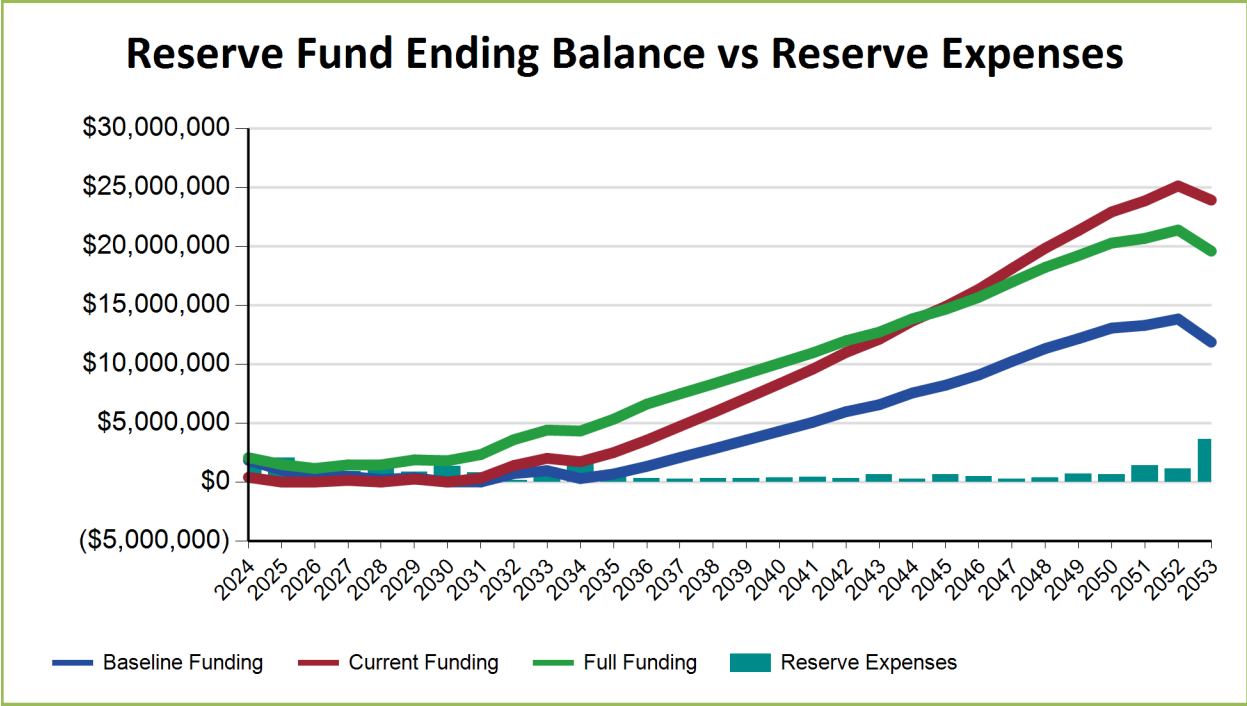
We recommend the Full Funding, which requires a monthly reserve contribution of \$90,000 with a 3.00 % increase in contributions each year for the next 13 years.

Currently the Association has monthly reserve contributions of \$78,400 and are Not projected to be sufficient over the next 30 years. The Baseline monthly reserve contribution requires \$70,894, with a 3.00 % increase in contributions each year for the next 7 years. The baseline funding plan is the lowest contribution amount calculated to prevent the Reserve Fund from dropping below a zero balance.

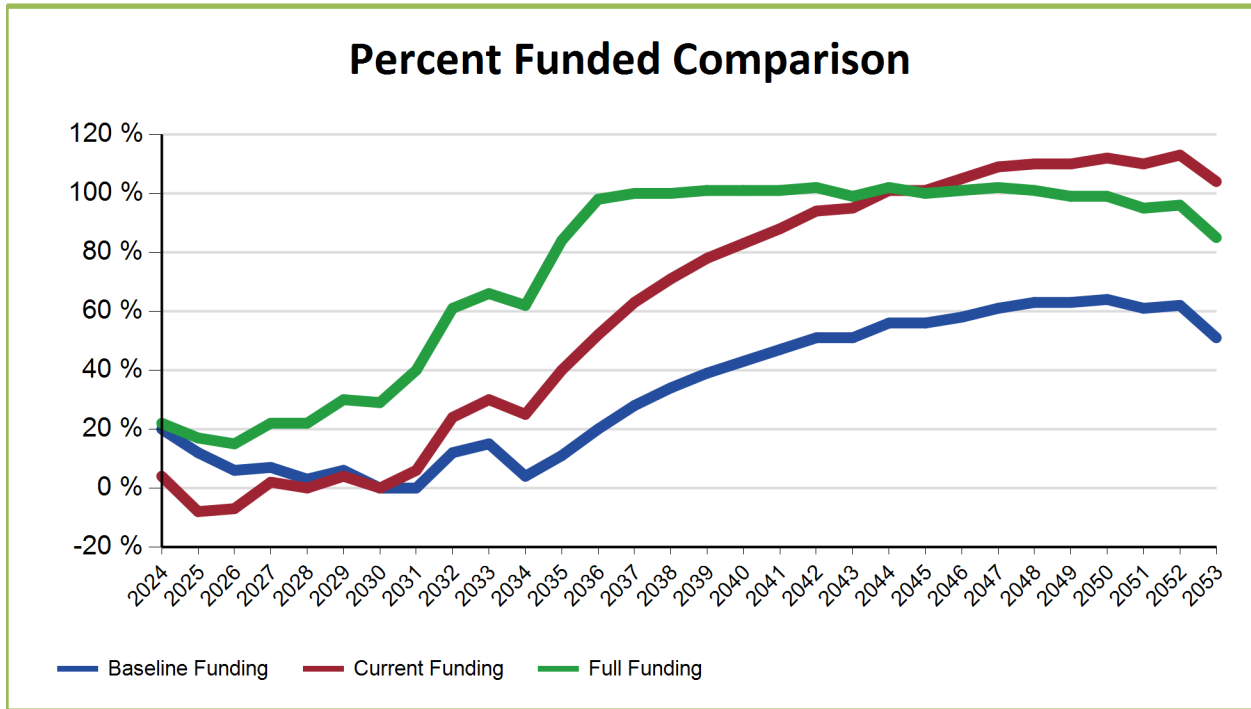
2.1 Figure 1 - Reserve Fund Ending Balance vs Fully Funded Balance



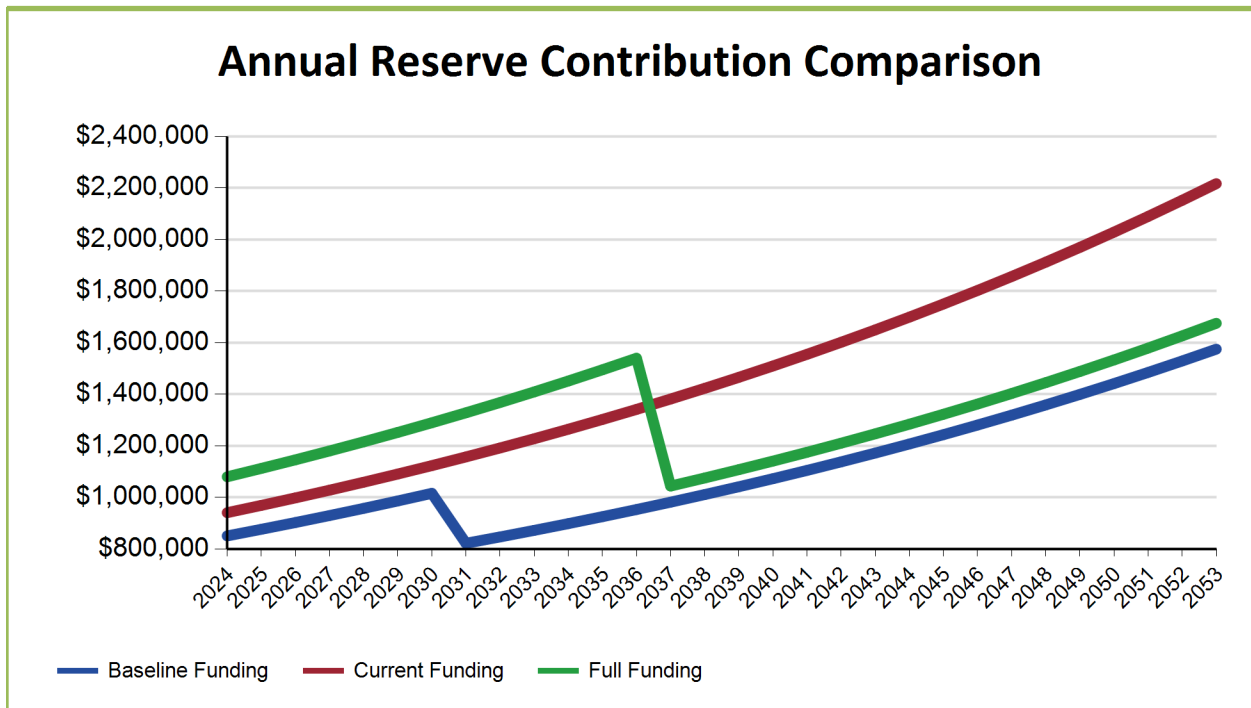
2.2 Figure 2 - Reserve Fund Ending Balance vs Reserve Expenses



2.3 Figure 3 - Percent Funded Comparison



2.4 Figure 4 – Reserve Contribution Comparison



2.5.1 - 30 Year Reserve Fund Projection (Current Funding)

Current Funding Plan									
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Additional Assessments Necessary Per Unit /Per Year	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2024	\$887,095	\$940,800	\$12,000		\$0	\$1,438,372	\$401,523	\$9,242,612	4.34 %
2025	\$401,523	\$969,024	\$12,000	\$501	\$0	\$2,061,829	\$0	\$8,689,343	-7.82 %
2026	\$0	\$998,095	\$0	\$360	\$0	\$1,485,546	\$0	\$7,434,525	-6.56 %
2027	\$0	\$1,028,038	\$0		\$0	\$885,458	\$142,580	\$6,761,164	2.11 %
2028	\$142,580	\$1,058,879	\$0	\$14	\$0	\$1,220,908	\$0	\$6,734,718	-0.29 %
2029	\$0	\$1,090,645	\$0		\$0	\$841,838	\$248,807	\$6,336,731	3.93 %
2030	\$248,807	\$1,123,364	\$0	\$1	\$0	\$1,373,027	\$0	\$6,336,971	-0.01 %
2031	\$0	\$1,157,065	\$0		\$0	\$822,110	\$334,955	\$5,811,447	5.76 %
2032	\$334,955	\$1,191,777	\$0		\$8,024	\$128,487	\$1,406,269	\$5,858,555	24.00 %
2033	\$1,406,269	\$1,227,531	\$0		\$13,825	\$637,566	\$2,010,059	\$6,643,092	30.26 %
2034	\$2,010,059	\$1,264,357	\$0		\$10,758	\$1,566,412	\$1,718,762	\$6,949,051	24.73 %
2035	\$1,718,762	\$1,302,287	\$0		\$18,311	\$538,851	\$2,500,509	\$6,330,373	39.50 %
2036	\$2,500,509	\$1,341,356	\$0		\$28,559	\$315,277	\$3,555,147	\$6,775,109	52.47 %
2037	\$3,555,147	\$1,381,597	\$0		\$40,030	\$242,955	\$4,733,819	\$7,487,767	63.22 %
2038	\$4,733,819	\$1,423,044	\$0		\$51,362	\$309,160	\$5,899,065	\$8,321,322	70.89 %
2039	\$5,899,065	\$1,465,736	\$0		\$63,165	\$315,412	\$7,112,554	\$9,137,469	77.84 %
2040	\$7,112,554	\$1,509,708	\$0		\$75,107	\$356,725	\$8,340,644	\$9,998,208	83.42 %
2041	\$8,340,644	\$1,554,999	\$0		\$87,206	\$397,509	\$9,585,340	\$10,869,560	88.19 %
2042	\$9,585,340	\$1,601,649	\$0		\$100,923	\$293,909	\$10,994,003	\$11,753,209	93.54 %
2043	\$10,994,003	\$1,649,698	\$0		\$111,798	\$639,031	\$12,116,468	\$12,799,088	94.67 %
2044	\$12,116,468	\$1,699,189	\$0		\$126,876	\$278,448	\$13,664,085	\$13,550,748	100.84 %
2045	\$13,664,085	\$1,750,165	\$0		\$138,835	\$655,660	\$14,897,425	\$14,727,133	101.16 %
2046	\$14,897,425	\$1,802,670	\$0		\$153,043	\$494,487	\$16,358,651	\$15,581,981	104.98 %
2047	\$16,358,651	\$1,856,750	\$0		\$170,185	\$268,547	\$18,117,039	\$16,661,133	108.74 %
2048	\$18,117,039	\$1,912,453	\$0		\$186,986	\$374,624	\$19,841,854	\$18,039,011	109.99 %
2049	\$19,841,854	\$1,969,826	\$0		\$201,555	\$671,223	\$21,342,012	\$19,383,604	110.10 %
2050	\$21,342,012	\$2,028,921	\$0		\$216,896	\$666,861	\$22,920,968	\$20,498,717	111.82 %
2051	\$22,920,968	\$2,089,789	\$0		\$225,864	\$1,379,422	\$23,857,199	\$21,688,524	110.00 %
2052	\$23,857,199	\$2,152,482	\$0		\$238,138	\$1,119,596	\$25,128,223	\$22,217,941	113.10 %
2053	\$25,128,223	\$2,217,057	\$0		\$225,822	\$3,654,516	\$23,916,586	\$23,069,846	103.67 %

2.5.2 - 30 Year Reserve Fund Projection (Baseline Funding)

Baseline Funding Plan								
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2024	\$887,095	\$850,728	\$1,540,000	\$0	\$1,438,372	\$1,839,451	\$9,242,612	19.90 %
2025	\$1,839,451	\$876,250	\$361,000	\$2,157	\$2,061,829	\$1,017,029	\$8,689,343	11.70 %
2026	\$1,017,029	\$902,537	\$0	\$0	\$1,485,546	\$434,020	\$7,434,525	5.84 %
2027	\$434,020	\$929,613	\$0	\$134	\$885,458	\$478,309	\$6,761,164	7.07 %
2028	\$478,309	\$957,502	\$0	\$0	\$1,220,908	\$214,903	\$6,734,718	3.19 %
2029	\$214,903	\$986,227	\$0	\$0	\$841,838	\$359,292	\$6,336,731	5.67 %
2030	\$359,292	\$1,015,814	\$0	\$0	\$1,373,027	\$2,079	\$6,336,971	0.03 %
2031	\$2,079	\$822,036	\$0	\$0	\$822,110	\$2,005	\$5,811,447	0.03 %
2032	\$2,005	\$846,697	\$0	\$2,969	\$128,487	\$723,184	\$5,858,555	12.34 %
2033	\$723,184	\$872,098	\$0	\$5,217	\$637,566	\$962,933	\$6,643,092	14.50 %
2034	\$962,933	\$898,261	\$0	\$0	\$1,566,412	\$294,782	\$6,949,051	4.24 %
2035	\$294,782	\$925,209	\$0	\$2,185	\$538,851	\$683,325	\$6,330,373	10.79 %
2036	\$683,325	\$952,965	\$0	\$8,445	\$315,277	\$1,329,458	\$6,775,109	19.62 %
2037	\$1,329,458	\$981,554	\$0	\$15,773	\$242,955	\$2,083,830	\$7,487,767	27.83 %
2038	\$2,083,830	\$1,011,001	\$0	\$22,802	\$309,160	\$2,808,473	\$8,321,322	33.75 %
2039	\$2,808,473	\$1,041,331	\$0	\$30,137	\$315,412	\$3,564,529	\$9,137,469	39.01 %
2040	\$3,564,529	\$1,072,571	\$0	\$37,441	\$356,725	\$4,317,816	\$9,998,208	43.19 %
2041	\$4,317,816	\$1,104,748	\$0	\$44,727	\$397,509	\$5,069,782	\$10,869,560	46.64 %
2042	\$5,069,782	\$1,137,890	\$0	\$53,448	\$293,909	\$5,967,211	\$11,753,209	50.77 %
2043	\$5,967,211	\$1,172,027	\$0	\$59,142	\$639,031	\$6,559,349	\$12,799,088	51.25 %
2044	\$6,559,349	\$1,207,188	\$0	\$68,845	\$278,448	\$7,556,934	\$13,550,748	55.77 %
2045	\$7,556,934	\$1,243,403	\$0	\$75,230	\$655,660	\$8,219,907	\$14,727,133	55.81 %
2046	\$8,219,907	\$1,280,705	\$0	\$83,658	\$494,487	\$9,089,783	\$15,581,981	58.34 %
2047	\$9,089,783	\$1,319,126	\$0	\$94,808	\$268,547	\$10,235,170	\$16,661,133	61.43 %
2048	\$10,235,170	\$1,358,700	\$0	\$105,399	\$374,624	\$11,324,645	\$18,039,011	62.78 %
2049	\$11,324,645	\$1,399,461	\$0	\$113,532	\$671,223	\$12,166,415	\$19,383,604	62.77 %
2050	\$12,166,415	\$1,441,445	\$0	\$122,203	\$666,861	\$13,063,202	\$20,498,717	63.73 %
2051	\$13,063,202	\$1,484,688	\$0	\$124,261	\$1,379,422	\$13,292,729	\$21,688,524	61.29 %
2052	\$13,292,729	\$1,529,229	\$0	\$129,377	\$1,119,596	\$13,831,739	\$22,217,941	62.25 %
2053	\$13,831,739	\$1,575,106	\$0	\$109,648	\$3,654,516	\$11,861,977	\$23,069,846	51.42 %

2.5.3 - 30 Year Reserve Fund Projection (Full Funding)

Full Funding Plan								
Year	Start Balance	Annual Reserve Contribution	Special Assessments	Interest Income	Reserve Expenses	Ending Balance	Fully Funded Balance	Ending Percent Funded
2024	\$887,095	\$1,080,000	\$1,540,000	\$0	\$1,438,372	\$2,068,723	\$9,242,612	22.38 %
2025	\$2,068,723	\$1,112,400	\$361,000	\$5,631	\$2,061,829	\$1,485,925	\$8,689,343	17.10 %
2026	\$1,485,925	\$1,145,772	\$0	\$5,733	\$1,485,546	\$1,151,884	\$7,434,525	15.49 %
2027	\$1,151,884	\$1,180,145	\$0	\$8,565	\$885,458	\$1,455,136	\$6,761,164	21.52 %
2028	\$1,455,136	\$1,215,550	\$0	\$8,420	\$1,220,908	\$1,458,198	\$6,734,718	21.65 %
2029	\$1,458,198	\$1,252,016	\$0	\$12,424	\$841,838	\$1,880,800	\$6,336,731	29.68 %
2030	\$1,880,800	\$1,289,576	\$0	\$11,526	\$1,373,027	\$1,808,875	\$6,336,971	28.54 %
2031	\$1,808,875	\$1,328,264	\$0	\$16,509	\$822,110	\$2,331,538	\$5,811,447	40.12 %
2032	\$2,331,538	\$1,368,112	\$0	\$28,871	\$128,487	\$3,600,034	\$5,858,555	61.45 %
2033	\$3,600,034	\$1,409,155	\$0	\$36,670	\$637,566	\$4,408,293	\$6,643,092	66.36 %
2034	\$4,408,293	\$1,451,430	\$0	\$35,676	\$1,566,412	\$4,328,987	\$6,949,051	62.30 %
2035	\$4,328,987	\$1,494,973	\$0	\$45,376	\$538,851	\$5,330,485	\$6,330,373	84.20 %
2036	\$5,330,485	\$1,539,822	\$0	\$57,851	\$315,277	\$6,612,881	\$6,775,109	97.61 %
2037	\$6,612,881	\$1,044,000	\$0	\$68,919	\$242,955	\$7,482,845	\$7,487,767	99.93 %
2038	\$7,482,845	\$1,075,320	\$0	\$77,113	\$309,160	\$8,326,118	\$8,321,322	100.06 %
2039	\$8,326,118	\$1,107,580	\$0	\$85,645	\$315,412	\$9,203,931	\$9,137,469	100.73 %
2040	\$9,203,931	\$1,140,807	\$0	\$94,176	\$356,725	\$10,082,189	\$9,998,208	100.84 %
2041	\$10,082,189	\$1,175,031	\$0	\$102,722	\$397,509	\$10,962,433	\$10,869,560	100.85 %
2042	\$10,962,433	\$1,210,282	\$0	\$112,737	\$293,909	\$11,991,543	\$11,753,209	102.03 %
2043	\$11,991,543	\$1,246,591	\$0	\$119,758	\$639,031	\$12,718,861	\$12,799,088	99.37 %
2044	\$12,718,861	\$1,283,988	\$0	\$130,824	\$278,448	\$13,855,225	\$13,550,748	102.25 %
2045	\$13,855,225	\$1,322,508	\$0	\$138,608	\$655,660	\$14,660,681	\$14,727,133	99.55 %
2046	\$14,660,681	\$1,362,183	\$0	\$148,473	\$494,487	\$15,676,850	\$15,581,981	100.61 %
2047	\$15,676,850	\$1,403,049	\$0	\$161,098	\$268,547	\$16,972,450	\$16,661,133	101.87 %
2048	\$16,972,450	\$1,445,140	\$0	\$173,204	\$374,624	\$18,216,170	\$18,039,011	100.98 %
2049	\$18,216,170	\$1,488,494	\$0	\$182,892	\$671,223	\$19,216,333	\$19,383,604	99.14 %
2050	\$19,216,333	\$1,533,149	\$0	\$193,160	\$666,861	\$20,275,781	\$20,498,717	98.91 %
2051	\$20,275,781	\$1,579,144	\$0	\$196,859	\$1,379,422	\$20,672,362	\$21,688,524	95.31 %
2052	\$20,672,362	\$1,626,518	\$0	\$203,660	\$1,119,596	\$21,382,944	\$22,217,941	96.24 %
2053	\$21,382,944	\$1,675,314	\$0	\$185,661	\$3,654,516	\$19,589,403	\$23,069,846	84.91 %

2.6 Funding Plan Cash Flow Projections

Full Funding Plan					
Year	2024	2025	2026	2027	2028
Percent Funded	22.38 %	17.10 %	15.49 %	21.52 %	21.65 %
Fully Funded Balance	\$9,242,612	\$8,689,343	\$7,434,525	\$6,761,164	\$6,734,718
Beginning Balance	\$887,095	\$2,068,723	\$1,485,925	\$1,151,884	\$1,455,136
Annual Contributions	\$1,080,000	\$1,112,400	\$1,145,772	\$1,180,145	\$1,215,550
Interest Earnings	\$0	\$5,631	\$5,733	\$8,565	\$8,420
Special Assessment	\$1,540,000	\$361,000	\$0	\$0	\$0
Reserve Expenses	\$1,438,372	\$2,061,829	\$1,485,546	\$885,458	\$1,220,908
Ending Balance	\$2,068,723	\$1,485,925	\$1,151,884	\$1,455,136	\$1,458,198

Expenses by Component & Year					
Components	2024	2025	2026	2027	2028
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$1,185,172	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$114,000	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$585,040	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$82,606	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$425,421	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$134,930	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$695,950	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$108,212	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$552,920	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$139,869	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$718,075
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$91,054
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$0	\$24,926	\$25,674	\$26,444	\$27,237
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$12,381
Baseball Backstop: Harington Park	\$0	\$0	\$0	\$0	\$45,020
Baseball Backstop: Longmire	\$0	\$0	\$0	\$0	\$45,020
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0

Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$9,951	\$0	\$0
Basketball Court, Hi Lo: Replace	\$0	\$0	\$102,907	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$10,197	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$10,818	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$10,503	\$0	\$0
Bathroom: Refurbish, Pool	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$10,818	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$10,197	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$20,394	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$10,197	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$10,818	\$0
Bathroom: Stainless Steel Toilet/ Sink/ Urinal-Madrona, HiLo, Longmire, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Beach, Longmire: Water Slide	\$0	\$0	\$0	\$0	\$0
Beach, Sunset: Water Slide	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$0	\$10,300	\$10,609	\$10,927	\$11,255
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$15,141	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$6,479	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$8,583	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$23,072	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$10,403	\$0	\$0	\$0

Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0
Burglar Alarm, Maintenance Building: Replace	\$0	\$0	\$0	\$0	\$0
Burglar Alarm, Office: Replace	\$0	\$0	\$0	\$0	\$0
Burglar Alarm, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$7,725	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$27,398	\$0	\$0	\$0
Cabana, Longmire	\$0	\$28,634	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$27,295	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$27,295	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$28,634	\$0	\$0	\$0
Cabana, Windy	\$0	\$28,634	\$0	\$0	\$0
Computer & Software: Update	\$0	\$0	\$0	\$0	\$24,986
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$18,849	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$1,627	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$0	\$0	\$4,180	\$4,305	\$4,435
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$19,809
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0

Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$4,218	\$0
Horseshoe Trail: Major Maintenance	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$10,609	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Labor for In-House Reserve Projects	\$0	\$134,617	\$0	\$0	\$0
Lights: Pole, Replace	\$0	\$8,652	\$0	\$9,179	\$0
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$26,444	\$0
Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$28,848	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$11,246	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$108,150	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$3,628	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$28,750	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$33,166	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$29,917	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$8,633
Maintenance Eqpt, Plow, new, F350	\$0	\$8,755	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$10,166	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$7,234	\$0

Maintenance Eqpt, Truck, F150, 2008	\$0	\$51,500	\$0	\$0	\$0
Maintenance Eqpt, Truck, F350, 2010	\$0	\$56,959	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$30,700	\$0	\$0	\$0	\$0
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$207,094
Owners Representative	\$52,000	\$0	\$0	\$0	\$0
Parking Lots: Pool/Sunset, Gravel Replenish	\$15,000	\$0	\$0	\$16,391	\$0
Phone System, Office	\$0	\$0	\$0	\$0	\$5,909
Pickleball Court, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Pickleball Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$5,665	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence & Railings: Replace	\$0	\$0	\$0	\$0	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$20,500	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$0	\$0	\$0	\$0	\$0
Pool: Light Posts & Electrical	\$0	\$0	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$43,981	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$29,046	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$26,225	\$0
Recreation Equipment, Vine Lane	\$0	\$10,815	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$0	\$10,815	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$0	\$10,815	\$0	\$0	\$0
Retaining Wall, Pool: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$0	\$10,815	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$0
Roof, Office: Replace	\$0	\$7,447	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$10,015	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Laser Scanner Back Gate: Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$0
Security: Gate System	\$0	\$0	\$0	\$0	\$0

Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$48,719	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$21,000	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$51,191	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$51,191	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$94,966	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$9,198	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$107,120	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$7,498	\$0	\$0	\$0

Full Funding Plan					
Year	2029	2030	2031	2032	2033
Percent Funded	29.68 %	28.54 %	40.12 %	61.45 %	66.36 %
Fully Funded Balance	\$6,336,731	\$6,336,971	\$5,811,447	\$5,858,555	\$6,643,092
Beginning Balance	\$1,458,198	\$1,880,800	\$1,808,875	\$2,331,538	\$3,600,034
Annual Contributions	\$1,252,016	\$1,289,576	\$1,328,264	\$1,368,112	\$1,409,155
Interest Earnings	\$12,424	\$11,526	\$16,509	\$28,871	\$36,670
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$841,838	\$1,373,027	\$822,110	\$128,487	\$637,566
Ending Balance	\$1,880,800	\$1,808,875	\$2,331,538	\$3,600,034	\$4,408,293

Expenses by Component & Year					
Components	2029	2030	2031	2032	2033
Asphalt Roads Project 10A: Design	\$91,815	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$469,263	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$117,087	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$602,996	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$92,778	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$475,961	\$0	\$0
Asphalt Roads Project 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$5,709	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$29,165	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$466,028	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$28,054	\$28,896	\$29,763	\$30,656	\$31,576
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Harington Park	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Longmire	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0

Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$11,536	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$97,406	\$0	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$24,352	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$6,967	\$0
Bathroom: Refurbish, Otter Beach	\$22,954	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Pool	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Bathroom: Stainless Steel Toilet/ Sink/ Urinal-Madrona, HiLo, Longmire, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Beach, Longmire: Water Slide	\$0	\$0	\$0	\$0	\$0
Beach, Sunset: Water Slide	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$10,438
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$39,143
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$13,301	\$0
Bridge, Longmire: Repair/Replace	\$0	\$43,464	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0

Burglar Alarm, Maintenance Building: Replace	\$0	\$0	\$0	\$3,800	\$0
Burglar Alarm, Office: Replace	\$0	\$0	\$0	\$3,800	\$0
Burglar Alarm, Pool: Replace	\$0	\$0	\$0	\$3,800	\$0
Cabana Siding: Repaint	\$0	\$0	\$0	\$0	\$9,786
Cabana, Harrington Park (Well 4)	\$0	\$0	\$34,190	\$0	\$0
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$0	\$0	\$0	\$0	\$28,966
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$4,568	\$4,705	\$4,846	\$4,991	\$5,141
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$26,222	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$4,890	\$0

Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Trail: Major Maintenance	\$0	\$0	\$0	\$0	\$19,572
Hot Water Heater, Pool: Replace	\$0	\$8,430	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$8,693	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Labor for In-House Reserve Projects	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$9,738	\$0	\$10,331	\$0	\$10,960
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$12,299	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$67,818	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$4,872	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$287,050
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F150, 2008	\$0	\$0	\$0	\$0	\$0

Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Owners Representative	\$0	\$0	\$0	\$0	\$0
Parking Lots: Pool/Sunset, Gravel Replenish	\$0	\$17,911	\$0	\$0	\$19,572
Phone System, Office	\$0	\$0	\$0	\$0	\$0
Pickleball Court, Longmire: Reseal	\$0	\$0	\$11,598	\$0	\$0
Pickleball Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence & Railings: Replace	\$0	\$0	\$0	\$0	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$41,078	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$20,293	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$8,034	\$0	\$0	\$0	\$0
Pool: Light Posts & Electrical	\$0	\$0	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$0	\$12,538	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$0	\$12,538	\$0	\$0	\$0
Retaining Wall, Pool: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$0	\$12,538	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$48,457	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Laser Scanner Back Gate: Replace	\$0	\$0	\$0	\$6,081	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$10,686
Security: Gate System	\$0	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0

Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$130,477
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$11,312	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$11,652
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$8,440	\$0	\$0	\$0	\$9,499

Full Funding Plan					
Year	2034	2035	2036	2037	2038
Percent Funded	62.30 %	84.20 %	97.61 %	99.93 %	100.06 %
Fully Funded Balance	\$6,949,051	\$6,330,373	\$6,775,109	\$7,487,767	\$8,321,322
Beginning Balance	\$4,408,293	\$4,328,987	\$5,330,485	\$6,612,881	\$7,482,845
Annual Contributions	\$1,451,430	\$1,494,973	\$1,539,822	\$1,044,000	\$1,075,320
Interest Earnings	\$35,676	\$45,376	\$57,851	\$68,919	\$77,113
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$1,566,412	\$538,851	\$315,277	\$242,955	\$309,160
Ending Balance	\$4,328,987	\$5,330,485	\$6,612,881	\$7,482,845	\$8,326,118

Expenses by Component & Year					
Components	2034	2035	2036	2037	2038
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$32,523	\$33,498	\$34,503	\$35,539	\$36,605
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$16,638
Baseball Backstop: Harington Park	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Longmire	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$12,606	\$0	\$0	\$0	\$0

Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$14,115	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Pool	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$106,438	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Bathroom: Stainless Steel Toilet/ Sink/ Urinal-Madrona, HiLo, Longmire, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$40,206	\$0	\$0
Beach Bulkhead, Longmire	\$29,969	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$31,448	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$42,203	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$5,874	\$0
Beach, Longmire: Water Slide	\$0	\$0	\$0	\$0	\$0
Beach, Sunset: Water Slide	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126
Boat Ramp - Madrona Beach	\$0	\$14,534	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$14,534	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$14,534	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$14,534	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$14,534	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$14,534	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$20,348	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$8,707	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$11,534	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$31,007	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$13,981	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$42,333	\$0	\$0	\$0	\$0

Burglar Alarm, Maintenance Building: Replace	\$0	\$0	\$0	\$0	\$0
Burglar Alarm, Office: Replace	\$0	\$0	\$0	\$0	\$0
Burglar Alarm, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$30,101
Cabana, Otter Beach	\$26,878	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$43,343	\$0	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$0	\$0	\$0	\$0	\$33,579
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$34,404	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$61,283	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$45,126	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$13,977	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$47,906	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$32,792	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$32,792	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$5,295	\$5,454	\$5,618	\$5,786	\$5,960
Gate Card Readers: Replace	\$41,124	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$26,622
Gates: Replace	\$27,819	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0

Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Trail: Major Maintenance	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$87,207	\$0	\$0	\$0
Labor for In-House Reserve Projects	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$0	\$11,628	\$0	\$12,336	\$0
Mailbox Cluster: Replace, Big Fir	\$53,622	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$39,511	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$36,689	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$53,622	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$18,815	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$4,381	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$7,056	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$13,842	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$43,946	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$40,206	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$11,602
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$12,857
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, F450	\$0	\$14,396	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$9,722	\$0
Maintenance Eqpt, Truck, F150, 2008	\$0	\$0	\$0	\$0	\$0

Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$41,258	\$0	\$0	\$0	\$0
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	\$0	\$0	\$0	\$58,741	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Owners Representative	\$0	\$0	\$0	\$0	\$0
Parking Lots: Pool/Sunset, Gravel Replenish	\$0	\$0	\$21,386	\$0	\$0
Phone System, Office	\$0	\$0	\$0	\$0	\$7,941
Pickleball Court, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Pickleball Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$0	\$8,077	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence & Railings: Replace	\$0	\$0	\$0	\$0	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$51,399	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$30,105	\$0
Pool: Interior Remodel	\$9,313	\$0	\$0	\$0	\$0
Pool: Light Posts & Electrical	\$0	\$0	\$0	\$0	\$0
Pool: Resurface	\$0	\$103,125	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$0	\$14,534	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$0	\$14,534	\$0	\$0	\$0
Retaining Wall, Pool: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$0	\$14,534	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Laser Scanner Back Gate: Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$0
Security: Gate System	\$0	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$63,567	\$0	\$0	\$0	\$0

Septic System, Harrington Park: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$63,567	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$63,567	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$10,165
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$8,098	\$0	\$0	\$0
Spa: Resurface	\$0	\$11,628	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$92,117
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$9,847
Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$0	\$0	\$10,691	\$0

Full Funding Plan					
Year	2039	2040	2041	2042	2043
Percent Funded	100.73 %	100.84 %	100.85 %	102.03 %	99.37 %
Fully Funded Balance	\$9,137,469	\$9,998,208	\$10,869,560	\$11,753,209	\$12,799,088
Beginning Balance	\$8,326,118	\$9,203,931	\$10,082,189	\$10,962,433	\$11,991,543
Annual Contributions	\$1,107,580	\$1,140,807	\$1,175,031	\$1,210,282	\$1,246,591
Interest Earnings	\$85,645	\$94,176	\$102,722	\$112,737	\$119,758
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$315,412	\$356,725	\$397,509	\$293,909	\$639,031
Ending Balance	\$9,203,931	\$10,082,189	\$10,962,433	\$11,991,543	\$12,718,861

Expenses by Component & Year					
Components	2039	2040	2041	2042	2043
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$37,703	\$38,834	\$39,999	\$41,199	\$42,435
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Harington Park	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Longmire	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$28,925	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$15,969	\$0

Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$14,614	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Pool	\$0	\$0	\$0	\$0	\$145,541
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Beach, Longmire: Water Slide	\$0	\$0	\$22,809	\$0	\$0
Beach, Sunset: Water Slide	\$0	\$0	\$22,727	\$0	\$0
Benches & Picnic Tables: Replace	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$14,028
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$52,605
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$17,876	\$0
Bridge, Longmire: Repair/Replace	\$0	\$58,411	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0

Burglar Alarm, Maintenance Building: Replace	\$0	\$0	\$0	\$5,107	\$0
Burglar Alarm, Office: Replace	\$0	\$0	\$0	\$5,107	\$0
Burglar Alarm, Pool: Replace	\$0	\$0	\$0	\$5,107	\$0
Cabana Siding: Repaint	\$0	\$0	\$12,396	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$0	\$0	\$0	\$0	\$38,928
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$39,805
Dock Surface, Blue Lake Fishing, 1 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$50,501
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$74,779	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$31,239	\$0	\$0
Fence: Chainlink, Repair	\$6,138	\$6,323	\$6,512	\$6,708	\$6,909
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0

Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Trail: Major Maintenance	\$0	\$0	\$0	\$0	\$26,303
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$12,394	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Labor for In-House Reserve Projects	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$13,087	\$0	\$13,884	\$0	\$14,729
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$16,528	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$17,876	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$57,883	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$9,436	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$8,444	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$6,946	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$47,018	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$13,640	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$15,377	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F150, 2008	\$77,898	\$0	\$0	\$0	\$0

Maintenance Eqpt, Truck, F350, 2010	\$86,156	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Owners Representative	\$0	\$0	\$0	\$0	\$0
Parking Lots: Pool/Sunset, Gravel Replenish	\$23,370	\$0	\$0	\$25,537	\$0
Phone System, Office	\$0	\$0	\$0	\$0	\$0
Pickleball Court, Longmire: Reseal	\$14,692	\$0	\$0	\$0	\$0
Pickleball Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$28,098	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$42,561	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence & Railings: Replace	\$0	\$0	\$0	\$0	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$55,205	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$27,272	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$10,797	\$0	\$0	\$0	\$0
Pool: Light Posts & Electrical	\$0	\$0	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$0	\$16,849	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$0	\$16,849	\$0	\$0	\$0
Retaining Wall, Pool: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$0	\$16,849	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$65,122	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Laser Scanner Back Gate: Replace	\$0	\$0	\$0	\$8,172	\$0
Security, Sally Arm System: Replace	\$0	\$10,832	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$14,361
Security: Gate System	\$0	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0

Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$175,351
Tennis & Basketball Court, Rampart: Reseal	\$0	\$14,330	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$14,760	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$0	\$12,033	\$0	\$0

Full Funding Plan					
Year	2044	2045	2046	2047	2048
Percent Funded	102.25 %	99.55 %	100.61 %	101.87 %	100.98 %
Fully Funded Balance	\$13,550,748	\$14,727,133	\$15,581,981	\$16,661,133	\$18,039,011
Beginning Balance	\$12,718,861	\$13,855,225	\$14,660,681	\$15,676,850	\$16,972,450
Annual Contributions	\$1,283,988	\$1,322,508	\$1,362,183	\$1,403,049	\$1,445,140
Interest Earnings	\$130,824	\$138,608	\$148,473	\$161,098	\$173,204
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$278,448	\$655,660	\$494,487	\$268,547	\$374,624
Ending Balance	\$13,855,225	\$14,660,681	\$15,676,850	\$16,972,450	\$18,216,170

Expenses by Component & Year					
Components	2044	2045	2046	2047	2048
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$43,708	\$45,019	\$46,370	\$47,761	\$49,194
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$22,361
Baseball Backstop: Harington Park	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Longmire	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0

Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$18,512	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$18,417	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$19,539	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Otter Beach	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$18,969	\$0	\$0
Bathroom: Refurbish, Pool	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$19,539	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$18,417	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$36,834	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$18,417	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$19,539	\$0
Bathroom: Stainless Steel Toilet/ Sink/ Urinal-Madrona, HiLo, Longmire, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Longmire	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$0	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$0	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$0	\$0
Beach, Longmire: Water Slide	\$0	\$0	\$0	\$0	\$0
Beach, Sunset: Water Slide	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$27,346	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$11,701	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$15,501	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$41,671	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$18,789	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$60,357	\$0	\$0

Burglar Alarm, Maintenance Building: Replace	\$0	\$0	\$0	\$0	\$0
Burglar Alarm, Office: Replace	\$0	\$0	\$0	\$0	\$0
Burglar Alarm, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Cabana Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$0	\$0	\$0	\$0
Cabana, Longmire	\$0	\$0	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$0	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$0	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$0	\$0	\$0	\$0
Cabana, Windy	\$0	\$0	\$0	\$0	\$0
Computer & Software: Update	\$0	\$0	\$0	\$0	\$45,128
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$0	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$0	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 2 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 3 of 3	\$0	\$0	\$0	\$0	\$0
Dock Surface, Clear Lake	\$0	\$50,042	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$2,939	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$7,116	\$7,330	\$7,549	\$7,776	\$8,009
Gate Card Readers: Replace	\$0	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$35,777
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0

Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Trail: Major Maintenance	\$0	\$0	\$0	\$0	\$0
Hot Water Heater, Pool: Replace	\$0	\$13,134	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Labor for In-House Reserve Projects	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$0	\$15,626	\$0	\$16,578	\$0
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$201,191	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$118,918
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$6,553	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$18,603	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$51,926	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$59,901	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$54,034	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$15,592
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Sander, old, F450	\$0	\$0	\$0	\$20,525	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$13,065	\$0
Maintenance Eqpt, Truck, F150, 2008	\$0	\$0	\$0	\$0	\$0

Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F450, 1999	\$122,996	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$55,448	\$0	\$0	\$0	\$0
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	\$0	\$0	\$0	\$0	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Owners Representative	\$0	\$0	\$0	\$0	\$0
Parking Lots: Pool/Sunset, Gravel Replenish	\$0	\$27,904	\$0	\$0	\$30,492
Phone System, Office	\$0	\$0	\$0	\$0	\$10,672
Pickleball Court, Longmire: Reseal	\$0	\$0	\$0	\$18,611	\$0
Pickleball Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$0	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$0	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$0	\$0	\$0
Pool Fence & Railings: Replace	\$0	\$0	\$0	\$0	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$0	\$0
Pool Miscellaneous	\$0	\$0	\$0	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$0	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$0	\$0	\$0	\$0
Pool: Interior Remodel	\$12,516	\$0	\$0	\$0	\$0
Pool: Light Posts & Electrical	\$0	\$0	\$0	\$0	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$79,435	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$52,460	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$47,366	\$0
Recreation Equipment, Vine Lane	\$0	\$19,533	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$0	\$19,533	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$0	\$19,533	\$0	\$0	\$0
Retaining Wall, Pool: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Sunset Trail: Rock	\$0	\$19,533	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$0	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$0	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Laser Scanner Back Gate: Replace	\$0	\$0	\$0	\$0	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$0	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$0
Security: Gate System	\$0	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0

Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$12,876	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$0	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$0	\$18,153
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$0	\$13,543	\$0	\$0	\$0

Full Funding Plan					
Year	2049	2050	2051	2052	2053
Percent Funded	99.14	98.91	95.31	96.24	84.91
Fully Funded Balance	\$19,383,604	\$20,498,717	\$21,688,524	\$22,217,941	\$23,069,846
Beginning Balance	\$18,216,170	\$19,216,333	\$20,275,781	\$20,672,362	\$21,382,944
Annual Contributions	\$1,488,494	\$1,533,149	\$1,579,144	\$1,626,518	\$1,675,314
Interest Earnings	\$182,892	\$193,160	\$196,859	\$203,660	\$185,661
Special Assessment	\$0	\$0	\$0	\$0	\$0
Reserve Expenses	\$671,223	\$666,861	\$1,379,422	\$1,119,596	\$3,654,516
Ending Balance	\$19,216,333	\$20,275,781	\$20,672,362	\$21,382,944	\$19,589,403

Expenses by Component & Year					
Components	2049	2050	2051	2052	2053
Asphalt Roads Project 10A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 10B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 11B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 12B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 1B: Construction	\$0	\$0	\$0	\$0	\$2,226,954
Asphalt Roads Project 2A: Design	\$0	\$0	\$0	\$0	\$353,485
Asphalt Roads Project 2B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 3B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 4B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 5B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 6B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 7B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 8B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9A: Design	\$0	\$0	\$0	\$0	\$0
Asphalt Roads Project 9B: Construction	\$0	\$0	\$0	\$0	\$0
Asphalt Roads: Repairs/Patching	\$50,669	\$52,190	\$53,755	\$55,368	\$57,029
Ballfield, Division 7: Upgrade	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Harington Park	\$0	\$0	\$0	\$0	\$0
Baseball Backstop: Longmire	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court & Equipment, Longmire: Reseal	\$0	\$20,229	\$0	\$0	\$0

Basketball Court, Hi Lo: Replace	\$0	\$0	\$0	\$0	\$0
Basketball Court, Hi Lo: Reseal	\$0	\$0	\$0	\$0	\$0
Bathroom & Change Room: Refurbish, Longmire	\$0	\$0	\$175,926	\$0	\$0
Bathroom & Change Room: Refurbish, Madrona	\$0	\$0	\$43,982	\$0	\$0
Bathroom: Refurbish, Blue Water	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Hi-Lo	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Loop	\$0	\$0	\$0	\$12,584	\$0
Bathroom: Refurbish, Otter Beach	\$41,457	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Perimeter	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Pool	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Rampart	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Reichel	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sports Court	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Sunset	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Windy	\$0	\$0	\$0	\$0	\$0
Bathroom: Refurbish, Woodside	\$0	\$0	\$0	\$0	\$0
Bathroom: Stainless Steel Toilet/ Sink/ Urinal-Madrona, HiLo, Longmire, Reichel	\$0	\$0	\$0	\$0	\$61,742
Beach Bulkhead, Concrete, Windy	\$0	\$0	\$0	\$0	\$66,455
Beach Bulkhead, Longmire	\$46,691	\$0	\$0	\$0	\$0
Beach Bulkhead, Otter	\$48,994	\$0	\$0	\$0	\$0
Beach Bulkhead, Reichel	\$0	\$0	\$65,750	\$0	\$0
Beach Nourishment, Sunset	\$0	\$0	\$0	\$9,152	\$0
Beach, Longmire: Water Slide	\$0	\$0	\$0	\$0	\$0
Beach, Sunset: Water Slide	\$0	\$0	\$0	\$0	\$0
Benches & Picnic Tables: Replace	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566
Boat Ramp - Madrona Beach	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Blue Lake Ct: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Concrete, Horseshoe; Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Longmire: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Otter Beach: Repair	\$0	\$0	\$0	\$0	\$0
Boat Ramp, Sunset Beach: Repair	\$0	\$0	\$0	\$0	\$0
Bridge, Arch: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Bear Island: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Inlet: Repair/Replace	\$0	\$0	\$0	\$0	\$18,853
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$0	\$0	\$0	\$0	\$70,697
Bridge, Brookside: Repair/Replace	\$0	\$0	\$0	\$24,023	\$0
Bridge, Longmire: Repair/Replace	\$0	\$78,500	\$0	\$0	\$0
Bridge, Rampart: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridge, Reichel: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Bridges, Engineer Evaluation	\$0	\$0	\$0	\$0	\$0

Burglar Alarm, Maintenance Building: Replace	\$0	\$0	\$0	\$6,864	\$0
Burglar Alarm, Office: Replace	\$0	\$0	\$0	\$6,864	\$0
Burglar Alarm, Pool: Replace	\$0	\$0	\$0	\$6,864	\$0
Cabana Siding: Repaint	\$15,703	\$0	\$0	\$0	\$0
Cabana, Harrington Park (Well 4)	\$0	\$0	\$0	\$0	\$0
Cabana, Hi Lo	\$0	\$57,365	\$0	\$0	\$0
Cabana, Longmire	\$0	\$59,953	\$0	\$0	\$0
Cabana, Madrona	\$0	\$0	\$0	\$0	\$0
Cabana, Otter Beach	\$0	\$0	\$0	\$0	\$0
Cabana, Pool	\$0	\$57,150	\$0	\$0	\$0
Cabana, Reichel	\$0	\$0	\$0	\$0	\$0
Cabana, Siding: Replace	\$0	\$0	\$0	\$0	\$0
Cabana, Sunset	\$0	\$57,150	\$0	\$0	\$0
Cabana, Vine Lane	\$0	\$59,953	\$0	\$0	\$0
Cabana, Windy	\$0	\$59,953	\$0	\$0	\$0
Computer & Software: Update	\$0	\$0	\$0	\$0	\$52,316
Culvert - Clearlake Blvd N at Meadow	\$0	\$0	\$0	\$25,167	\$0
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$0	\$0	\$0	\$25,167	\$0
Culverts, Blue Hills Drive East: Replace	\$0	\$0	\$0	\$19,447	\$0
Deck, Wood, Office: Replace	\$0	\$0	\$0	\$0	\$0
Dock Surface, Blue Lake Fishing, 1 of 3	\$0	\$0	\$0	\$0	\$23,566
Dock Surface, Blue Lake Fishing, 2 of 3	\$0	\$0	\$0	\$0	\$23,566
Dock Surface, Blue Lake Fishing, 3 of 3	\$0	\$0	\$0	\$0	\$23,566
Dock Surface, Clear Lake	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, A, Right	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, B, Left	\$0	\$0	\$0	\$0	\$0
Dock Surface, Horseshoe, C, Rear	\$0	\$0	\$0	\$0	\$0
Dock Surface, Longmire, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Madrona, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Otter, Swim	\$22,613	\$0	\$0	\$0	\$0
Dock Surface, Reichel, Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Sunset, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock Surface, Windy, Fish & Swim	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach B, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Dock, Otter Beach C, Wooden: Replace	\$0	\$0	\$0	\$0	\$0
Entry Sign: Replacement	\$0	\$0	\$0	\$0	\$0
Fence, Office	\$0	\$0	\$0	\$0	\$0
Fence: Chainlink, Repair	\$8,249	\$8,497	\$8,752	\$9,014	\$9,285
Gate Card Readers: Replace	\$64,070	\$0	\$0	\$0	\$0
Gate Operators: Replace	\$0	\$0	\$0	\$0	\$0
Gates: Replace	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Building: Replace/Repair	\$0	\$0	\$0	\$0	\$0
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$0	\$0	\$0	\$0	\$0

Horseshoe Pit, Longmire, Roof: Replace	\$0	\$0	\$0	\$8,831	\$0
Horseshoe Trail: Major Maintenance	\$0	\$0	\$0	\$0	\$35,348
Hot Water Heater, Pool: Replace	\$0	\$0	\$0	\$0	\$0
Interior, Office: Refurbish	\$0	\$0	\$0	\$0	\$0
Irrigation System, Reichel Beach: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Irrigation System: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Labor for In-House Reserve Projects	\$0	\$0	\$0	\$0	\$0
Lights: Pole, Replace	\$17,588	\$0	\$18,659	\$0	\$19,795
Mailbox Cluster: Replace, Big Fir	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Hills Loop	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Blue Lake Court	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Front Gate	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Longmire	\$0	\$0	\$0	\$0	\$0
Mailbox Cluster: Replace, Windy Beach	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Garage Doors, Large: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg Siding: Repaint	\$0	\$22,213	\$0	\$0	\$0
Maintenance Bldg, Carport: Structural Repairs	\$0	\$0	\$253,227	\$0	\$0
Maintenance Bldg, Fence, Chain Link: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Pole Bldg	\$0	\$0	\$122,171	\$0	\$0
Maintenance Bldg, Roof: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Bldg, Shop Heaters: Replace	\$0	\$0	\$23,546	\$0	\$0
Maintenance Eqpt, Back Hoe: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Bobcat Excavator: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Machine	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Brine Sprayer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Chipper	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Dump Trailer	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, John Deere Mower: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota RTV, 900, old	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota Tractor: Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Kubota, RTV 1100	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, new, F350	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Plow, old, F450	\$0	\$0	\$0	\$0	\$20,031
Maintenance Eqpt, Sander, newer, F350	\$0	\$0	\$0	\$0	\$23,259
Maintenance Eqpt, Sander, old, F450	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Street Sweeper, Elgin	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, F150, 2008	\$0	\$0	\$0	\$0	\$117,828

Maintenance Eqpt, Truck, F350, 2010	\$0	\$0	\$0	\$0	\$130,318
Maintenance Eqpt, Truck, F450, 1999	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt, Truck, Mazda, 2006	\$0	\$0	\$0	\$0	\$0
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	\$0	\$0	\$0	\$91,517	\$0
Office, Structure: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Owners Representative	\$0	\$0	\$0	\$0	\$0
Parking Lots: Pool/Sunset, Gravel Replenish	\$0	\$0	\$33,319	\$0	\$0
Phone System, Office	\$0	\$0	\$0	\$0	\$0
Pickleball Court, Longmire: Reseal	\$0	\$0	\$0	\$0	\$0
Pickleball Court, Longmire: Resurface	\$0	\$0	\$0	\$0	\$0
Pitch & Putt: Repairs	\$11,516	\$0	\$0	\$0	\$0
Pool & Spa Filters: Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa: Retile	\$0	\$0	\$75,524	\$0	\$0
Pool Deck, Concrete: Resurface	\$0	\$0	\$0	\$366,068	\$0
Pool Deck, Wood: Resurface	\$0	\$0	\$0	\$0	\$0
Pool Engineering	\$0	\$0	\$61,308	\$0	\$0
Pool Fence & Railings: Replace	\$0	\$0	\$0	\$151,003	\$0
Pool Heaters: Replace	\$0	\$0	\$0	\$80,077	\$0
Pool Miscellaneous	\$0	\$0	\$19,592	\$0	\$0
Pool Plumbing: Repair/Replace	\$0	\$0	\$74,191	\$0	\$0
Pool Pumps & Valves: Replace	\$0	\$0	\$36,651	\$0	\$0
Pool, Cover, Winter Safety: Replace	\$0	\$44,210	\$0	\$0	\$0
Pool: Interior Remodel	\$14,510	\$0	\$0	\$0	\$0
Pool: Light Posts & Electrical	\$0	\$0	\$0	\$64,062	\$0
Pool: Resurface	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Hi Lo	\$0	\$0	\$75,524	\$0	\$0
Recreation Equipment, Perimeter	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Pool	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Reichel Beach	\$0	\$0	\$0	\$0	\$0
Recreation Equipment, Vine Lane	\$0	\$0	\$0	\$0	\$0
Retaining Wall, Horseshoe Lake Trail: Rock	\$0	\$22,644	\$0	\$0	\$0
Retaining Wall, Madrona Trail: Repair/Replace	\$0	\$22,644	\$0	\$0	\$0
Retaining Wall, Pool: Repair/Replace	\$0	\$0	\$0	\$0	\$24,744
Retaining Wall, Sunset Trail: Rock	\$0	\$22,644	\$0	\$0	\$0
Roads - 10 year Engineering Plan	\$0	\$0	\$87,519	\$0	\$0
Roof, Office: Replace	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Front	\$0	\$0	\$0	\$0	\$0
Roof, Pool Bldg: Replace, Rear	\$0	\$0	\$20,969	\$0	\$0
RV Dump Station: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Security, Laser Scanner Back Gate: Replace	\$0	\$0	\$0	\$10,982	\$0
Security, Sally Arm System: Replace	\$0	\$0	\$0	\$15,444	\$0
Security, Spikes: Replace	\$0	\$0	\$0	\$0	\$19,300
Security: Gate System	\$274,285	\$0	\$0	\$0	\$0
Septic System, Blue Water: Replace	\$0	\$0	\$0	\$0	\$0

Septic System, Harrington Park: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Hi-Lo: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Longmire: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Loop: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Madrona: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Office	\$0	\$0	\$0	\$0	\$0
Septic System, Otter Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Perimeter: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Pool: Replace	\$0	\$0	\$0	\$108,219	\$0
Septic System, Rampart: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Reichel Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sports Court: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Sunset Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Windy Beach: Replace	\$0	\$0	\$0	\$0	\$0
Septic System, Woodside: Replace	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repaint	\$0	\$0	\$0	\$0	\$0
Siding, Pool Bldg: Repair/Replace	\$0	\$0	\$88,185	\$0	\$0
Spa, Heater: Replace	\$0	\$0	\$0	\$0	\$0
Spa: Resurface	\$0	\$0	\$18,659	\$0	\$0
Spillways, Concrete: Repair/Replace	\$0	\$0	\$0	\$0	\$0
Spillways, Gates & Weirs: Replace	\$0	\$0	\$0	\$0	\$0
Surveillance System Cameras: Replace	\$0	\$0	\$0	\$0	\$235,657
Tennis & Basketball Court, Rampart: Reseal	\$0	\$0	\$0	\$0	\$0
Tennis & Basketball Court, Rampart: Resurface	\$0	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Reseal	\$18,697	\$0	\$0	\$0	\$0
Tennis Court, Hi Lo: Resurface	\$0	\$0	\$0	\$0	\$0
Trails: Maintain / Repair	\$15,243	\$0	\$0	\$0	\$17,156

3. Physical Analysis

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

3.1 Table 2: Component Funding Basis

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

Bathroom: Refurbish, Otter Beach	Fair	Funded based on the typical life expectancy
Bathroom: Refurbish, Perimeter	Fair	Funded based on the typical life expectancy
Bathroom: Refurbish, Pool		Funded based on Association records
Bathroom: Refurbish, Rampart	Fair	Funded based on the typical life expectancy
Bathroom: Refurbish, Reichel		Funded based on the typical life expectancy
Bathroom: Refurbish, Sports Court		Funded based on the typical life expectancy
Bathroom: Refurbish, Sunset		Funded based on the typical life expectancy
Bathroom: Refurbish, Windy		Funded based on the typical life expectancy
Bathroom: Refurbish, Woodside		Funded based on the typical life expectancy
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel		Funded based on Association records
Beach Bulkhead, Concrete, Windy		Funded based on prior reserve study
Beach Bulkhead, Longmire	Functional	Funded based on prior reserve study
Beach Bulkhead, Otter		Funded based on prior reserve study
Beach Bulkhead, Reichel		Funded based on prior reserve study
Beach Nourishment, Sunset		Funded based on prior reserve study
Beach, Longmire: Water Slide		Funded based on Association records
Beach, Sunset: Water Slide		Funded based on Association records
Benches & Picnic Tables: Replace	Assorted Condition	Funded based on Association direction
Boat Ramp - Madrona Beach	Good	Funded based on Association direction
Boat Ramp, Blue Lake Ct: Repair		Funded based on Association direction
Boat Ramp, Concrete, Horseshoe; Repair		Funded based on Association direction
Boat Ramp, Longmire: Repair		Funded based on Association direction
Boat Ramp, Otter Beach: Repair		Funded based on prior reserve study
Boat Ramp, Sunset Beach: Repair		Funded for repair
Bridge, Arch: Repair/Replace		Funded based on prior reserve study
Bridge, Bear Island: Repair/Replace		Funded based on prior reserve study
Bridge, Blue Lake, Inlet: Repair/Replace		Funded based on prior reserve study
Bridge, Blue Lake, Lower Spillway: Repair/Replace		Funded based on prior reserve study
Bridge, Blue Lake, Upper Spillway: Repair/Replace		Funded based on prior reserve study
Bridge, Brookside: Repair/Replace		Funded based on prior reserve study
Bridge, Longmire: Repair/Replace		Funded based on prior reserve study
Bridge, Rampart: Repair/Replace		Funded based on prior reserve study
Bridge, Reichel: Repair/Replace		Funded based on prior reserve study
Bridges, Engineer Evaluation		Funded based on Association records
Burglar Alarm, Maintenance Building: Replace		Funded based on Association records
Burglar Alarm, Office: Replace		Funded based on Association records
Burglar Alarm, Pool: Replace		Funded based on Association records
Cabana Siding: Repaint		Funded based on the typical life expectancy
Cabana, Harrington Park (Well 4)		Funded based on prior reserve study
Cabana, Hi Lo		Funded based on prior reserve study
Cabana, Longmire		Funded based on prior reserve study
Cabana, Madrona		Funded based on prior reserve study
Cabana, Otter Beach	Good	Funded based on prior reserve study
Cabana, Pool	Poor	Funded based on prior reserve study

Cabana, Reichel		Funded based on prior reserve study
Cabana, Siding: Replace	Good	Funded based on the typical life expectancy
Cabana, Sunset		Funded based on prior reserve study
Cabana, Vine Lane		Funded based on prior reserve study
Cabana, Windy		Funded based on prior reserve study
Computer & Software: Update		Funded based on prior reserve study
Culvert - Clearlake Blvd N at Meadow	Functional	Funded based on Association direction
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	Poor	Funded based on Association records
Culverts, Blue Hills Drive East: Replace	Poor	Funded based on the typical life expectancy
Deck, Wood, Office: Replace		Funded based on prior reserve study
Dock Surface, Blue Lake Fishing, 1 of 3		Funded based on Association direction
Dock Surface, Blue Lake Fishing, 2 of 3		Funded based on Association direction
Dock Surface, Blue Lake Fishing, 3 of 3		Funded based on prior reserve study
Dock Surface, Clear Lake		Funded based on prior reserve study
Dock Surface, Horseshoe, A, Right		Funded based on prior reserve study
Dock Surface, Horseshoe, B, Left		Funded based on prior reserve study
Dock Surface, Horseshoe, C, Rear		Funded based on prior reserve study
Dock Surface, Longmire, Fish & Swim		Funded based on prior reserve study
Dock Surface, Madrona, Fish & Swim		Funded based on prior reserve study
Dock Surface, Otter, Swim		Funded based on prior reserve study
Dock Surface, Reichel, Swim		Funded based on prior reserve study
Dock Surface, Sunset, Fish & Swim		Funded based on prior reserve study
Dock Surface, Windy, Fish & Swim		Funded based on prior reserve study
Dock, Otter Beach B, Wooden: Replace	Good	Funded based on Association records
Dock, Otter Beach C, Wooden: Replace	Good	Funded based on Association records
Entry Sign: Replacement	Good	Funded based on the typical life expectancy
Fence, Office		Funded based on prior reserve study
Fence: Chainlink, Repair	Assorted Condition	Funded for repair
Gate Card Readers: Replace	Good	Funded based on prior reserve study
Gate Operators: Replace	Functional	Funded based on the typical life expectancy
Gates: Replace	Functional	Funded based on the typical life expectancy
Horseshoe Pit, Longmire, Building: Replace/Repair	Fair	Funded based on Association records
Horseshoe Pit, Longmire, Pit: Repair/Replace	Fair	Funded based on Association records
Horseshoe Pit, Longmire, Roof: Replace	Poor	Funded based on Association records
Horseshoe Trail: Major Maintenance		Funded based on Association direction
Hot Water Heater, Pool: Replace	Good	Funded based on the typical life expectancy
Interior, Office: Refurbish		Funded based on prior reserve study
Irrigation System, Reichel Beach: Repair/Replace		Funded based on Association direction
Irrigation System: Repair/Replace	Unknown	Funded based on Association records
Labor for In-House Reserve Projects		Funded based on Association direction
Lights: Pole, Replace	Assorted Condition	Funded based on Association direction
Mailbox Cluster: Replace, Big Fir		Funded based on the typical life expectancy
Mailbox Cluster: Replace, Blue Hills Loop		Funded based on the typical life expectancy
Mailbox Cluster: Replace, Blue Lake Court	Functional	Funded based on prior reserve study
Mailbox Cluster: Replace, Front Gate	Functional	Funded based on prior reserve study

Mailbox Cluster: Replace, Longmire		Funded based on prior reserve study
Mailbox Cluster: Replace, Windy Beach	Good	Funded based on prior reserve study
Maintenance Bldg Garage Doors, Large: Replace	Good	Funded based on prior reserve study
Maintenance Bldg Siding: Repaint	Good	Funded based on the typical life expectancy
Maintenance Bldg, Carport: Structural Repairs	Good	Funded based on prior reserve study
Maintenance Bldg, Fence, Chain Link: Replace	Functional	Funded based on the typical life expectancy
Maintenance Bldg, Pole Bldg		Funded based on the typical life expectancy
Maintenance Bldg, Roof: Replace		Funded based on prior reserve study
Maintenance Bldg, Shop Heaters: Replace	Functional	Funded based on prior reserve study
Maintenance Bldg: Replace	Good	Unfunded, outside the 30 year scope of report
Maintenance Eqpt, Back Hoe: Replace	Functional	Funded based on prior reserve study
Maintenance Eqpt, Bobcat Excavator: Replace		Funded based on prior reserve study
Maintenance Eqpt, Brine Machine	Functional	Funded based on Association records
Maintenance Eqpt, Brine Sprayer	Functional	Funded based on Association records
Maintenance Eqpt, Chipper	Functional	Funded based on the typical life expectancy
Maintenance Eqpt, Dump Trailer	Good	Funded based on Association records
Maintenance Eqpt, Floating Workstation, Boat: Replace	Fair	Funded based on Association records
Maintenance Eqpt, Floating Workstation, Motor: Replace	Fair	Funded based on Association records
Maintenance Eqpt, Fuel Tank & Pumps: Replace	Functional	Funded based on prior reserve study
Maintenance Eqpt, John Deere Mower: Replace	Good	Funded based on prior reserve study
Maintenance Eqpt, Kubota RTV 1100	Excellent	Funded based on Association records
Maintenance Eqpt, Kubota RTV, 900, old	Functional	Funded based on prior reserve study
Maintenance Eqpt, Kubota Tractor: Replace	Functional	Funded based on prior reserve study
Maintenance Eqpt, Kubota, RTV 1100		Funded based on the typical life expectancy
Maintenance Eqpt, Paint Striper, Graco HD 200C	Functional	Funded based on prior reserve study
Maintenance Eqpt, Plow, new, F350	Functional	Funded based on prior reserve study
Maintenance Eqpt, Plow, old, F450		Funded based on prior reserve study
Maintenance Eqpt, Sander, newer, F350	Functional	Funded based on prior reserve study
Maintenance Eqpt, Sander, old, F450	Functional	Funded based on prior reserve study
Maintenance Eqpt, Street Sweeper, Elgin	Good	Funded based on prior reserve study
Maintenance Eqpt, Trailer, Flatbed for Excavator	Functional	Funded based on prior reserve study
Maintenance Eqpt, Truck, F150, 2008		Funded based on Association records
Maintenance Eqpt, Truck, F350, 2010	Good	Funded based on prior reserve study
Maintenance Eqpt, Truck, F450, 1999		Funded based on prior reserve study
Maintenance Eqpt, Truck, Mazda, 2006		Funded based on prior reserve study
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket		Funded based on Association records
Office, Structure: Repair/Replace	Good	Funded based on prior reserve study
Owners Representative		Funded based on Association direction
Parking Lots: Pool/Sunset, Gravel Replenish		Funded based on Association direction
Phone System, Office	Functional	Funded based on Association records
Pickleball Court, Longmire: Reseal		Funded based on the typical life expectancy
Pickleball Court, Longmire: Resurface		Funded based on the typical life expectancy
Pitch & Putt: Repairs	Poor	Funded based on Association records
Pool & Spa Filters: Replace		Funded based on the typical life expectancy
Pool & Spa: Retile	Good	Funded based on the typical life expectancy

Pool Deck, Concrete: Resurface		Funded based on the typical life expectancy
Pool Deck, Wood: Resurface		Funded based on the typical life expectancy
Pool Engineering	Not Applicable	Funded based on Association records
Pool Fence & Railings: Replace		Funded based on Association records
Pool Heaters: Replace	Good	Funded based on the typical life expectancy
Pool Miscellaneous		Funded based on Association records
Pool Plumbing: Repair/Replace		Funded based on prior reserve study
Pool Pumps & Valves: Replace		Funded based on the typical life expectancy
Pool, Cover, Winter Safety: Replace		Funded based on the typical life expectancy
Pool: Interior Remodel		Funded based on prior reserve study
Pool: Light Posts & Electrical		Funded based on Association records
Pool: Resurface	Unknown	Funded based on the typical life expectancy
Recreation Equipment, Hi Lo	Good	Funded based on Association records
Recreation Equipment, Perimeter		Funded based on prior reserve study
Recreation Equipment, Pool		Funded based on prior reserve study
Recreation Equipment, Reichel Beach	Fair	Funded based on prior reserve study
Recreation Equipment, Vine Lane		Funded based on the typical life expectancy
Retaining Wall, Horseshoe Lake Trail: Rock	Poor	Funded based on Association records
Retaining Wall, Madrona Trail: Repair/Replace	Assorted Condition	Funded for repair
Retaining Wall, Pool: Repair/Replace	Unknown	Unfunded, funded within another component
Retaining Wall, Sunset Trail: Rock	Poor	Funded based on Association records
Roads - 10 year Engineering Plan	Not Applicable	Funded based on Association direction
Roof, Office: Replace	Fair	Funded based on prior reserve study
Roof, Pool Bldg: Replace, Front	Fair	Funded based on the typical life expectancy
Roof, Pool Bldg: Replace, Rear	Good	Funded based on the typical life expectancy
RV Dump Station: Repair/Replace	Excellent	Funded based on prior reserve study
Security, Laser Scanner Back Gate: Replace		Funded based on Association records
Security, Sally Arm System: Replace	Functional	Funded based on prior reserve study
Security, Spikes: Replace	Functional	Funded based on prior reserve study
Security: Gate System		Funded based on Association records
Septic System, Blue Water: Replace		Funded based on Association records
Septic System, Harrington Park: Replace		Funded based on Association records
Septic System, Hi-Lo: Replace		Funded based on Association records
Septic System, Longmire: Replace		Funded based on Association records
Septic System, Loop: Replace	Poor	Funded based on Association records
Septic System, Madrona: Replace		Funded based on Association records
Septic System, Office		Funded based on Association direction
Septic System, Otter Beach: Replace		Funded based on Association records
Septic System, Perimeter: Replace		Funded based on Association records
Septic System, Pool: Replace	Good	Funded based on Association records
Septic System, Rampart: Replace		Funded based on Association records
Septic System, Reichel Beach: Replace		Funded based on Association records
Septic System, Sports Court: Replace		Funded based on Association records
Septic System, Sunset Beach: Replace		Funded based on Association records
Septic System, Windy Beach: Replace		Funded based on Association records

Septic System, Woodside: Replace		Funded based on Association records
Siding, Pool Bldg: Repaint	Fair	Funded based on Association direction
Siding, Pool Bldg: Repair/Replace	Good	Funded based on the typical life expectancy
Spa, Heater: Replace		Funded based on the typical life expectancy
Spa: Resurface		Funded based on the typical life expectancy
Spillways, Concrete: Repair/Replace	Functional	Funded based on prior reserve study
Spillways, Gates & Weirs: Replace		Funded based on prior reserve study
Surveillance System Cameras: Replace		Funded based on Association direction
Tennis & Basketball Court, Rampart: Reseal		Funded based on Association direction
Tennis & Basketball Court, Rampart: Resurface	Poor	Funded based on prior reserve study
Tennis Court, Hi Lo: Reseal	Good	Funded based on Association records
Tennis Court, Hi Lo: Resurface	Excellent	Funded based on the typical life expectancy
Trails: Maintain / Repair		Funded based on the typical life expectancy

3.2 Table 3: Component Metrics

Component	FFB	% FFB	Annual Cost	% Annual Cost
Asphalt Roads Project 10A: Design	\$66,000	0.71%	\$2,640	0.37%
Asphalt Roads Project 10B: Construction	\$314,400	3.40%	\$13,100	1.82%
Asphalt Roads Project 11A: Design	\$84,167	0.91%	\$3,367	0.47%
Asphalt Roads Project 11B: Construction	\$404,000	4.37%	\$16,833	2.34%
Asphalt Roads Project 12A: Design	\$62,160	0.67%	\$2,590	0.36%
Asphalt Roads Project 12B: Construction	\$296,700	3.21%	\$12,900	1.79%
Asphalt Roads Project 1A: Design	\$4,530	0.05%	\$2,265	0.32%
Asphalt Roads Project 1B: Construction	\$31,500	0.34%	\$31,500	4.38%
Asphalt Roads Project 2A: Design	\$5,000	0.05%	\$5,000	0.70%
Asphalt Roads Project 2B: Construction	\$1,185,172	12.82%	\$39,506	5.50%
Asphalt Roads Project 3A: Design	\$4,104	0.04%	\$164	0.02%
Asphalt Roads Project 3B: Construction	\$19,540	0.21%	\$814	0.11%
Asphalt Roads Project 4A: Design	\$114,000	1.23%	\$3,800	0.53%
Asphalt Roads Project 4B: Construction	\$549,067	5.94%	\$18,933	2.63%
Asphalt Roads Project 5A: Design	\$77,527	0.84%	\$2,673	0.37%
Asphalt Roads Project 5B: Construction	\$374,267	4.05%	\$13,367	1.86%
Asphalt Roads Project 6A: Design	\$126,633	1.37%	\$4,367	0.61%
Asphalt Roads Project 6B: Construction	\$612,267	6.62%	\$21,867	3.04%
Asphalt Roads Project 7A: Design	\$95,200	1.03%	\$3,400	0.47%
Asphalt Roads Project 7B: Construction	\$455,400	4.93%	\$16,867	2.35%
Asphalt Roads Project 8A: Design	\$115,200	1.25%	\$4,267	0.59%
Asphalt Roads Project 8B: Construction	\$552,933	5.98%	\$21,267	2.96%
Asphalt Roads Project 9A: Design	\$70,113	0.76%	\$2,697	0.38%
Asphalt Roads Project 9B: Construction	\$335,000	3.62%	\$13,400	1.86%
Asphalt Roads: Repairs/Patching	\$0	0.00%	\$24,200	3.37%
Ballfield, Division 7: Upgrade	\$6,600	0.07%	\$1,100	0.15%
Baseball Backstop: Harrington Park	\$8,000	0.09%	\$10,000	1.39%
Baseball Backstop: Longmire	\$8,000	0.09%	\$10,000	1.39%
Basketball Court & Equipment, Longmire: Replace	\$10,063	0.11%	\$438	0.06%
Basketball Court & Equipment, Longmire: Reseal	\$7,035	0.08%	\$1,173	0.16%
Basketball Court, Hi Lo: Replace	\$92,150	1.00%	\$2,425	0.34%
Basketball Court, Hi Lo: Reseal	\$1,173	0.01%	\$1,173	0.16%
Bathroom & Change Room: Refurbish, Longmire	\$51,480	0.56%	\$3,960	0.55%
Bathroom & Change Room: Refurbish, Madrona	\$12,870	0.14%	\$990	0.14%
Bathroom: Refurbish, Blue Water	\$3,960	0.04%	\$495	0.07%
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	\$9,405	0.10%	\$495	0.07%
Bathroom: Refurbish, Hi-Lo	\$8,415	0.09%	\$495	0.07%
Bathroom: Refurbish, Loop	\$3,300	0.04%	\$275	0.04%
Bathroom: Refurbish, Otter Beach	\$14,850	0.16%	\$990	0.14%
Bathroom: Refurbish, Perimeter	\$8,910	0.10%	\$495	0.07%
Bathroom: Refurbish, Pool	\$4,150	0.04%	\$4,150	0.58%
Bathroom: Refurbish, Rampart	\$8,415	0.09%	\$495	0.07%

Bathroom: Refurbish, Reichel	\$39,600	0.43%	\$3,960	0.55%
Bathroom: Refurbish, Sports Court	\$9,405	0.10%	\$495	0.07%
Bathroom: Refurbish, Sunset	\$18,810	0.20%	\$990	0.14%
Bathroom: Refurbish, Windy	\$9,405	0.10%	\$495	0.07%
Bathroom: Refurbish, Woodside	\$8,415	0.09%	\$495	0.07%
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel	\$873	0.01%	\$873	0.12%
Beach Bulkhead, Concrete, Windy	\$8,294	0.09%	\$1,659	0.23%
Beach Bulkhead, Longmire	\$7,433	0.08%	\$1,487	0.21%
Beach Bulkhead, Otter	\$7,800	0.08%	\$1,560	0.22%
Beach Bulkhead, Reichel	\$5,920	0.06%	\$1,973	0.27%
Beach Nourishment, Sunset	\$533	0.01%	\$267	0.04%
Beach, Longmire: Water Slide	\$2,070	0.02%	\$690	0.10%
Beach, Sunset: Water Slide	\$2,063	0.02%	\$688	0.10%
Benches & Picnic Tables: Replace	\$0	0.00%	\$10,000	1.39%
Boat Ramp - Madrona Beach	\$6,650	0.07%	\$350	0.05%
Boat Ramp, Blue Lake Ct: Repair	\$6,650	0.07%	\$350	0.05%
Boat Ramp, Concrete, Horseshoe; Repair	\$6,650	0.07%	\$350	0.05%
Boat Ramp, Longmire: Repair	\$6,650	0.07%	\$350	0.05%
Boat Ramp, Otter Beach: Repair	\$6,650	0.07%	\$350	0.05%
Boat Ramp, Sunset Beach: Repair	\$6,650	0.07%	\$350	0.05%
Bridge, Arch: Repair/Replace	\$13,230	0.14%	\$1,470	0.20%
Bridge, Bear Island: Repair/Replace	\$5,661	0.06%	\$629	0.09%
Bridge, Blue Lake, Inlet: Repair/Replace	\$800	0.01%	\$800	0.11%
Bridge, Blue Lake, Lower Spillway: Repair/Replace	\$6,472	0.07%	\$809	0.11%
Bridge, Blue Lake, Upper Spillway: Repair/Replace	\$3,000	0.03%	\$3,000	0.42%
Bridge, Brookside: Repair/Replace	\$2,100	0.02%	\$1,050	0.15%
Bridge, Longmire: Repair/Replace	\$14,560	0.16%	\$3,640	0.51%
Bridge, Rampart: Repair/Replace	\$20,160	0.22%	\$2,240	0.31%
Bridge, Reichel: Repair/Replace	\$9,090	0.10%	\$1,010	0.14%
Bridges, Engineer Evaluation	\$5,250	0.06%	\$2,625	0.37%
Burglar Alarm, Maintenance Building: Replace	\$600	0.01%	\$300	0.04%
Burglar Alarm, Office: Replace	\$600	0.01%	\$300	0.04%
Burglar Alarm, Pool: Replace	\$600	0.01%	\$300	0.04%
Cabana Siding: Repaint	\$6,563	0.07%	\$938	0.13%
Cabana, Harrington Park (Well 4)	\$20,016	0.22%	\$1,112	0.15%
Cabana, Hi Lo	\$25,536	0.28%	\$1,064	0.15%
Cabana, Longmire	\$26,688	0.29%	\$1,112	0.15%
Cabana, Madrona	\$8,756	0.09%	\$796	0.11%
Cabana, Otter Beach	\$12,000	0.13%	\$800	0.11%
Cabana, Pool	\$25,440	0.28%	\$1,060	0.15%
Cabana, Reichel	\$15,808	0.17%	\$1,216	0.17%
Cabana, Siding: Replace	\$7,718	0.08%	\$1,103	0.15%
Cabana, Sunset	\$25,440	0.28%	\$1,060	0.15%
Cabana, Vine Lane	\$26,688	0.29%	\$1,112	0.15%

Cabana, Windy	\$26,688	0.29%	\$1,112	0.15%
Computer & Software: Update	\$4,440	0.05%	\$4,440	0.62%
Culvert - Clearlake Blvd N at Meadow	\$4,840	0.05%	\$220	0.03%
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	\$4,840	0.05%	\$220	0.03%
Culverts, Blue Hills Drive East: Replace	\$3,740	0.04%	\$170	0.02%
Deck, Wood, Office: Replace	\$1,135	0.01%	\$1,135	0.16%
Dock Surface, Blue Lake Fishing, 1 of 3	\$333	0.00%	\$333	0.05%
Dock Surface, Blue Lake Fishing, 2 of 3	\$333	0.00%	\$333	0.05%
Dock Surface, Blue Lake Fishing, 3 of 3	\$333	0.00%	\$333	0.05%
Dock Surface, Clear Lake	\$8,070	0.09%	\$897	0.12%
Dock Surface, Horseshoe, A, Right	\$17,690	0.19%	\$610	0.08%
Dock Surface, Horseshoe, B, Left	\$17,067	0.18%	\$853	0.12%
Dock Surface, Horseshoe, C, Rear	\$10,560	0.11%	\$960	0.13%
Dock Surface, Longmire, Fish & Swim	\$30,400	0.33%	\$1,520	0.21%
Dock Surface, Madrona, Fish & Swim	\$20,647	0.22%	\$1,087	0.15%
Dock Surface, Otter, Swim	\$1,800	0.02%	\$360	0.05%
Dock Surface, Reichel, Swim	\$6,933	0.08%	\$347	0.05%
Dock Surface, Sunset, Fish & Swim	\$20,160	0.22%	\$1,120	0.16%
Dock Surface, Windy, Fish & Swim	\$21,747	0.24%	\$1,553	0.22%
Dock, Otter Beach B, Wooden: Replace	\$12,200	0.13%	\$1,220	0.17%
Dock, Otter Beach C, Wooden: Replace	\$12,200	0.13%	\$1,220	0.17%
Entry Sign: Replacement	\$1,501	0.02%	\$79	0.01%
Fence, Office	\$2,835	0.03%	\$945	0.13%
Fence: Chainlink, Repair	\$0	0.00%	\$3,940	0.55%
Gate Card Readers: Replace	\$10,200	0.11%	\$2,040	0.28%
Gate Operators: Replace	\$10,560	0.11%	\$1,760	0.24%
Gates: Replace	\$16,560	0.18%	\$414	0.06%
Horseshoe Pit, Longmire, Building: Replace/Repair	\$14,076	0.15%	\$828	0.12%
Horseshoe Pit, Longmire, Pit: Repair/Replace	\$2,625	0.03%	\$154	0.02%
Horseshoe Pit, Longmire, Roof: Replace	\$3,397	0.04%	\$154	0.02%
Horseshoe Trail: Major Maintenance	\$1,500	0.02%	\$1,500	0.21%
Hot Water Heater, Pool: Replace	\$4,236	0.05%	\$471	0.07%
Interior, Office: Refurbish	\$3,640	0.04%	\$607	0.08%
Irrigation System, Reichel Beach: Repair/Replace	\$10,094	0.11%	\$206	0.03%
Irrigation System: Repair/Replace	\$28,350	0.31%	\$3,150	0.44%
Labor for In-House Reserve Projects	\$65,348	0.71%	\$130,696	18.18%
Lights: Pole, Replace	\$4,200	0.05%	\$4,200	0.58%
Mailbox Cluster: Replace, Big Fir	\$26,600	0.29%	\$1,330	0.19%
Mailbox Cluster: Replace, Blue Hills Loop	\$19,600	0.21%	\$980	0.14%
Mailbox Cluster: Replace, Blue Lake Court	\$18,200	0.20%	\$910	0.13%
Mailbox Cluster: Replace, Front Gate	\$21,780	0.24%	\$807	0.11%
Mailbox Cluster: Replace, Longmire	\$23,760	0.26%	\$880	0.12%
Mailbox Cluster: Replace, Windy Beach	\$26,600	0.29%	\$1,330	0.19%
Maintenance Bldg Garage Doors, Large: Replace	\$7,000	0.08%	\$700	0.10%
Maintenance Bldg Siding: Repaint	\$4,120	0.04%	\$1,030	0.14%

Maintenance Bldg, Carport: Structural Repairs	\$33,000	0.36%	\$3,000	0.42%
Maintenance Bldg, Fence, Chain Link: Replace	\$6,720	0.07%	\$210	0.03%
Maintenance Bldg, Pole Bldg	\$25,300	0.27%	\$1,100	0.15%
Maintenance Bldg, Roof: Replace	\$3,400	0.04%	\$1,700	0.24%
Maintenance Bldg, Shop Heaters: Replace	\$9,752	0.11%	\$424	0.06%
Maintenance Eqpt, Back Hoe: Replace	\$100,000	1.08%	\$5,000	0.70%
Maintenance Eqpt, Bobcat Excavator: Replace	\$43,105	0.47%	\$3,079	0.43%
Maintenance Eqpt, Brine Machine	\$1,630	0.02%	\$163	0.02%
Maintenance Eqpt, Brine Sprayer	\$3,078	0.03%	\$171	0.02%
Maintenance Eqpt, Chipper	\$2,625	0.03%	\$263	0.04%
Maintenance Eqpt, Dump Trailer	\$0	0.00%	\$1,030	0.14%
Maintenance Eqpt, Floating Workstation, Boat: Replace	\$1,176	0.01%	\$294	0.04%
Maintenance Eqpt, Floating Workstation, Motor: Replace	\$496	0.01%	\$248	0.03%
Maintenance Eqpt, Fuel Tank & Pumps: Replace	\$24,525	0.27%	\$818	0.11%
Maintenance Eqpt, John Deere Mower: Replace	\$2,040	0.02%	\$340	0.05%
Maintenance Eqpt, Kubota RTV 1100	\$5,860	0.06%	\$1,465	0.20%
Maintenance Eqpt, Kubota RTV, 900, old	\$24,390	0.26%	\$1,355	0.19%
Maintenance Eqpt, Kubota Tractor: Replace	\$30,590	0.33%	\$1,610	0.22%
Maintenance Eqpt, Kubota, RTV 1100	\$22,560	0.24%	\$2,820	0.39%
Maintenance Eqpt, Paint Striper, Graco HD 200C	\$4,602	0.05%	\$767	0.11%
Maintenance Eqpt, Plow, new, F350	\$7,933	0.09%	\$567	0.08%
Maintenance Eqpt, Plow, old, F450	\$567	0.01%	\$567	0.08%
Maintenance Eqpt, Sander, newer, F350	\$9,165	0.10%	\$705	0.10%
Maintenance Eqpt, Sander, old, F450	\$867	0.01%	\$867	0.12%
Maintenance Eqpt, Street Sweeper, Elgin	\$137,500	1.49%	\$9,167	1.28%
Maintenance Eqpt, Trailer, Flatbed for Excavator	\$4,634	0.05%	\$662	0.09%
Maintenance Eqpt, Truck, F150, 2008	\$46,429	0.50%	\$3,571	0.50%
Maintenance Eqpt, Truck, F350, 2010	\$51,350	0.56%	\$3,950	0.55%
Maintenance Eqpt, Truck, F450, 1999	\$6,191	0.07%	\$3,095	0.43%
Maintenance Eqpt, Truck, Mazda, 2006	\$30,700	0.33%	\$3,070	0.43%
Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket	\$5,333	0.06%	\$2,667	0.37%
Office, Structure: Repair/Replace	\$159,467	1.73%	\$6,133	0.85%
Owners Representative	\$52,000	0.56%		
Parking Lots: Pool/Sunset, Gravel Replenish	\$15,000	0.16%	\$5,000	0.70%
Phone System, Office	\$3,150	0.03%	\$525	0.07%
Pickleball Court, Longmire: Reseal	\$1,179	0.01%	\$1,179	0.16%
Pickleball Court, Longmire: Resurface	\$7,290	0.08%	\$2,430	0.34%
Pitch & Putt: Repairs	\$5,042	0.05%	\$458	0.06%
Pool & Spa Filters: Replace	\$2,550	0.03%	\$850	0.12%
Pool & Spa: Retile	\$8,500	0.09%	\$944	0.13%
Pool Deck, Concrete: Resurface	\$10,667	0.12%	\$5,333	0.74%
Pool Deck, Wood: Resurface	\$2,500	0.03%	\$1,250	0.17%
Pool Engineering	\$2,760	0.03%	\$920	0.13%
Pool Fence & Railings: Replace	\$4,400	0.05%	\$2,200	0.31%
Pool Heaters: Replace	\$4,667	0.05%	\$2,333	0.32%

Pool Miscellaneous	\$882	0.01%	\$294	0.04%
Pool Plumbing: Repair/Replace	\$10,020	0.11%	\$3,340	0.46%
Pool Pumps & Valves: Replace	\$4,950	0.05%	\$1,650	0.23%
Pool, Cover, Winter Safety: Replace	\$20,500	0.22%	\$1,577	0.22%
Pool: Interior Remodel	\$0	0.00%	\$1,386	0.19%
Pool: Light Posts & Electrical	\$1,867	0.02%	\$933	0.13%
Pool: Resurface	\$33,525	0.36%	\$3,725	0.52%
Recreation Equipment, Hi Lo	\$3,400	0.04%	\$1,133	0.16%
Recreation Equipment, Perimeter	\$40,565	0.44%	\$2,135	0.30%
Recreation Equipment, Pool	\$26,790	0.29%	\$1,410	0.20%
Recreation Equipment, Reichel Beach	\$20,400	0.22%	\$1,200	0.17%
Recreation Equipment, Vine Lane	\$9,975	0.11%	\$525	0.07%
Retaining Wall, Horseshoe Lake Trail: Rock	\$8,400	0.09%	\$2,100	0.29%
Retaining Wall, Madrona Trail: Repair/Replace	\$8,400	0.09%	\$2,100	0.29%
Retaining Wall, Pool: Repair/Replace	\$350	0.00%	\$350	0.05%
Retaining Wall, Sunset Trail: Rock	\$8,400	0.09%	\$2,100	0.29%
Roads - 10 year Engineering Plan	\$11,820	0.13%	\$3,940	0.55%
Roof, Office: Replace	\$6,989	0.08%	\$241	0.03%
Roof, Pool Bldg: Replace, Front	\$8,901	0.10%	\$270	0.04%
Roof, Pool Bldg: Replace, Rear	\$2,158	0.02%	\$270	0.04%
RV Dump Station: Repair/Replace	\$4,224	0.05%	\$704	0.10%
Security, Laser Scanner Back Gate: Replace	\$960	0.01%	\$480	0.07%
Security, Sally Arm System: Replace	\$0	0.00%	\$563	0.08%
Security, Spikes: Replace	\$819	0.01%	\$819	0.11%
Security: Gate System	\$21,833	0.24%	\$4,367	0.61%
Septic System, Blue Water: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Harrington Park: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Hi-Lo: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Longmire: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Loop: Replace	\$46,354	0.50%	\$946	0.13%
Septic System, Madrona: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Office	\$21,000	0.23%	\$412	0.06%
Septic System, Otter Beach: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Perimeter: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Pool: Replace	\$3,153	0.03%	\$1,577	0.22%
Septic System, Rampart: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Reichel Beach: Replace	\$48,706	0.53%	\$994	0.14%
Septic System, Sports Court: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Sunset Beach: Replace	\$48,706	0.53%	\$994	0.14%
Septic System, Windy Beach: Replace	\$37,840	0.41%	\$946	0.13%
Septic System, Woodside: Replace	\$37,840	0.41%	\$946	0.13%
Siding, Pool Bldg: Repaint	\$0	0.00%	\$840	0.12%
Siding, Pool Bldg: Repair/Replace	\$18,262	0.20%	\$794	0.11%
Spa, Heater: Replace	\$2,633	0.03%	\$293	0.04%
Spa: Resurface	\$2,625	0.03%	\$525	0.07%

Spillways, Concrete: Repair/Replace	\$26,796	0.29%	\$2,436	0.34%
Spillways, Gates & Weirs: Replace	\$2,864	0.03%	\$260	0.04%
Surveillance System Cameras: Replace	\$10,000	0.11%	\$10,000	1.39%
Tennis & Basketball Court, Rampart: Reseal	\$0	0.00%	\$1,116	0.16%
Tennis & Basketball Court, Rampart: Resurface	\$89,895	0.97%	\$2,305	0.32%
Tennis Court, Hi Lo: Reseal	\$7,814	0.08%	\$1,116	0.16%
Tennis Court, Hi Lo: Resurface	\$101,400	1.10%	\$2,600	0.36%
Trails: Maintain / Repair	\$5,460	0.06%	\$1,820	0.25%
Current Fully Funded Balance	\$9,242,612		\$718,705	Per Year
Current Reserve Fund Deficit/Surplus	(\$8,355,517)		\$59,892	Per Month

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

3.3 Component Details

Site/Grounds - Asphalt Roads Project 10A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 5
Funding Basis: Funded based on Association records	Current Cost: \$79,200.00

Site/Grounds - Asphalt Roads Project 10B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 6
Funding Basis: Funded based on Association records	Current Cost: \$393,000.00

Site/Grounds - Asphalt Roads Project 11A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 5
Funding Basis: Funded based on Association records	Current Cost: \$101,000.00

Site/Grounds - Asphalt Roads Project 11B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 6
Funding Basis: Funded based on Association records	Current Cost: \$505,000.00

Site/Grounds - Asphalt Roads Project 12A: Design

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 6
Funding Basis: Funded based on Association records	Current Cost: \$77,700.00

Site/Grounds - Asphalt Roads Project 12B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 7
Funding Basis: Funded based on Association records	Current Cost: \$387,000.00

Site/Grounds - Asphalt Roads Project 1A: Design

Quantity: 1 Allowance	UL: 40
Condition: Not Applicable	RUL: 38
Funding Basis: Funded based on Association records	Current Cost: \$90,600.00

Site/Grounds - Asphalt Roads Project 1B: Construction

Quantity: 1 Allowance	UL: 30
	RUL: 29

Funding Basis: Funded based on
Association records

Current Cost: \$945,000.00

Site/Grounds - Asphalt Roads Project 2A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 29

Funding Basis: Funded based on
Association records

Current Cost: \$150,000.00

Site/Grounds - Asphalt Roads Project 2B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 0

Funding Basis: Funded based on
Association records

Current Cost: \$1,185,172.00

Site/Grounds - Asphalt Roads Project 3A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 5

Funding Basis: Funded based on
Association records

Current Cost: \$4,925.00

Site/Grounds - Asphalt Roads Project 3B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 6

Funding Basis: Funded based on
Association records

Current Cost: \$24,425.00

Site/Grounds - Asphalt Roads Project 4A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 0

Funding Basis: Funded based on
Association records

Current Cost: \$114,000.00

Site/Grounds - Asphalt Roads Project 4B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$568,000.00

Site/Grounds - Asphalt Roads Project 5A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$80,200.00

Site/Grounds - Asphalt Roads Project 5B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$401,000.00

Site/Grounds - Asphalt Roads Project 6A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$131,000.00

Site/Grounds - Asphalt Roads Project 6B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$656,000.00

Site/Grounds - Asphalt Roads Project 7A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 2

Funding Basis: Funded based on
Association records

Current Cost: \$102,000.00

Site/Grounds - Asphalt Roads Project 7B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$506,000.00

Site/Grounds - Asphalt Roads Project 8A: Design

Quantity: 1 Allowance

UL: 30

Condition: Not Applicable

RUL: 3

Funding Basis: Funded based on
Association records

Current Cost: \$128,000.00

Site/Grounds - Asphalt Roads Project 8B: Construction

Quantity: 1 Allowance

UL: 30

RUL: 4

Funding Basis: Funded based on
Association records

Current Cost: \$638,000.00

Site/Grounds - Asphalt Roads Project 9A: Design

Quantity: 1 Allowance

UL: 30

RUL: 4

Funding Basis: Funded based on
Association records

Current Cost: \$80,900.00

Site/Grounds - Asphalt Roads Project 9B: Construction

Quantity: 1 Allowance UL: 30
RUL: 5

Funding Basis: Funded based on Association records Current Cost: \$402,000.00

Site/Grounds - Asphalt Roads: Repairs/Patching

Quantity: 1 Allowance UL: 1
 Condition: Assorted Condition RUL: 1

Funding Basis: Funded based on the typical life expectancy Current Cost: \$24,200.00

Recreation - Ballfield, Division 7: Upgrade

Quantity: 1 Allowance UL: 10
RUL: 4

Funding Basis: Funded based on the typical life expectancy Current Cost: \$11,000.00

Site/Grounds - Baseball Backstop: Harington Park

Quantity: 1 Allowance RUL: 4

Funding Basis: Funded based on Association direction Current Cost: \$40,000.00

Site/Grounds - Baseball Backstop: Longmire

Quantity: 1 Allowance RUL: 4

Funding Basis: Funded based on Association direction Current Cost: \$40,000.00

Recreation - Basketball Court & Equipment, Longmire: Replace

Quantity: 1 Allowance UL: 40
RUL: 17

Funding Basis: Funded based on the typical life expectancy Current Cost: \$17,500.00

Recreation - Basketball Court & Equipment, Longmire: Reseal

Quantity: 1 Allowance UL: 8
 Condition: Good RUL: 2

Funding Basis: Funded based on Association records Current Cost: \$9,380.00

Recreation - Basketball Court, Hi Lo: Replace

Quantity: 1 Allowance UL: 40
 Condition: Poor RUL: 2

Funding Basis: Funded based on Association records Current Cost: \$97,000.00

Building Interior - Bathroom: Refurbish, Perimeter

Quantity: 1 Each	UL: 20
Condition: Fair	RUL: 2
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,900.00

Building Interior - Bathroom: Refurbish, Pool

Quantity: 1 Allowance	UL: 20
	RUL: 19
Funding Basis: Funded based on Association records	Current Cost: \$83,000.00

Building Interior - Bathroom: Refurbish, Rampart

Quantity: 1 Each	UL: 20
Condition: Fair	RUL: 3
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,900.00

Building Interior - Bathroom: Refurbish, Reichel

Quantity: 4 Each	UL: 20
	RUL: 10
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$79,200.00

Building Interior - Bathroom: Refurbish, Sports Court

Quantity: 1 Each	UL: 20
	RUL: 1
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,900.00

Building Interior - Bathroom: Refurbish, Sunset

Quantity: 2 Each	UL: 20
	RUL: 1
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$19,800.00

Building Interior - Bathroom: Refurbish, Windy

Quantity: 1 Each	UL: 20
	RUL: 1
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,900.00

Building Interior - Bathroom: Refurbish, Woodside

Quantity: 1 Each	UL: 20
	RUL: 3
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,900.00

Building Interior - Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel

Quantity: 22 Units

UL: 30

RUL: 29

 Funding Basis: Funded based on
Association records

Current Cost: \$26,200.00

Site/Grounds - Beach Bulkhead, Concrete, Windy

Quantity: 50 Linear Feet

UL: 17

RUL: 12

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$28,200.00

Site/Grounds - Beach Bulkhead, Longmire

Quantity: 100 Linear Feet

UL: 15

Condition: Functional

RUL: 10

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$22,300.00

Site/Grounds - Beach Bulkhead, Otter

Quantity: 40 Linear Feet

UL: 15

RUL: 10

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$23,400.00

Site/Grounds - Beach Bulkhead, Reichel

Quantity: 160 Linear Feet

UL: 15

RUL: 12

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$29,600.00

Site/Grounds - Beach Nourishment, Sunset

Quantity: 100 Linear Feet

UL: 15

RUL: 13

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$4,000.00

Recreation - Beach, Longmire: Water Slide

Quantity: 1 Allowance

UL: 20

RUL: 17

 Funding Basis: Funded based on
Association records

Current Cost: \$13,800.00

Recreation - Beach, Sunset: Water Slide

Quantity: 1 Allowance

UL: 20

RUL: 17

 Funding Basis: Funded based on
Association records

Current Cost: \$13,750.00

Recreation - Benches & Picnic Tables: Replace

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

Recreation - Boat Ramp - Madrona Beach

Quantity: 1 Allowance	UL: 30
Condition: Good	RUL: 11
Funding Basis: Funded based on Association direction	Current Cost: \$10,500.00

Recreation - Boat Ramp, Blue Lake Ct: Repair

Quantity: 1 Allowance	UL: 30
	RUL: 11
Funding Basis: Funded based on Association direction	Current Cost: \$10,500.00

Recreation - Boat Ramp, Concrete, Horseshoe; Repair

Quantity: 1 Allowance	UL: 30
	RUL: 11
Funding Basis: Funded based on Association direction	Current Cost: \$10,500.00

Recreation - Boat Ramp, Longmire: Repair

Quantity: 1 Allowance	UL: 30
	RUL: 11
Funding Basis: Funded based on Association direction	Current Cost: \$10,500.00

Recreation - Boat Ramp, Otter Beach: Repair

Quantity: 1 Allowance	UL: 30
	RUL: 11
Funding Basis: Funded based on prior reserve study	Current Cost: \$10,500.00

Recreation - Boat Ramp, Sunset Beach: Repair

Quantity: 1 Allowance	UL: 30
	RUL: 11
Funding Basis: Funded for repair	Current Cost: \$10,500.00

Site/Grounds - Bridge, Arch: Repair/Replace

Quantity: 420 Square Feet	UL: 10
	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$14,700.00

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

Quantity: 150 Square Feet

UL: 10

RUL: 1

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$6,290.00

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

Quantity: 150 Square Feet

UL: 10

RUL: 9

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$8,000.00

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

Quantity: 220 Square Feet

UL: 10

RUL: 2

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$8,090.00

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

Quantity: 220 Square Feet

UL: 10

RUL: 9

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$30,000.00

Site/Grounds - Bridge, Brookside: Repair/Replace

Quantity: 300 Square Feet

UL: 10

RUL: 8

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$10,500.00

Site/Grounds - Bridge, Longmire: Repair/Replace

Quantity: 650 Square Feet

UL: 10

RUL: 6

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$36,400.00

Site/Grounds - Bridge, Rampart: Repair/Replace

Quantity: 400 Square Feet

UL: 10

RUL: 1

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$22,400.00

Site/Grounds - Bridge, Reichel: Repair/Replace

Quantity: 180 Square Feet

UL: 10

RUL: 1

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$10,100.00

Mechanical & Equipment - Gate Operators: Replace

Quantity: 4 Each	UL: 10
Condition: Functional	RUL: 4
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$17,600.00

Site/Grounds - Gates: Replace

Quantity: 3 Each	UL: 50
Condition: Functional	RUL: 10
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$20,700.00

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

Quantity: 1 Allowance	UL: 25
Condition: Fair	RUL: 8
Funding Basis: Funded based on Association records	Current Cost: \$20,700.00

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

Quantity: 1 Allowance	UL: 25
Condition: Fair	RUL: 8
Funding Basis: Funded based on Association records	Current Cost: \$3,860.00

Building Exterior - Horseshoe Pit, Longmire, Roof: Replace

Quantity: 1 Allowance	UL: 25
Condition: Poor	RUL: 3
Funding Basis: Funded based on Association records	Current Cost: \$3,860.00

Site/Grounds - Horseshoe Trail: Major Maintenance

Quantity: 1 Allowance	UL: 10
	RUL: 9
Funding Basis: Funded based on Association direction	Current Cost: \$15,000.00

Mechanical & Equipment - Hot Water Heater, Pool: Replace

Quantity: 2 Allowance	UL: 15
Condition: Good	RUL: 6
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$7,060.00

Building Interior - Interior, Office: Refurbish

Quantity: 1 Allowance	UL: 12
	RUL: 6
Funding Basis: Funded based on prior reserve study	Current Cost: \$7,280.00

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

Quantity: 1 Allowance UL: 50
RUL: 1

Funding Basis: Funded based on Association direction Current Cost: \$10,300.00

Site/Grounds - Irrigation System: Repair/Replace

Quantity: 6 Allowance UL: 20
 Condition: Unknown RUL: 11

Funding Basis: Funded based on Association records Current Cost: \$63,000.00

General - Labor for In-House Reserve Projects

Quantity: 1 Allowance RUL: 1

Funding Basis: Funded based on Association direction Current Cost: \$130,696.00

Site/Grounds - Lights: Pole, Replace

Quantity: 1 Allowance UL: 2
 Condition: Assorted Condition RUL: 1

Funding Basis: Funded based on Association direction Current Cost: \$8,400.00

Site/Grounds - Mailbox Cluster: Replace, Big Fir

Quantity: 19 Clusters UL: 30
RUL: 10

Funding Basis: Funded based on the typical life expectancy Current Cost: \$39,900.00

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

Quantity: 14 Clusters UL: 30
RUL: 10

Funding Basis: Funded based on the typical life expectancy Current Cost: \$29,400.00

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

Quantity: 13 Clusters UL: 30
 Condition: Functional RUL: 10

Funding Basis: Funded based on prior reserve study Current Cost: \$27,300.00

Site/Grounds - Mailbox Cluster: Replace, Front Gate

Quantity: 11 Clusters UL: 30
 Condition: Functional RUL: 3

Funding Basis: Funded based on prior reserve study Current Cost: \$24,200.00

Site/Grounds - Mailbox Cluster: Replace, Longmire	
Quantity: 12 Clusters	UL: 30
	RUL: 3
Funding Basis: Funded based on prior reserve study	Current Cost: \$26,400.00
Site/Grounds - Mailbox Cluster: Replace, Windy Beach	
Quantity: 19 Clusters	UL: 30
Condition: Good	RUL: 10
Funding Basis: Funded based on prior reserve study	Current Cost: \$39,900.00
Building Exterior - Maintenance Bldg Garage Doors, Large: Replace	
Quantity: 5 Each	UL: 20
Condition: Good	RUL: 10
Funding Basis: Funded based on prior reserve study	Current Cost: \$14,000.00
Building Exterior - Maintenance Bldg Siding: Repaint	
Quantity: 3000 Square Feet	UL: 10
Condition: Good	RUL: 6
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$10,300.00
Building Exterior - Maintenance Bldg, Carport: Structural Repairs	
Quantity: 1 Allowance	UL: 38
Condition: Good	RUL: 27
Funding Basis: Funded based on prior reserve study	Current Cost: \$114,000.00
Site/Grounds - Maintenance Bldg, Fence, Chain Link: Replace	
Quantity: 1 Allowance	UL: 50
Condition: Functional	RUL: 18
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$10,500.00
Building - Maintenance Bldg, Pole Bldg	
Quantity: 1 Allowance	UL: 50
	RUL: 27
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$55,000.00
Building Exterior - Maintenance Bldg, Roof: Replace	
Quantity: 3900 Allowance	UL: 20
	RUL: 18

Funding Basis: Funded based on prior reserve study

Current Cost: \$34,000.00

Mechanical & Equipment - Maintenance Bldg, Shop Heaters: Replace

Quantity: 2 Each

UL: 25

Condition: Functional

RUL: 2

Funding Basis: Funded based on prior reserve study

Current Cost: \$10,600.00

Building - Maintenance Bldg: Replace

Condition: Good

RUL: 29

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

Mechanical & Equipment - Maintenance Eqpt, Back Hoe: Replace

Quantity: 1 Each

UL: 21

Condition: Functional

RUL: 1

Funding Basis: Funded based on prior reserve study

Current Cost: \$105,000.00

Mechanical & Equipment - Maintenance Eqpt, Bobcat Excavator: Replace

Quantity: 1 Each

UL: 19

RUL: 5

Funding Basis: Funded based on prior reserve study

Current Cost: \$58,500.00

Mechanical & Equipment - Maintenance Eqpt, Brine Machine

Quantity: 1 Each

UL: 20

Condition: Functional

RUL: 10

Funding Basis: Funded based on Association records

Current Cost: \$3,260.00

Mechanical & Equipment - Maintenance Eqpt, Brine Sprayer

Quantity: 1 Each

UL: 20

Condition: Functional

RUL: 2

Funding Basis: Funded based on Association records

Current Cost: \$3,420.00

Mechanical & Equipment - Maintenance Eqpt, Chipper

Quantity: 1 Each

UL: 20

Condition: Functional

RUL: 10

Funding Basis: Funded based on the typical life expectancy

Current Cost: \$5,250.00

Mechanical & Equipment - Maintenance Eqpt, Dump Trailer

Quantity: 1 Each	UL: 10
Condition: Good	RUL: 10
Funding Basis: Funded based on Association records	Current Cost: \$10,300.00

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

Quantity: 1 Allowance	UL: 20
Condition: Fair	RUL: 16
Funding Basis: Funded based on Association records	Current Cost: \$5,880.00

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

Quantity: 1 Allowance	UL: 20
Condition: Fair	RUL: 18
Funding Basis: Funded based on Association records	Current Cost: \$4,960.00

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

Quantity: 1 Allowance	UL: 40
Condition: Functional	RUL: 10
Funding Basis: Funded based on prior reserve study	Current Cost: \$32,700.00

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

Quantity: 1 Each	UL: 12
Condition: Good	RUL: 6
Funding Basis: Funded based on prior reserve study	Current Cost: \$4,080.00

Mechanical & Equipment - Maintenance Eqpt, Kubota RTV 1100

Quantity: 1 Each	UL: 20
Condition: Excellent	RUL: 16
Funding Basis: Funded based on Association records	Current Cost: \$29,300.00

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

Quantity: 1 Allowance	UL: 20
Condition: Functional	RUL: 2
Funding Basis: Funded based on prior reserve study	Current Cost: \$27,100.00

Mechanical & Equipment - Maintenance Eqpt, Kubota Tractor: Replace

Quantity: 1 Each	UL: 20
Condition: Functional	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$32,200.00

Mechanical & Equipment - Maintenance Eqpt, Kubota, RTV 1100

Quantity: 1 Allowance	UL: 10
	RUL: 2
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$28,200.00

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

Quantity: 1 Allowance	UL: 10
Condition: Functional	RUL: 4
Funding Basis: Funded based on prior reserve study	Current Cost: \$7,670.00

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

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

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

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

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

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

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

Quantity: 1 Allowance	UL: 12
Condition: Functional	RUL: 11
Funding Basis: Funded based on prior reserve study	Current Cost: \$10,400.00

Mechanical & Equipment - Maintenance Eqpt, Street Sweeper, Elgin

Quantity: 1 Allowance	UL: 24
Condition: Good	RUL: 9
Funding Basis: Funded based on prior reserve study	Current Cost: \$220,000.00

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

Quantity: 1 Allowance	UL: 10
Condition: Functional	RUL: 3
Funding Basis: Funded based on prior reserve study	Current Cost: \$6,620.00

Mechanical & Equipment - Maintenance Eqpt, Truck, F150, 2008

Quantity: 1 Allowance UL: 14
RUL: 1

Funding Basis: Funded based on Association records Current Cost: \$50,000.00

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

Quantity: 1 Allowance UL: 14
 Condition: Good RUL: 1

Funding Basis: Funded based on prior reserve study Current Cost: \$55,300.00

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

Quantity: 1 Allowance UL: 22
RUL: 20

Funding Basis: Funded based on prior reserve study Current Cost: \$68,100.00

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

Quantity: 1 Allowance UL: 10
RUL: 0

Funding Basis: Funded based on prior reserve study Current Cost: \$30,700.00

Mechanical & Equipment - Maintenance Eqpt: Skid Steer w/ 66" Grapple Bucket

Quantity: 1 Allowance UL: 15
RUL: 13

Funding Basis: Funded based on Association records Current Cost: \$40,000.00

Building - Office, Structure: Repair/Replace

Quantity: 1225 Square Feet UL: 30
 Condition: Good RUL: 4

Funding Basis: Funded based on prior reserve study Current Cost: \$184,000.00

General - Owners Representative

Quantity: 1 Allowance RUL: 0

Funding Basis: Funded based on Association direction Current Cost: \$52,000.00

Site/Grounds - Parking Lots: Pool/Sunset, Gravel Replenish

Quantity: 1 Allowance UL: 3
RUL: 0

Funding Basis: Funded based on Association direction Current Cost: \$15,000.00

Mechanical & Equipment - Phone System, Office

Quantity: 1 Allowance	UL: 10
Condition: Functional	RUL: 4
Funding Basis: Funded based on Association records	Current Cost: \$5,250.00

Recreation - Pickleball Court, Longmire: Reseal

Quantity: 7200 Square Feet	UL: 8
	RUL: 7
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,430.00

Recreation - Pickleball Court, Longmire: Resurface

Quantity: 7200 Square Feet	UL: 40
	RUL: 37
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$97,200.00

Recreation - Pitch & Putt: Repairs

Quantity: 1 Allowance	UL: 12
Condition: Poor	RUL: 1
Funding Basis: Funded based on Association records	Current Cost: \$5,500.00

Mechanical & Equipment - Pool & Spa Filters: Replace

Quantity: 4 Each	UL: 20
	RUL: 17
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$17,000.00

Recreation - Pool & Spa: Retile

Quantity: 230 Linear Feet	UL: 36
Condition: Good	RUL: 27
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$34,000.00

Recreation - Pool Deck, Concrete: Resurface

Quantity: 5000 Allowance	UL: 30
	RUL: 28
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$160,000.00

Recreation - Pool Deck, Wood: Resurface

Quantity: 540 Allowance	UL: 20
	RUL: 18
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$25,000.00

Recreation - Pool Engineering

Quantity: 1 Allowance	UL: 30
Condition: Not Applicable	RUL: 27
Funding Basis: Funded based on Association records	Current Cost: \$27,600.00

Recreation - Pool Fence & Railings: Replace

Quantity: 260 Linear Feet	UL: 30
	RUL: 28
Funding Basis: Funded based on Association records	Current Cost: \$66,000.00

Mechanical & Equipment - Pool Heaters: Replace

Quantity: 3 Each	UL: 15
Condition: Good	RUL: 13
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$35,000.00

New Pentair Master Temp Heaters

Recreation - Pool Miscellaneous

Quantity: 1 Allowance	UL: 30
	RUL: 27
Funding Basis: Funded based on Association records	Current Cost: \$8,820.00

Recreation - Pool Plumbing: Repair/Replace

Quantity: 1 Allowance	UL: 10
	RUL: 7
Funding Basis: Funded based on prior reserve study	Current Cost: \$33,400.00

Recreation - Pool Pumps & Valves: Replace

Quantity: 3 Each	UL: 10
	RUL: 7
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$16,500.00

Recreation - Pool, Cover, Winter Safety: Replace

Quantity: 1 Allowance	UL: 13
	RUL: 0
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$20,500.00

Building Interior - Pool: Interior Remodel

Quantity: 1 Allowance	UL: 5
	RUL: 5

Funding Basis: Funded based on prior
reserve study

Current Cost: \$6,930.00

Site/Grounds - Pool: Light Posts & Electrical

Quantity: 1 Allowance

UL: 30

RUL: 28

 Funding Basis: Funded based on
Association records

Current Cost: \$28,000.00

Recreation - Pool: Resurface

Quantity: 2700 Square Feet

UL: 20

Condition: Unknown

RUL: 11

 Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$74,500.00

Recreation - Recreation Equipment, Hi Lo

Quantity: 1 Allowance

UL: 30

Condition: Good

RUL: 27

 Funding Basis: Funded based on
Association records

Current Cost: \$34,000.00

Recreation - Recreation Equipment, Perimeter

Quantity: 1 Allowance

UL: 20

RUL: 1

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$42,700.00

Recreation - Recreation Equipment, Pool

Quantity: 1 Allowance

UL: 20

RUL: 1

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$28,200.00

Recreation - Recreation Equipment, Reichel Beach

Quantity: 1 Allowance

UL: 20

Condition: Fair

RUL: 3

 Funding Basis: Funded based on prior
reserve study

Current Cost: \$24,000.00

Recreation - Recreation Equipment, Vine Lane

Quantity: 1 Allowance

UL: 20

RUL: 1

 Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$10,500.00

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

Quantity: 1 Allowance

UL: 5

Condition: Poor

RUL: 1

Funding Basis: Funded based on Association records	Current Cost: \$10,500.00
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Site/Grounds - Retaining Wall, Madrona Trail: Repair/Replace

Quantity: 1 Allowance	UL: 5
Condition: Assorted Condition	RUL: 1
Funding Basis: Funded for repair	Current Cost: \$10,500.00

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

Quantity: 1 Allowance	UL: 30
Condition: Unknown	RUL: 29
Funding Basis: Unfunded, funded within another component	Current Cost: \$10,500.00

Site/Grounds - Retaining Wall, Sunset Trail: Rock

Quantity: 1 Allowance	UL: 5
Condition: Poor	RUL: 1
Funding Basis: Funded based on Association records	Current Cost: \$10,500.00

Site/Grounds - Roads - 10 year Engineering Plan

Quantity: 1 Allowance	UL: 10
Condition: Not Applicable	RUL: 7
Funding Basis: Funded based on Association direction	Current Cost: \$39,400.00

Building Exterior - Roof, Office: Replace

Quantity: 1225 Square Feet	UL: 30
Condition: Fair	RUL: 1
Funding Basis: Funded based on prior reserve study	Current Cost: \$7,230.00

Building Exterior - Roof, Pool Bldg: Replace, Front

Quantity: 1600 Square Feet	UL: 35
Condition: Fair	RUL: 2
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,440.00

Building Exterior - Roof, Pool Bldg: Replace, Rear

Quantity: 1600 Square Feet	UL: 35
Condition: Good	RUL: 27
Funding Basis: Funded based on the typical life expectancy	Current Cost: \$9,440.00

Site/Grounds - RV Dump Station: Repair/Replace

Quantity: 1 Allowance	UL: 50
Condition: Excellent	RUL: 44

Funding Basis: Funded based on prior
reserve study

Current Cost: \$35,200.00

Mechanical & Equipment - Security, Laser Scanner Back Gate: Replace

Quantity: 1 Allowance

UL: 10

RUL: 8

Funding Basis: Funded based on
Association records

Current Cost: \$4,800.00

Mechanical & Equipment - Security, Sally Arm System: Replace

Quantity: 1 Allowance

UL: 12

Condition: Functional

RUL: 16

Funding Basis: Funded based on prior
reserve study

Current Cost: \$6,750.00

Site/Grounds - Security, Spikes: Replace

Quantity: 1 Allowance

UL: 10

Condition: Functional

RUL: 9

Funding Basis: Funded based on prior
reserve study

Current Cost: \$8,190.00

Site/Grounds - Security: Gate System

Quantity: 1 Allowance

UL: 30

RUL: 25

Funding Basis: Funded based on
Association records

Current Cost: \$131,000.00

Mechanical & Equipment - Septic System, Blue Water: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Harrington Park: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

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

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Longmire: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Loop: Replace

Quantity: 1 Allowance

UL: 50

Condition: Poor

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Madrona: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Office

Quantity: 1 Allowance

UL: 51

RUL: 0

Funding Basis: Funded based on
Association direction

Current Cost: \$21,000.00

Mechanical & Equipment - Septic System, Otter Beach: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Perimeter: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Pool: Replace

Quantity: 1 Allowance

UL: 30

Condition: Good

RUL: 28

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Rampart: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Reichel Beach: Replace

Quantity: 1 Allowance

UL: 50

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$49,700.00

Mechanical & Equipment - Septic System, Sports Court: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Sunset Beach: Replace

Quantity: 1 Allowance

UL: 50

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$49,700.00

Mechanical & Equipment - Septic System, Windy Beach: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Mechanical & Equipment - Septic System, Woodside: Replace

Quantity: 1 Allowance

UL: 50

RUL: 10

Funding Basis: Funded based on
Association records

Current Cost: \$47,300.00

Building Exterior - Siding, Pool Bldg: Repaint

Quantity: 1 Allowance

UL: 8

Condition: Fair

RUL: 14

Funding Basis: Funded based on
Association direction

Current Cost: \$6,720.00

Building Exterior - Siding, Pool Bldg: Repair/Replace

Quantity: 1 Allowance

UL: 50

Condition: Good

RUL: 27

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$39,700.00

Mechanical & Equipment - Spa, Heater: Replace

Quantity: 1 Allowance

UL: 20

RUL: 11

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$5,850.00

Mechanical & Equipment - Spa: Resurface

Quantity: 1 Allowance

UL: 16

RUL: 11

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$8,400.00

Site/Grounds - Spillways, Concrete: Repair/Replace

Quantity: 1 Allowance

UL: 25

Condition: Functional

RUL: 14

Funding Basis: Funded based on prior
reserve study

Current Cost: \$60,900.00

Site/Grounds - Spillways, Gates & Weirs: Replace

Quantity: 1 Allowance

UL: 25

RUL: 14

Funding Basis: Funded based on prior
reserve study

Current Cost: \$6,510.00

Mechanical & Equipment - Surveillance System Cameras: Replace

Quantity: 1 Allowance

UL: 10

RUL: 9

Funding Basis: Funded based on
Association direction

Current Cost: \$100,000.00

Recreation - Tennis & Basketball Court, Rampart: Reseal

Quantity: 1 Allowance

UL: 8

RUL: 8

Funding Basis: Funded based on
Association direction

Current Cost: \$8,930.00

Recreation - Tennis & Basketball Court, Rampart: Resurface

Quantity: 7200 Square Feet

UL: 40

Condition: Poor

RUL: 1

Funding Basis: Funded based on prior
reserve study

Current Cost: \$92,200.00

Recreation - Tennis Court, Hi Lo: Reseal

Quantity: 1 Allowance

UL: 8

Condition: Good

RUL: 1

Funding Basis: Funded based on
Association records

Current Cost: \$8,930.00

Recreation - Tennis Court, Hi Lo: Resurface

Quantity: 1 Allowance

UL: 40

Condition: Excellent

RUL: 1

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$104,000.00

Site/Grounds - Trails: Maintain / Repair

Quantity: 1 Allowance

UL: 4

RUL: 1

Funding Basis: Funded based on the
typical life expectancy

Current Cost: \$7,280.00

4. How to Read Your Reserve Study

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

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

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

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

4.1 About Reserve Studies

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

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

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

4.2 Reserve Study Levels

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

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

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

4.3 Percent Funded

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

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

Using Percent Funded to Measure Strength

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

Use Caution When Using Percent Funded

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

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

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

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

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

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

4.4 Reserve Funding Plans & Goals

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

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

4.5 Reserve Contributions

There are three ways to contribute to your Reserve Account:

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

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

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

4.6 Reserve Components

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

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

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

Maintaining Components

There are three ways to manage capital reserve expenses:

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

4.7 Implementing Your Reserve Study

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

5. Supplemental Report Information

5.1 Definitions

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

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

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

FULLY FUNDED BALANCE (FFB): Equivalent to Total Accrued Depreciation. This represents the deteriorated or used portion of the component. This is calculated for each component, then summed together for a total FFB.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

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

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

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

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

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

5.2 Table 4 - RCW Required Information & Location

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

5.3 Reserve Study Disclosure

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

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

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

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

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

This Reserve Study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described. Additionally, other unanticipated expenses may arise that are not included within this reserve study. This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

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

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