Reserve Study Level III

Prepared for Clearwood HOA

2027 Fiscal Year

Prepared by CEDCORE, LLC
Version 1

Contents

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 2027	**Projection Period:**	2027 - 2056
Reserve Account Snap Shot	January 1, 2027		
Projected Reserve Balance:			$1,938,958
Fully Funded Reserve Balance:			$11,121,526
Percent Funded:			17 %
Reserve Surplus or (-) Deficit Per Unit:			($6,777)
Current Monthly Reserve Fund Contribution:			$24,425
Interest Rate			0.45 %
Inflation Rate			3.00 %
2027 Reserve Contribution Requirements (based on the above position)			
Full Funding	Monthly Reserve Contribution:		$107,000
	Monthly Reserve Contribution Per Unit (Average):		$79
	Special Assessment Required for this Plan:		$2,200,000
Baseline Funding	Monthly Reserve Contribution:		$91,836
	Monthly Reserve Contribution Per Unit (Average):		$68
	Special Assessment Required for this Plan:		$2,200,000

Based upon the budget and maintenance practices of the association we have used a funding threshold of $10,790. Expenses below $10,790 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 $60.94 per Unit per month as well as a Special Assessment in 2027 totaling an average of $1,623.62 per Unit in order to get on the path to Full Funding and have sufficient funds in the Reserve Account to maintain, repair or replace the Common Elements when needed.

1.1 Table 1 - Component List

Component	Quantity	Current Cost	UL	RUL
Administration Building - General	1 Allowance	$1,428,358		0
Administration Building - Water	1 Allowance	$1,470,858		0
Asphalt Roads Project 10A: Design	1 Allowance	$31,200	30	29
Asphalt Roads Project 10B: Construction	1 Allowance	$432,000	30	29
Asphalt Roads Project 11A: Design	1 Allowance	$88,800	30	5
Asphalt Roads Project 11B: Construction	1 Allowance	$611,000	30	6
Asphalt Roads Project 12A: Design	1 Allowance	$63,000	30	6
Asphalt Roads Project 12B: Construction	1 Allowance	$436,000	30	7
Asphalt Roads Project 2A: Design	Unfunded as directed by Association			
Asphalt Roads Project 2B: Construction	Unfunded as directed by Association			
Asphalt Roads Project 3A: Design	Unfunded as directed by Association			
Asphalt Roads Project 3B: Construction	Unfunded as directed by Association			
Asphalt Roads Project 4A: Design	1 Allowance	$86,421	30	0
Asphalt Roads Project 4B: Construction	1 Allowance	$606,000	30	1
Asphalt Roads Project 5A: Design	1 Allowance	$56,700	30	0
Asphalt Roads Project 5B: Construction	1 Allowance	$397,000	30	1
Asphalt Roads Project 6A: Design	1 Allowance	$113,000	30	2
Asphalt Roads Project 6B: Construction	1 Allowance	$776,000	30	3
Asphalt Roads Project 7A: Design	1 Allowance	$73,300	30	3
Asphalt Roads Project 7B: Construction	1 Allowance	$504,000	30	4
Asphalt Roads Project 8A: Design	1 Allowance	$123,000	30	4
Asphalt Roads Project 8B: Construction	1 Allowance	$845,000	30	5
Asphalt Roads Project 9A: Design	1 Allowance	$47,600	30	28
Asphalt Roads Project 9B: Construction	1 Allowance	$432,000	30	29
Asphalt Roads: Maintenance (Seal Coating, Crack Filling, Patch, Repair)	Unfunded, operating expense			
Asphalt Roads: Repairs/Patching	1 Allowance	$25,400	1	4
Bathroom & Change Room: Refurbish, Longmire	4 Each	$90,000	20	4
Bathroom & Change Room: Refurbish, Madrona	2 Each	$22,400	20	4
Bathroom: Refurbish, Blue Water	1 Each	$11,200	20	9
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	1 Each	$11,200	20	0
Bathroom: Refurbish, Hi-Lo	1 Each	$10,400	20	6
Bathroom: Refurbish, Loop	1 Allowance	$5,500	20	5
Bathroom: Refurbish, Otter Beach	1 Each	$22,500	20	2
Bathroom: Refurbish, Perimeter	1 Each	$10,400	20	3
Bathroom: Refurbish, Pool	1 Allowance	$94,300	20	16
Bathroom: Refurbish, Rampart	1 Each	$10,400	20	0
Bathroom: Refurbish, Reichel	4 Each	$83,200	20	7
Bathroom: Refurbish, Sports Court	1 Each	$11,200	20	0
Bathroom: Refurbish, Sunset	2 Each	$22,400	20	0
Bathroom: Refurbish, Windy	1 Each	$11,200	20	0

Bathroom: Refurbish, Woodside	1 Each	$10,400	20	6
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel	22 Units	$29,700	30	26
Beach Bulkhead, Concrete, Windy	50 Linear Feet	$31,000	17	9
Beach Bulkhead, Longmire	100 Linear Feet	$25,400	15	7
Beach Bulkhead, Otter	40 Linear Feet	$26,600	15	7
Beach Bulkhead, Reichel	160 Linear Feet	$33,600	15	9
Beach Nourishment, Sunset	100 Linear Feet	$4,550	15	10
Beach, Longmire: Water Slide	1 Allowance	$15,600	20	14
Beach, Sunset: Water Slide	1 Allowance	$15,600	20	14
Benches & Picnic Tables: Replace w/ Metal	1 Allowance	$10,500	1	0
Blue Hills Rd & Water Loop - 10 Yr RWP - New Road - Design, Permitting & Construction	Unfunded as directed by Association			
Blue Hills Rd & Water Loop - Road Striping	Unfunded, no predictable expectation of expense			
Boat Ramp - Madrona Beach	1 Allowance	$11,900	30	8
Boat Ramp, Blue Lake Ct: Repair	1 Allowance	$11,900	30	8
Boat Ramp, Concrete, Horseshoe; Repair	1 Allowance	$11,900	30	8
Boat Ramp, Longmire: Repair	1 Allowance	$11,900	30	8
Boat Ramp, Otter Beach: Repair	1 Allowance	$11,900	30	8
Boat Ramp, Sunset Beach: Repair	1 Allowance	$11,900	30	8
Bridge, Arch: Repair/Replace	420 Square Feet	$15,400	17	6
Bridge, Bear Island: Repair/Replace	150 Square Feet	$7,090	10	9
Bridge, Blue Lake, Inlet: Repair/Replace	150 Square Feet	$9,150	10	6
Bridge, Blue Lake, Lower Spillway: Repair/Replace	220 Square Feet	$9,240	10	9
Bridge, Blue Lake, Upper Spillway: Repair/Replace	220 Square Feet	$33,900	10	6
Bridge, Brookside: Repair/Replace	300 Square Feet	$12,000	10	5
Bridge, Longmire: Repair/Replace	650 Square Feet	$41,600	10	3
Bridge, Rampart: Repair/Replace	400 Square Feet	$23,500	17	6
Bridge, Reichel: Repair/Replace	180 Square Feet	$10,600	17	6
Bridges, Engineer Evaluation	1 Allowance	$33,000	10	7
Burglar Alarm, Maintenance Building: Replace	1 Allowance	$3,150	10	5
Burglar Alarm, Office: Replace	1 Allowance	$3,150	10	5
Burglar Alarm, Pool: Replace	1 Allowance	$3,150	10	5
Cabana Siding: Repaint	2,500 Square Feet	$8,400	9	0
Cabana, Harrington Park (Well 4)	3 Each	$31,500	25	4
Cabana, Hi Lo	720 Square Feet	$30,200	26	0
Cabana, Longmire	3 Each	$29,200	25	4
Cabana, Madrona	720 Square Feet	$22,000	25	11
Cabana, Otter Beach	500 Square Feet	$22,800	25	7
Cabana, Pool	3 Each	$27,800	25	1
Cabana, Reichel	1,100 Square Feet	$31,900	25	9
Cabana, Siding: Replace	2,500 Allowance	$50,000	40	30
Cabana, Sunset	3 Each	$27,800	25	1
Cabana, Vine Lane	3 Each	$29,200	25	5
Cabana, Windy	3 Each	$29,200	25	3

Computer & Software: Update	1 Allowance	$23,300	5	0
Culvert - Clearlake Blvd N at Meadow	Unfunded, funded within another component			
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	Unfunded, funded within another component			
Culverts, Blue Hills Drive East: Replace	Unfunded, funded within another component			
Deck, Wood, Office: Replace	230 Square Feet	$23,900	20	16
Dock Surface, Blue Lake Fishing, 1 of 3	1 Allowance	$11,300	30	26
Dock Surface, Blue Lake Fishing, 2 of 3	1 Allowance	$11,300	30	26
Dock Surface, Blue Lake Fishing, 3 of 3	1 Allowance	$11,300	30	26
Dock Surface, Clear Lake	1 Allowance	$30,600	30	18
Dock Surface, Horseshoe, A, Right	1 Allowance	$20,700	31	5
Dock Surface, Horseshoe, B, Left	1 Allowance	$29,100	30	7
Dock Surface, Horseshoe, C, Rear	1 Allowance	$32,800	30	16
Dock Surface, Longmire, Fish & Swim	750 Square Feet	$52,500	30	7
Dock Surface, Madrona, Fish & Swim	500 Square Feet	$36,800	30	8
Dock Surface, Otter, Swim	1 Each	$12,300	30	22
Dock Surface, Reichel, Swim	1 Each	$11,800	30	7
Dock Surface, Sunset, Fish & Swim	500 Square Feet	$38,400	30	9
Dock Surface, Windy, Fish & Swim	1 Allowance	$52,900	30	13
Dock, Otter Beach B, Wooden: Replace	1 Allowance	$27,700	20	7
Dock, Otter Beach C, Wooden: Replace	1 Allowance	$27,700	20	7
Emergency Capital Contingency	1 Allowance	$10,000	1	0
Entry Sign: Replacement	2 Each	$3,570	21	0
Fence, Office	500 Linear Feet	$21,500	20	14
Fence: Chainlink, Repair	1 Allowance	$4,470	1	0
Irrigation System, Reichel Beach: Repair/Replace	1 Allowance	$11,700	51	4
Irrigation System: Repair/Replace	6 Allowance	$72,000	20	8
Lights: Pole, Replace	1 Allowance	$9,530	3	5
Mailbox Cluster: Replace, Big Fir	19 Clusters	$56,100	30	7
Mailbox Cluster: Replace, Blue Hills Loop	14 Clusters	$41,300	30	7
Mailbox Cluster: Replace, Blue Lake Court	13 Clusters	$38,400	30	7
Mailbox Cluster: Replace, Front Gate - Office	11 Clusters	$32,500	30	0
Mailbox Cluster: Replace, Longmire	12 Clusters	$35,400	30	0
Mailbox Cluster: Replace, Windy Beach	19 Clusters	$56,100	30	7
Maintenance Bldg Garage Doors, Large: Replace	5 Each	$15,900	20	7
Maintenance Bldg Siding: Repaint	3,000 Square Feet	$11,700	10	3
Maintenance Bldg, Carport: Structural Repairs	1 Allowance	$129,000	38	24
Maintenance Bldg, Fence, Chain Link: Replace	1 Allowance	$11,900	50	15
Maintenance Bldg, Pole Bldg	1 Allowance	$62,500	50	24
Maintenance Bldg, Roof: Replace	3,900 Allowance	$38,500	20	15
Maintenance Bldg, Shop Heaters: Replace	2 Each	$11,100	32	7
Maintenance Bldg: Old Maintenance Shed, Roof	1 Allowance	$4,850	20	16
Maintenance Bldg: Replace	Unfunded, outside the 30 year scope of report			
Maintenance Eqpt, Back Hoe: Replace	1 Each	$110,000	24	2
Maintenance Eqpt, Bobcat Excavator: Replace	1 Each	$66,500	19	2
Maintenance Eqpt, Brine Machine	1 Each	$3,710	20	7

Maintenance Eqpt, Brine Sprayer	1 Each	$3,890	20	19
Maintenance Eqpt, Chipper	1 Each	$5,950	20	7
Maintenance Eqpt, Dump Trailer	1 Each	$11,700	10	7
Maintenance Eqpt, Floating Workstation, Boat: Replace	1 Allowance	$6,680	20	13
Maintenance Eqpt, Floating Workstation, Motor: Replace	1 Allowance	$5,630	20	15
Maintenance Eqpt, Fuel Tank & Pumps: Replace	1 Allowance	$37,200	40	7
Maintenance Eqpt, John Deere Mower: Replace	1 Each	$4,620	12	3
Maintenance Eqpt, Kubota RTV, 1100	1 Each	$29,600	20	1
Maintenance Eqpt, Kubota RTV, 900, old	1 Allowance	$28,500	20	1
Maintenance Eqpt, Kubota Tractor LA401: Replace	1 Each	$33,800	20	18
Maintenance Eqpt, Paint Striper, Graco HD 200C	1 Allowance	$8,720	10	1
Maintenance Eqpt, Plow, new, F350	1 Allowance	$8,930	15	2
Maintenance Eqpt, Plow, old, F450	1 Allowance	$9,650	15	11
Maintenance Eqpt, Sander, newer, F350	1 Allowance	$10,400	18	2
Maintenance Eqpt, Sander, old, F450	1 Allowance	$11,800	12	8
Maintenance Eqpt, Street Sweeper, 2019 Elgin	1 Allowance	$231,000	24	6
Maintenance Eqpt, Trailer, Flatbed for Excavator	1 Allowance	$7,520	10	0
Maintenance Eqpt, Truck, F150, 2008	1 Allowance	$52,500	17	2
Maintenance Eqpt, Truck, F350, 2010	1 Allowance	$58,100	14	2
Maintenance Eqpt, Truck, F350, 2023	1 Each	$86,400	15	11
Maintenance Eqpt, Truck, Mazda, 2006	1 Allowance	$32,200	12	0
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	1 Allowance	$61,000	15	11
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	1 Allowance	$45,500	15	10
Office, Interior, Office: Refurbish	1 Allowance	$7,640	12	1
Office, Interior: Refurbish	1,225 Square Feet	$208,000	30	0
Office, Phone System	1 Allowance	$5,500	10	3
Office, Roof: Replace	1,225 Square Feet	$17,200	30	0
Parking Lots: Pool/Sunset, Gravel Replenish	1 Allowance	$16,500	4	3
Pitch & Putt: Repairs	Unfunded as directed by Association			
Pool & Spa Filters: Replace	4 Each	$19,300	20	14
Pool & Spa: Retile	230 Linear Feet	$38,600	36	24
Pool Deck, Concrete: Resurface	5,000 Allowance	$182,000	30	25
Pool Deck, Wood: Resurface	540 Allowance	$27,500	20	15
Pool Engineering	1 Allowance	$30,500	30	24
Pool Fence & Railings: Replace	260 Linear Feet	$69,400	30	25
Pool Heaters: Replace	3 Each	$38,700	15	10
Pool Miscellaneous	1 Allowance	$9,720	30	24
Pool Plumbing: Repair/Replace	1 Allowance	$36,900	10	4
Pool Pumps & Valves: Replace	3 Each	$18,200	10	4
Pool, Cover, Winter Safety: Replace	1 Allowance	$22,600	15	4
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front	1,600 Square Feet	$18,900	37	2
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	1,600 Square Feet	$9,920	35	24
Pool: Interior Remodel	1 Allowance	$7,640	5	5
Pool: Light Posts & Electrical	1 Allowance	$30,900	30	25
Pool: Pool Bldg, Siding: Repaint	1 Allowance	$7,060	8	11

Pool: Pool Bldg, Siding: Repair/Replace	1 Allowance	$41,700	50	24
Pool: Resurface	2,700 Square Feet	$82,400	20	8
Pool: Spa, Heater: Replace	1 Allowance	$6,140	20	8
Pool: Spa, Resurface	1 Allowance	$8,820	16	8
Project Manager	1 Allowance	$108,371	1	0
Recreation Equipment, Hi Lo	1 Allowance	$37,500	30	24
Recreation Equipment, Perimeter, with skate spot	1 Allowance	$44,800	22	1
Recreation Equipment, Pool	1 Allowance	$29,600	21	3
Recreation Equipment, Reichel Beach	1 Allowance	$25,200	21	2
Recreation Equipment, Vine Lane	1 Allowance	$11,000	22	1
Retaining Wall, Horseshoe Lake Trail: Rock	1 Allowance	$11,000	30	3
Retaining Wall, Madrona Trail: RepairReplace	1 Allowance	$11,000	30	3
Retaining Wall, Pool: Repair/Replace	1 Allowance	$11,600	30	26
Retaining Wall, Sunset Trail: Rock	1 Allowance	$11,000	30	3
Roads - 10 year Engineering Plan - 50%	1 Allowance	$41,400	10	4
RV Dump Station: Repair/Replace	1 Allowance	$38,900	50	41
Security, Gate Card Readers: Replace	2 Each	$32,200	15	7
Security, Gate Operators: Replace	4 Each	$18,500	10	3
Security, Gates: Replace	3 Each	$21,800	50	7
Security, Surveillance System Cameras: Replace	1 Allowance	$105,000	10	6
Septic System, Blue Water: Replace	1 Allowance	$52,200	50	7
Septic System, Harrington Park: Replace	1 Allowance	$52,200	50	7
Septic System, Hi-Lo: Replace	1 Allowance	$52,200	50	7
Septic System, Longmire: Replace	1 Allowance	$52,200	50	7
Septic System, Loop: Replace (bathroom not Open)	1 Allowance	$49,700	52	1
Septic System, Madrona: Replace	1 Allowance	$52,200	50	7
Septic System, Office	1 Allowance	$31,000	50	47
Septic System, Otter Beach: Replace	1 Allowance	$53,700	50	7
Septic System, Perimeter: Replace	1 Allowance	$53,700	50	7
Septic System, Pool: Replace	1 Allowance	$53,700	30	25
Septic System, Rampart: Replace	1 Allowance	$53,700	50	7
Septic System, Reichel Beach: Replace	1 Allowance	$53,700	51	0
Septic System, Sports Court: Replace	1 Allowance	$53,700	50	7
Septic System, Sunset Beach: Replace	1 Allowance	$56,500	51	0
Septic System, Windy Beach: Replace	1 Allowance	$53,700	50	7
Septic System, Woodside: Replace	1 Allowance	$53,700	50	7
Spillways, Concrete: Repair/Replace	1 Allowance	$69,100	25	11
Spillways, Gates & Weirs: Replace	1 Allowance	$7,390	25	11
Sport, Ballfield, Division 7: Upgrade	1 Allowance	$12,500	10	1
Sport, Baseball Backstop: Harington Park	1 Allowance	$9,450	14	10
Sport, Baseball Backstop: Longmire	1 Allowance	$9,450	14	1
Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	1 Allowance	$23,500	25	5
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	1 Allowance	$4,400	25	5
Sport, Horseshoe Pit, Longmire, Roof: Replace	1 Allowance	$4,400	25	0
Sport, Pickleball Court, Longmire: Reseal	7,200 Square Feet	$10,800	8	4

Sport, Pickleball Court, Longmire: Resurface	7,200 Square Feet	$110,000	40	34
Sports Court, Rampart: Reseal	1 Allowance	$10,100	8	5
Sports Court, Rampart: Resurface	7,200 Square Feet	$104,000	41	0
Tankless Hot Water Heater, Pool: Replace	2 Allowance	$8,020	15	3
Tennis & Basketball Court, Hi Lo: Reseal	1 Allowance	$10,100	10	6
Tennis & Basketball Court, Hi Lo: Resurface	1 Allowance	$118,000	40	6
Trails, Horseshoe Trail: Major Maintenance	1 Allowance	$31,500	10	1
	Total Current Costs	$14,877,258		
	Total Funded Components	213		

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

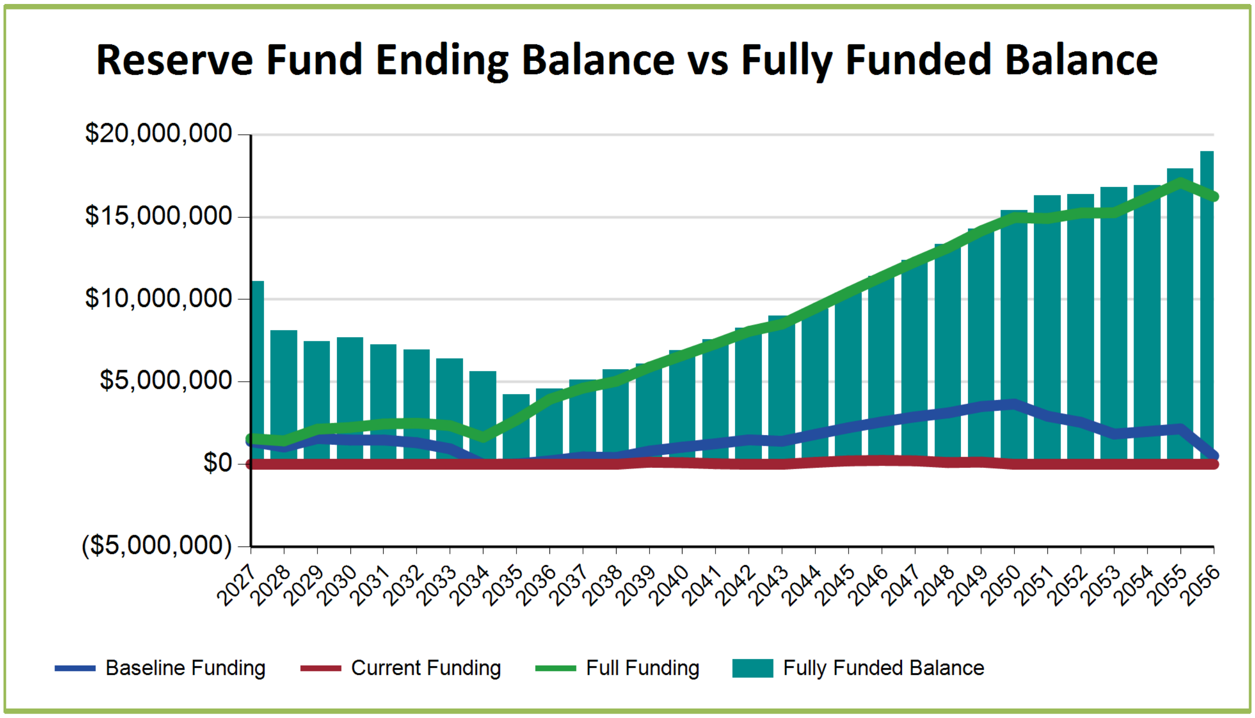
2. Financial Analysis

We have created the financial projections and recommendations based on the component list in Table One and a projected reserve fund balance $1,938,958. For your Association to be 100% funded there should be $11,121,526 in your reserve account(s). Therefore, your Association is projected to be 17.00% funded.

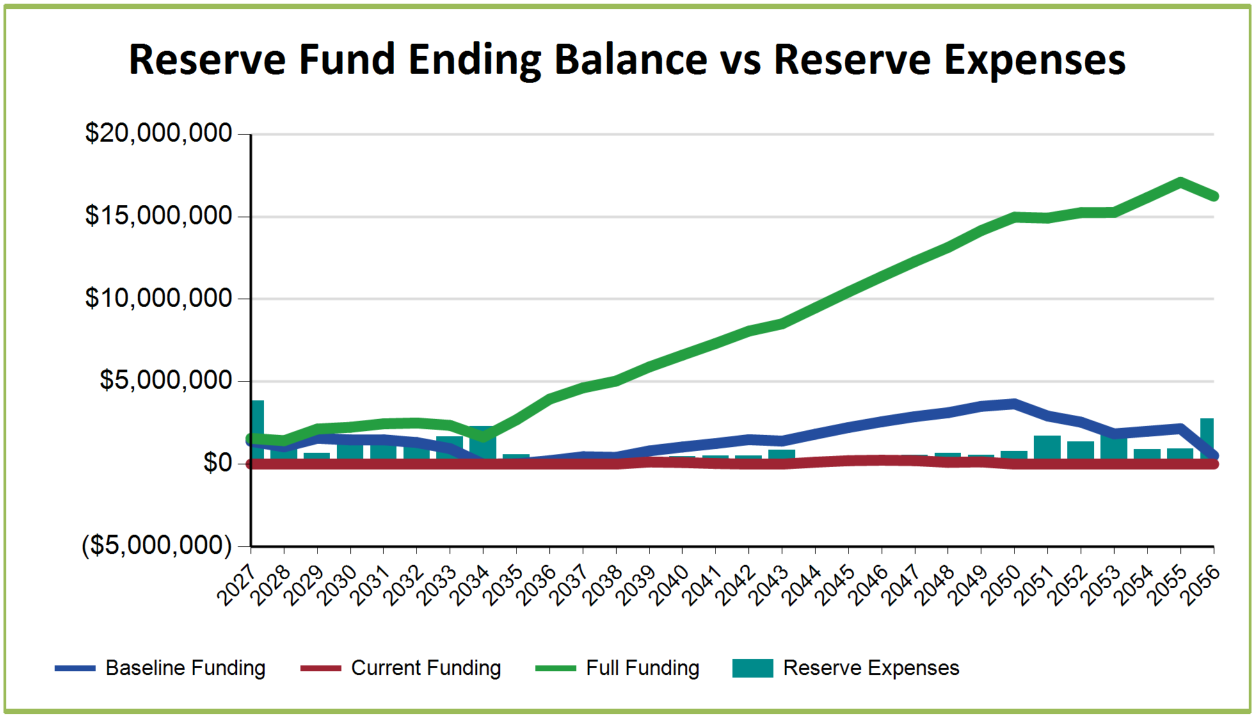
We recommend the Full Funding, which requires a monthly reserve contribution of $107,000 with a 3.00 % increase in contributions each year for the next 10 years.

Currently the Association has monthly reserve contributions of $24,425 and are Not projected to be sufficient over the next 30 years. The Baseline monthly reserve contribution requires $91,836, with a 3.00 % increase in contributions each year for the next 8 years. The baseline funding plan is the lowest contribution amount calculated to prevent the Reserve Fund from dropping below a zero balance.

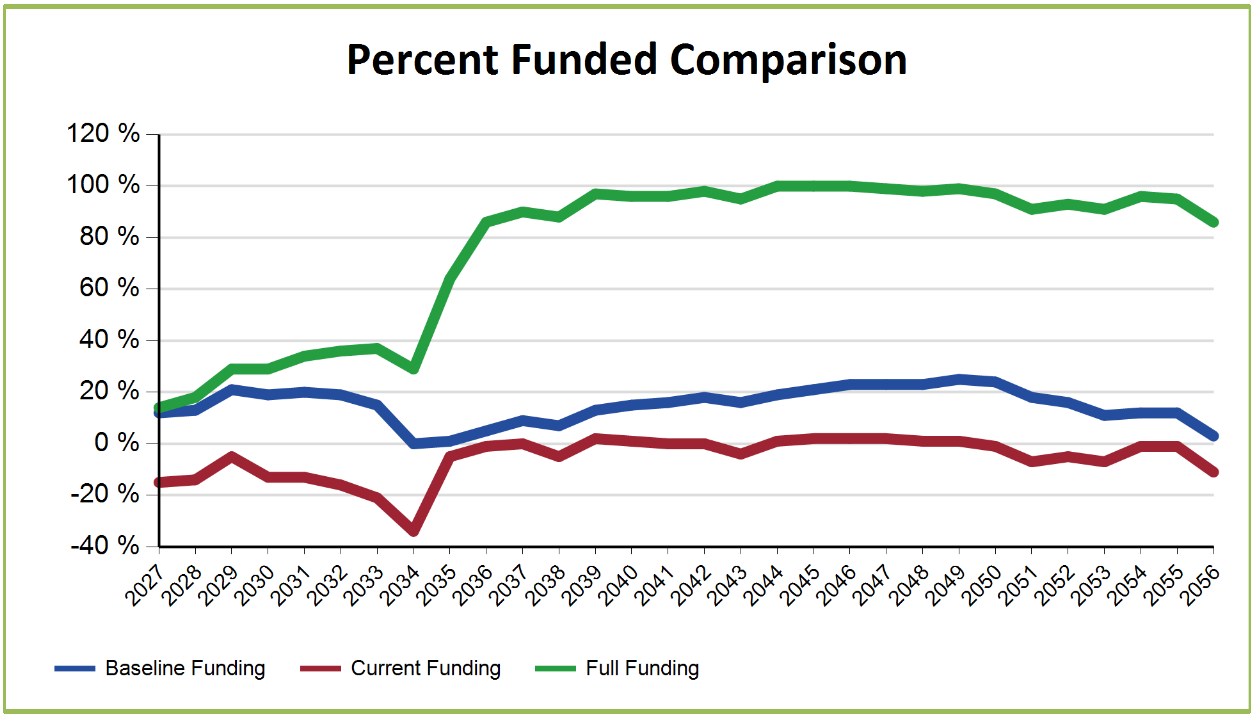
2.1 Figure 1 - Reserve Fund Ending Balance vs Fully Funded Balance



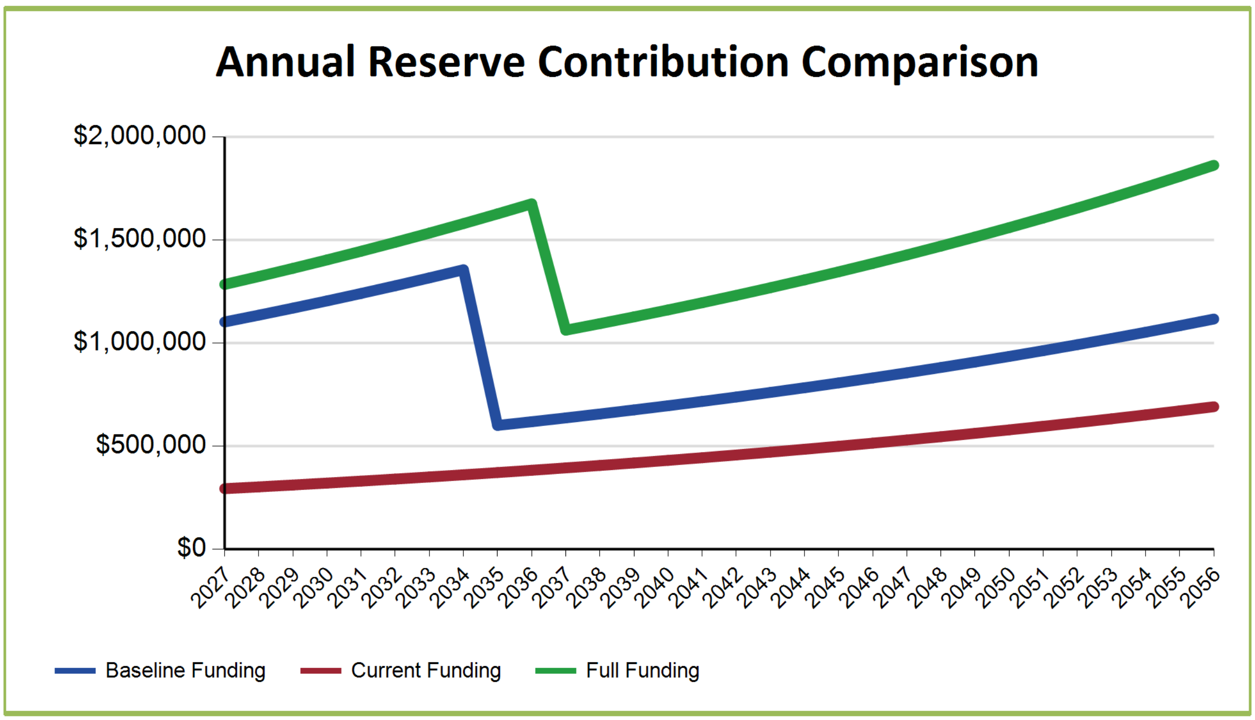
2.2 Figure 2 - Reserve Fund Ending Balance vs Reserve Expenses



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
2027	$1,938,958	$293,098	$0	$1,201	$0	$3,858,968	$0	$11,121,526	-14.63 %
2028	$0	$301,891	$0	$861	$0	$1,468,112	$0	$8,097,274	-14.40 %
2029	$0	$310,948	$0	$255	$0	$657,090	$0	$7,463,382	-4.64 %
2030	$0	$320,276	$0	$724	$0	$1,301,744	$0	$7,668,356	-12.80 %
2031	$0	$329,884	$0	$671	$0	$1,238,555	$0	$7,264,803	-12.51 %
2032	$0	$339,781	$0	$817	$0	$1,446,616	$0	$6,935,444	-15.96 %
2033	$0	$349,974	$0	$984	$0	$1,683,841	$0	$6,403,758	-20.83 %
2034	$0	$360,474	$0	$1,427	$0	$2,294,578	$0	$5,634,284	-34.33 %
2035	$0	$371,288	$0	$154	$0	$579,715	$0	$4,235,851	-4.92 %
2036	$0	$382,426	$0	$35	$0	$430,014	$0	$4,585,653	-1.04 %
2037	$0	$393,899	$0	$2	$0	$396,994	$0	$5,124,733	-0.06 %
2038	$0	$405,716	$0	$211	$0	$692,244	$0	$5,739,330	-4.99 %
2039	$0	$417,888	$0		$0	$287,634	$130,254	$6,094,352	2.14 %
2040	$130,254	$430,424	$0		$0	$460,181	$100,497	$6,903,646	1.46 %
2041	$100,497	$443,337	$0		$0	$509,396	$34,438	$7,587,178	0.45 %
2042	$34,438	$456,637	$0	$12	$0	$506,701	$0	$8,269,037	-0.19 %
2043	$0	$470,336	$0	$282	$0	$851,844	$0	$9,003,497	-4.24 %
2044	$0	$484,446	$0		$0	$366,768	$117,678	$9,434,740	1.25 %
2045	$117,678	$498,980	$0		$0	$407,836	$208,822	$10,409,705	2.01 %
2046	$208,822	$513,949	$0		$0	$486,809	$235,962	$11,403,709	2.07 %
2047	$235,962	$529,368	$0		$0	$552,905	$212,425	$12,379,245	1.72 %
2048	$212,425	$545,249	$0		$0	$650,603	$107,071	$13,350,012	0.80 %
2049	$107,071	$561,606	$0		$0	$532,180	$136,497	$14,284,341	0.96 %
2050	$136,497	$578,454	$0	$59	$0	$795,297	$0	$15,404,794	-0.52 %
2051	$0	$595,808	$0	$822	$0	$1,709,075	$0	$16,325,051	-6.82 %
2052	$0	$613,682	$0	$557	$0	$1,368,118	$0	$16,370,046	-4.61 %
2053	$0	$632,093	$0	$817	$0	$1,738,794	$0	$16,807,041	-6.58 %
2054	$0	$651,055	$0	$182	$0	$897,803	$0	$16,916,000	-1.46 %
2055	$0	$670,587	$0	$192	$0	$930,913	$0	$17,936,322	-1.45 %
2056	$0	$690,705	$0	$1,527	$0	$2,760,131	$0	$18,996,277	-10.89 %

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
2027	$1,938,958	$1,102,032	$2,200,000	$0	$3,858,968	$1,382,022	$11,121,526	12.43 %
2028	$1,382,022	$1,135,093	$0	$1,517	$1,468,112	$1,050,520	$8,097,274	12.97 %
2029	$1,050,520	$1,169,146	$0	$3,081	$657,090	$1,565,657	$7,463,382	20.98 %
2030	$1,565,657	$1,204,220	$0	$2,728	$1,301,744	$1,470,861	$7,668,356	19.18 %
2031	$1,470,861	$1,240,347	$0	$2,685	$1,238,555	$1,475,338	$7,264,803	20.31 %
2032	$1,475,338	$1,277,557	$0	$2,103	$1,446,616	$1,308,382	$6,935,444	18.87 %
2033	$1,308,382	$1,315,884	$0	$890	$1,683,841	$941,315	$6,403,758	14.70 %
2034	$941,315	$1,355,360	$0	$0	$2,294,578	$2,097	$5,634,284	0.04 %
2035	$2,097	$600,000	$0	$0	$579,715	$22,382	$4,235,851	0.53 %
2036	$22,382	$618,000	$0	$0	$430,014	$210,368	$4,585,653	4.59 %
2037	$210,368	$636,540	$0	$415	$396,994	$450,329	$5,124,733	8.79 %
2038	$450,329	$655,636	$0	$271	$692,244	$413,992	$5,739,330	7.21 %
2039	$413,992	$675,305	$0	$1,462	$287,634	$803,125	$6,094,352	13.18 %
2040	$803,125	$695,564	$0	$2,176	$460,181	$1,040,684	$6,903,646	15.07 %
2041	$1,040,684	$716,431	$0	$2,802	$509,396	$1,250,521	$7,587,178	16.48 %
2042	$1,250,521	$737,924	$0	$3,505	$506,701	$1,485,249	$8,269,037	17.96 %
2043	$1,485,249	$760,062	$0	$3,192	$851,844	$1,396,659	$9,003,497	15.51 %
2044	$1,396,659	$782,864	$0	$4,477	$366,768	$1,817,232	$9,434,740	19.26 %
2045	$1,817,232	$806,350	$0	$5,710	$407,836	$2,221,456	$10,409,705	21.34 %
2046	$2,221,456	$830,540	$0	$6,772	$486,809	$2,571,959	$11,403,709	22.55 %
2047	$2,571,959	$855,457	$0	$7,707	$552,905	$2,882,218	$12,379,245	23.28 %
2048	$2,882,218	$881,120	$0	$8,417	$650,603	$3,121,152	$13,350,012	23.38 %
2049	$3,121,152	$907,554	$0	$9,585	$532,180	$3,506,111	$14,284,341	24.55 %
2050	$3,506,111	$934,780	$0	$10,011	$795,297	$3,655,605	$15,404,794	23.73 %
2051	$3,655,605	$962,824	$0	$7,648	$1,709,075	$2,917,002	$16,325,051	17.87 %
2052	$2,917,002	$991,709	$0	$6,441	$1,368,118	$2,547,034	$16,370,046	15.56 %
2053	$2,547,034	$1,021,460	$0	$4,155	$1,738,794	$1,833,855	$16,807,041	10.91 %
2054	$1,833,855	$1,052,104	$0	$4,606	$897,803	$1,992,762	$16,916,000	11.78 %
2055	$1,992,762	$1,083,667	$0	$5,052	$930,913	$2,150,568	$17,936,322	11.99 %
2056	$2,150,568	$1,116,177	$0	$0	$2,760,131	$506,614	$18,996,277	2.67 %

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
2027	$1,938,958	$1,284,000	$2,200,000	$0	$3,858,968	$1,563,990	$11,121,526	14.06 %
2028	$1,563,990	$1,322,520	$0	$2,385	$1,468,112	$1,420,783	$8,097,274	17.55 %
2029	$1,420,783	$1,362,196	$0	$4,551	$657,090	$2,130,440	$7,463,382	28.55 %
2030	$2,130,440	$1,403,061	$0	$4,820	$1,301,744	$2,236,577	$7,668,356	29.17 %
2031	$2,236,577	$1,445,153	$0	$5,420	$1,238,555	$2,448,595	$7,264,803	33.70 %
2032	$2,448,595	$1,488,508	$0	$5,501	$1,446,616	$2,495,988	$6,935,444	35.99 %
2033	$2,495,988	$1,533,163	$0	$4,973	$1,683,841	$2,350,283	$6,403,758	36.70 %
2034	$2,350,283	$1,579,158	$0	$2,663	$2,294,578	$1,637,526	$5,634,284	29.06 %
2035	$1,637,526	$1,626,533	$0	$5,894	$579,715	$2,690,238	$4,235,851	63.51 %
2036	$2,690,238	$1,675,329	$0	$9,758	$430,014	$3,945,311	$4,585,653	86.04 %
2037	$3,945,311	$1,062,000	$0	$12,850	$396,994	$4,623,167	$5,124,733	90.21 %
2038	$4,623,167	$1,093,860	$0	$14,105	$692,244	$5,038,888	$5,739,330	87.80 %
2039	$5,038,888	$1,126,676	$0	$16,741	$287,634	$5,894,671	$6,094,352	96.72 %
2040	$5,894,671	$1,160,476	$0	$18,946	$460,181	$6,613,912	$6,903,646	95.80 %
2041	$6,613,912	$1,195,290	$0	$21,112	$509,396	$7,320,918	$7,587,178	96.49 %
2042	$7,320,918	$1,231,149	$0	$23,404	$506,701	$8,068,770	$8,269,037	97.58 %
2043	$8,068,770	$1,268,084	$0	$24,731	$851,844	$8,509,741	$9,003,497	94.52 %
2044	$8,509,741	$1,306,126	$0	$27,708	$366,768	$9,476,807	$9,434,740	100.45 %
2045	$9,476,807	$1,345,310	$0	$30,686	$407,836	$10,444,967	$10,409,705	100.34 %
2046	$10,444,967	$1,385,669	$0	$33,551	$486,809	$11,377,378	$11,403,709	99.77 %
2047	$11,377,378	$1,427,239	$0	$36,345	$552,905	$12,288,057	$12,379,245	99.26 %
2048	$12,288,057	$1,470,056	$0	$38,973	$650,603	$13,146,483	$13,350,012	98.48 %
2049	$13,146,483	$1,514,158	$0	$42,120	$532,180	$14,170,581	$14,284,341	99.20 %
2050	$14,170,581	$1,559,583	$0	$44,588	$795,297	$14,979,455	$15,404,794	97.24 %
2051	$14,979,455	$1,606,370	$0	$44,332	$1,709,075	$14,921,082	$16,325,051	91.40 %
2052	$14,921,082	$1,654,561	$0	$45,298	$1,368,118	$15,252,823	$16,370,046	93.18 %
2053	$15,252,823	$1,704,198	$0	$45,253	$1,738,794	$15,263,480	$16,807,041	90.82 %
2054	$15,263,480	$1,755,324	$0	$48,017	$897,803	$16,169,018	$16,916,000	95.58 %
2055	$16,169,018	$1,807,984	$0	$50,848	$930,913	$17,096,937	$17,936,322	95.32 %
2056	$17,096,937	$1,862,223	$0	$48,094	$2,760,131	$16,247,123	$18,996,277	85.53 %

2.6 Funding Plan Cash Flow Projections

Full Funding Plan					
Year	2027	2028	2029	2030	2031
Percent Funded	14.06 %	17.55 %	28.55 %	29.17 %	33.70 %
Fully Funded Balance	$11,121,526	$8,097,274	$7,463,382	$7,668,356	$7,264,803
Beginning Balance	$1,938,958	$1,563,990	$1,420,783	$2,130,440	$2,236,577
Annual Contributions	$1,284,000	$1,322,520	$1,362,196	$1,403,061	$1,445,153
Interest Earnings	$0	$2,385	$4,551	$4,820	$5,420
Special Assessment	$2,200,000	$0	$0	$0	$0
Reserve Expenses	$3,858,968	$1,468,112	$657,090	$1,301,744	$1,238,555
Ending Balance	$1,563,990	$1,420,783	$2,130,440	$2,236,577	$2,448,595

Expenses by Component & Year					
Components	2027	2028	2029	2030	2031
Administration Building - General	$1,428,358	$0	$0	$0	$0
Administration Building - Water	$1,470,858	$0	$0	$0	$0
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 4A: Design	$86,421	$0	$0	$0	$0
Asphalt Roads Project 4B: Construction	$0	$624,180	$0	$0	$0
Asphalt Roads Project 5A: Design	$56,700	$0	$0	$0	$0
Asphalt Roads Project 5B: Construction	$0	$408,910	$0	$0	$0
Asphalt Roads Project 6A: Design	$0	$0	$119,882	$0	$0
Asphalt Roads Project 6B: Construction	$0	$0	$0	$847,956	$0
Asphalt Roads Project 7A: Design	$0	$0	$0	$80,097	$0
Asphalt Roads Project 7B: Construction	$0	$0	$0	$0	$567,256
Asphalt Roads Project 8A: Design	$0	$0	$0	$0	$138,438
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	$0	$0	$0	$0	$28,588
Bathroom & Change Room: Refurbish, Longmire	$0	$0	$0	$0	$101,296
Bathroom & Change Room: Refurbish, Madrona	$0	$0	$0	$0	$25,211
Bathroom: Refurbish, Blue Water	$0	$0	$0	$0	$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	$11,200	$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	$23,870	$0	$0
Bathroom: Refurbish, Perimeter	$0	$0	$0	$11,364	$0

Bathroom: Refurbish, Pool	$0	$0	$0	$0	$0
Bathroom: Refurbish, Rampart	$10,400	$0	$0	$0	$0
Bathroom: Refurbish, Reichel	$0	$0	$0	$0	$0
Bathroom: Refurbish, Sports Court	$11,200	$0	$0	$0	$0
Bathroom: Refurbish, Sunset	$22,400	$0	$0	$0	$0
Bathroom: Refurbish, Windy	$11,200	$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 w/ Metal	$10,500	$10,815	$11,139	$11,474	$11,818
Boat Ramp - Madrona Beach	$0	$0	$0	$0	$0
Boat Ramp, Blue Lake Ct: Repair	$0	$0	$0	$0	$0
Boat Ramp, Concrete, Horseshoe; Repair	$0	$0	$0	$0	$0
Boat Ramp, Longmire: Repair	$0	$0	$0	$0	$0
Boat Ramp, Otter Beach: Repair	$0	$0	$0	$0	$0
Boat Ramp, Sunset Beach: Repair	$0	$0	$0	$0	$0
Bridge, Arch: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Bear Island: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Inlet: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Brookside: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Longmire: Repair/Replace	$0	$0	$0	$45,457	$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	$0	$0
Burglar Alarm, Office: Replace	$0	$0	$0	$0	$0
Burglar Alarm, Pool: Replace	$0	$0	$0	$0	$0
Cabana Siding: Repaint	$8,400	$0	$0	$0	$0
Cabana, Harrington Park (Well 4)	$0	$0	$0	$0	$35,454
Cabana, Hi Lo	$30,200	$0	$0	$0	$0
Cabana, Longmire	$0	$0	$0	$0	$32,865
Cabana, Madrona	$0	$0	$0	$0	$0
Cabana, Otter Beach	$0	$0	$0	$0	$0
Cabana, Pool	$0	$28,634	$0	$0	$0
Cabana, Reichel	$0	$0	$0	$0	$0

Cabana, Siding: Replace	$0	$0	$0	$0	$0
Cabana, Sunset	$0	$28,634	$0	$0	$0
Cabana, Vine Lane	$0	$0	$0	$0	$0
Cabana, Windy	$0	$0	$0	$31,908	$0
Computer & Software: Update	$23,300	$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
Emergency Capital Contingency	$10,000	$10,300	$10,609	$10,927	$11,255
Entry Sign: Replacement	$3,570	$0	$0	$0	$0
Fence, Office	$0	$0	$0	$0	$0
Fence: Chainlink, Repair	$4,470	$4,604	$4,742	$4,884	$5,031
Irrigation System, Reichel Beach: Repair/Replace	$0	$0	$0	$0	$13,168
Irrigation System: Repair/Replace	$0	$0	$0	$0	$0
Lights: Pole, Replace	$0	$0	$0	$0	$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 - Office	$32,500	$0	$0	$0	$0
Mailbox Cluster: Replace, Longmire	$35,400	$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	$12,785	$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 Bldg: Old Maintenance Shed, Roof	$0	$0	$0	$0	$0
Maintenance Eqpt, Back Hoe: Replace	$0	$0	$116,699	$0	$0
Maintenance Eqpt, Bobcat Excavator: Replace	$0	$0	$70,550	$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	$5,048	$0
Maintenance Eqpt, Kubota RTV, 1100	$0	$30,488	$0	$0	$0
Maintenance Eqpt, Kubota RTV, 900, old	$0	$29,355	$0	$0	$0
Maintenance Eqpt, Kubota Tractor LA401: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	$0	$8,982	$0	$0	$0
Maintenance Eqpt, Plow, new, F350	$0	$0	$9,474	$0	$0
Maintenance Eqpt, Plow, old, F450	$0	$0	$0	$0	$0
Maintenance Eqpt, Sander, newer, F350	$0	$0	$11,033	$0	$0
Maintenance Eqpt, Sander, old, F450	$0	$0	$0	$0	$0
Maintenance Eqpt, Street Sweeper, 2019 Elgin	$0	$0	$0	$0	$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	$7,520	$0	$0	$0	$0
Maintenance Eqpt, Truck, F150, 2008	$0	$0	$55,697	$0	$0
Maintenance Eqpt, Truck, F350, 2010	$0	$0	$61,638	$0	$0
Maintenance Eqpt, Truck, F350, 2023	$0	$0	$0	$0	$0
Maintenance Eqpt, Truck, Mazda, 2006	$32,200	$0	$0	$0	$0
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	$0	$0	$0	$0	$0
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	$0	$0	$0	$0	$0
Office, Interior, Office: Refurbish	$0	$7,869	$0	$0	$0
Office, Interior: Refurbish	$208,000	$0	$0	$0	$0
Office, Phone System	$0	$0	$0	$6,010	$0
Office, Roof: Replace	$17,200	$0	$0	$0	$0
Parking Lots: Pool/Sunset, Gravel Replenish	$0	$0	$0	$18,030	$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	$41,531
Pool Pumps & Valves: Replace	$0	$0	$0	$0	$20,484
Pool, Cover, Winter Safety: Replace	$0	$0	$0	$0	$25,437
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front	$0	$0	$20,051	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	$0	$0	$0	$0	$0

Pool: Interior Remodel	$0	$0	$0	$0	$0
Pool: Light Posts & Electrical	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repaint	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repair/Replace	$0	$0	$0	$0	$0
Pool: Resurface	$0	$0	$0	$0	$0
Pool: Spa, Heater: Replace	$0	$0	$0	$0	$0
Pool: Spa, Resurface	$0	$0	$0	$0	$0
Project Manager	$108,371	$111,622	$114,971	$118,420	$121,973
Recreation Equipment, Hi Lo	$0	$0	$0	$0	$0
Recreation Equipment, Perimeter, with skate spot	$0	$46,144	$0	$0	$0
Recreation Equipment, Pool	$0	$0	$0	$32,345	$0
Recreation Equipment, Reichel Beach	$0	$0	$26,735	$0	$0
Recreation Equipment, Vine Lane	$0	$11,330	$0	$0	$0
Retaining Wall, Horseshoe Lake Trail: Rock	$0	$0	$0	$12,020	$0
Retaining Wall, Madrona Trail: RepairReplace	$0	$0	$0	$12,020	$0
Retaining Wall, Pool: Repair/Replace	$0	$0	$0	$0	$0
Retaining Wall, Sunset Trail: Rock	$0	$0	$0	$12,020	$0
Roads - 10 year Engineering Plan - 50%	$0	$0	$0	$0	$46,596
RV Dump Station: Repair/Replace	$0	$0	$0	$0	$0
Security, Gate Card Readers: Replace	$0	$0	$0	$0	$0
Security, Gate Operators: Replace	$0	$0	$0	$20,215	$0
Security, Gates: Replace	$0	$0	$0	$0	$0
Security, Surveillance System Cameras: Replace	$0	$0	$0	$0	$0
Septic System, Blue Water: Replace	$0	$0	$0	$0	$0
Septic System, Harrington Park: Replace	$0	$0	$0	$0	$0
Septic System, Hi-Lo: Replace	$0	$0	$0	$0	$0
Septic System, Longmire: Replace	$0	$0	$0	$0	$0
Septic System, Loop: Replace (bathroom not Open)	$0	$51,191	$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	$53,700	$0	$0	$0	$0
Septic System, Sports Court: Replace	$0	$0	$0	$0	$0
Septic System, Sunset Beach: Replace	$56,500	$0	$0	$0	$0
Septic System, Windy Beach: Replace	$0	$0	$0	$0	$0
Septic System, Woodside: Replace	$0	$0	$0	$0	$0
Spillways, Concrete: Repair/Replace	$0	$0	$0	$0	$0
Spillways, Gates & Weirs: Replace	$0	$0	$0	$0	$0
Sport, Ballfield, Division 7: Upgrade	$0	$12,875	$0	$0	$0
Sport, Baseball Backstop: Harington Park	$0	$0	$0	$0	$0

Sport, Baseball Backstop: Longmire	$0	$9,734	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Roof: Replace	$4,400	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Reseal	$0	$0	$0	$0	$12,156
Sport, Pickleball Court, Longmire: Resurface	$0	$0	$0	$0	$0
Sports Court, Rampart: Reseal	$0	$0	$0	$0	$0
Sports Court, Rampart: Resurface	$104,000	$0	$0	$0	$0
Tankless Hot Water Heater, Pool: Replace	$0	$0	$0	$8,764	$0
Tennis & Basketball Court, Hi Lo: Reseal	$0	$0	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Resurface	$0	$0	$0	$0	$0
Trails, Horseshoe Trail: Major Maintenance	$0	$32,445	$0	$0	$0

Full Funding Plan					
Year	2032	2033	2034	2035	2036
Percent Funded	35.99 %	36.70 %	29.06 %	63.51 %	86.04 %
Fully Funded Balance	$6,935,444	$6,403,758	$5,634,284	$4,235,851	$4,585,653
Beginning Balance	$2,448,595	$2,495,988	$2,350,283	$1,637,526	$2,690,238
Annual Contributions	$1,488,508	$1,533,163	$1,579,158	$1,626,533	$1,675,329
Interest Earnings	$5,501	$4,973	$2,663	$5,894	$9,758
Special Assessment	$0	$0	$0	$0	$0
Reserve Expenses	$1,446,616	$1,683,841	$2,294,578	$579,715	$430,014
Ending Balance	$2,495,988	$2,350,283	$1,637,526	$2,690,238	$3,945,311

Expenses by Component & Year					
Components	2032	2033	2034	2035	2036
Administration Building - General	$0	$0	$0	$0	$0
Administration Building - Water	$0	$0	$0	$0	$0
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	$102,944	$0	$0	$0	$0
Asphalt Roads Project 11B: Construction	$0	$729,566	$0	$0	$0
Asphalt Roads Project 12A: Design	$0	$75,225	$0	$0	$0
Asphalt Roads Project 12B: Construction	$0	$0	$536,225	$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	$979,587	$0	$0	$0	$0
Asphalt Roads Project 9A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 9B: Construction	$0	$0	$0	$0	$0
Asphalt Roads: Repairs/Patching	$29,446	$30,329	$31,239	$32,176	$33,141
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	$14,613
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	$0	$0	$0	$0	$0
Bathroom: Refurbish, Hi-Lo	$0	$12,418	$0	$0	$0
Bathroom: Refurbish, Loop	$6,376	$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	$0	$0	$102,326	$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	$12,418	$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	$40,448
Beach Bulkhead, Longmire	$0	$0	$31,239	$0	$0
Beach Bulkhead, Otter	$0	$0	$32,715	$0	$0
Beach Bulkhead, Reichel	$0	$0	$0	$0	$43,840
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 w/ Metal	$12,172	$12,538	$12,914	$13,301	$13,700
Boat Ramp - Madrona Beach	$0	$0	$0	$15,075	$0
Boat Ramp, Blue Lake Ct: Repair	$0	$0	$0	$15,075	$0
Boat Ramp, Concrete, Horseshoe; Repair	$0	$0	$0	$15,075	$0
Boat Ramp, Longmire: Repair	$0	$0	$0	$15,075	$0
Boat Ramp, Otter Beach: Repair	$0	$0	$0	$15,075	$0
Boat Ramp, Sunset Beach: Repair	$0	$0	$0	$15,075	$0
Bridge, Arch: Repair/Replace	$0	$18,388	$0	$0	$0
Bridge, Bear Island: Repair/Replace	$0	$0	$0	$0	$9,251
Bridge, Blue Lake, Inlet: Repair/Replace	$0	$10,926	$0	$0	$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	$0	$0	$0	$0	$12,056
Bridge, Blue Lake, Upper Spillway: Repair/Replace	$0	$40,478	$0	$0	$0
Bridge, Brookside: Repair/Replace	$13,911	$0	$0	$0	$0
Bridge, Longmire: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Rampart: Repair/Replace	$0	$28,060	$0	$0	$0
Bridge, Reichel: Repair/Replace	$0	$12,657	$0	$0	$0
Bridges, Engineer Evaluation	$0	$0	$40,586	$0	$0
Burglar Alarm, Maintenance Building: Replace	$3,652	$0	$0	$0	$0
Burglar Alarm, Office: Replace	$3,652	$0	$0	$0	$0
Burglar Alarm, Pool: Replace	$3,652	$0	$0	$0	$0
Cabana Siding: Repaint	$0	$0	$0	$0	$10,960
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	$28,041	$0	$0
Cabana, Pool	$0	$0	$0	$0	$0
Cabana, Reichel	$0	$0	$0	$0	$41,622
Cabana, Siding: Replace	$0	$0	$0	$0	$0

Cabana, Sunset	$0	$0	$0	$0	$0
Cabana, Vine Lane	$33,851	$0	$0	$0	$0
Cabana, Windy	$0	$0	$0	$0	$0
Computer & Software: Update	$27,011	$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	$23,997	$0	$0	$0	$0
Dock Surface, Horseshoe, B, Left	$0	$0	$35,789	$0	$0
Dock Surface, Horseshoe, C, Rear	$0	$0	$0	$0	$0
Dock Surface, Longmire, Fish & Swim	$0	$0	$64,568	$0	$0
Dock Surface, Madrona, Fish & Swim	$0	$0	$0	$46,617	$0
Dock Surface, Otter, Swim	$0	$0	$0	$0	$0
Dock Surface, Reichel, Swim	$0	$0	$14,513	$0	$0
Dock Surface, Sunset, Fish & Swim	$0	$0	$0	$0	$50,103
Dock Surface, Windy, Fish & Swim	$0	$0	$0	$0	$0
Dock, Otter Beach B, Wooden: Replace	$0	$0	$34,068	$0	$0
Dock, Otter Beach C, Wooden: Replace	$0	$0	$34,068	$0	$0
Emergency Capital Contingency	$11,593	$11,941	$12,299	$12,668	$13,048
Entry Sign: Replacement	$0	$0	$0	$0	$0
Fence, Office	$0	$0	$0	$0	$0
Fence: Chainlink, Repair	$5,182	$5,337	$5,498	$5,662	$5,832
Irrigation System, Reichel Beach: Repair/Replace	$0	$0	$0	$0	$0
Irrigation System: Repair/Replace	$0	$0	$0	$91,207	$0
Lights: Pole, Replace	$11,048	$0	$0	$12,072	$0
Mailbox Cluster: Replace, Big Fir	$0	$0	$68,996	$0	$0
Mailbox Cluster: Replace, Blue Hills Loop	$0	$0	$50,794	$0	$0
Mailbox Cluster: Replace, Blue Lake Court	$0	$0	$47,227	$0	$0
Mailbox Cluster: Replace, Front Gate - Office	$0	$0	$0	$0	$0
Mailbox Cluster: Replace, Longmire	$0	$0	$0	$0	$0
Mailbox Cluster: Replace, Windy Beach	$0	$0	$68,996	$0	$0
Maintenance Bldg Garage Doors, Large: Replace	$0	$0	$19,555	$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	$13,652	$0	$0
Maintenance Bldg: Old Maintenance Shed, Roof	$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	$4,563	$0	$0
Maintenance Eqpt, Brine Sprayer	$0	$0	$0	$0	$0

Maintenance Eqpt, Chipper	$0	$0	$7,318	$0	$0
Maintenance Eqpt, Dump Trailer	$0	$0	$14,390	$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	$45,751	$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 LA401: Replace	$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	$14,948	$0
Maintenance Eqpt, Street Sweeper, 2019 Elgin	$0	$275,826	$0	$0	$0
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, F350, 2023	$0	$0	$0	$0	$0
Maintenance Eqpt, Truck, Mazda, 2006	$0	$0	$0	$0	$0
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	$0	$0	$0	$0	$0
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	$0	$0	$0	$0	$0
Office, Interior, Office: Refurbish	$0	$0	$0	$0	$0
Office, Interior: Refurbish	$0	$0	$0	$0	$0
Office, Phone System	$0	$0	$0	$0	$0
Office, Roof: Replace	$0	$0	$0	$0	$0
Parking Lots: Pool/Sunset, Gravel Replenish	$0	$0	$20,293	$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, Pool Bldg, Roof, Pool Bldg: Replace, Front	$0	$0	$0	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	$0	$0	$0	$0	$0
Pool: Interior Remodel	$8,857	$0	$0	$0	$0

Pool: Light Posts & Electrical	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repaint	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repair/Replace	$0	$0	$0	$0	$0
Pool: Resurface	$0	$0	$0	$104,382	$0
Pool: Spa, Heater: Replace	$0	$0	$0	$7,778	$0
Pool: Spa, Resurface	$0	$0	$0	$11,173	$0
Project Manager	$125,632	$129,401	$133,283	$137,281	$141,400
Recreation Equipment, Hi Lo	$0	$0	$0	$0	$0
Recreation Equipment, Perimeter, with skate spot	$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	$0	$0	$0	$0
Retaining Wall, Madrona Trail: RepairReplace	$0	$0	$0	$0	$0
Retaining Wall, Pool: Repair/Replace	$0	$0	$0	$0	$0
Retaining Wall, Sunset Trail: Rock	$0	$0	$0	$0	$0
Roads - 10 year Engineering Plan - 50%	$0	$0	$0	$0	$0
RV Dump Station: Repair/Replace	$0	$0	$0	$0	$0
Security, Gate Card Readers: Replace	$0	$0	$39,602	$0	$0
Security, Gate Operators: Replace	$0	$0	$0	$0	$0
Security, Gates: Replace	$0	$0	$26,811	$0	$0
Security, Surveillance System Cameras: Replace	$0	$125,375	$0	$0	$0
Septic System, Blue Water: Replace	$0	$0	$64,199	$0	$0
Septic System, Harrington Park: Replace	$0	$0	$64,199	$0	$0
Septic System, Hi-Lo: Replace	$0	$0	$64,199	$0	$0
Septic System, Longmire: Replace	$0	$0	$64,199	$0	$0
Septic System, Loop: Replace (bathroom not Open)	$0	$0	$0	$0	$0
Septic System, Madrona: Replace	$0	$0	$64,199	$0	$0
Septic System, Office	$0	$0	$0	$0	$0
Septic System, Otter Beach: Replace	$0	$0	$66,044	$0	$0
Septic System, Perimeter: Replace	$0	$0	$66,044	$0	$0
Septic System, Pool: Replace	$0	$0	$0	$0	$0
Septic System, Rampart: Replace	$0	$0	$66,044	$0	$0
Septic System, Reichel Beach: Replace	$0	$0	$0	$0	$0
Septic System, Sports Court: Replace	$0	$0	$66,044	$0	$0
Septic System, Sunset Beach: Replace	$0	$0	$0	$0	$0
Septic System, Windy Beach: Replace	$0	$0	$66,044	$0	$0
Septic System, Woodside: Replace	$0	$0	$66,044	$0	$0
Spillways, Concrete: Repair/Replace	$0	$0	$0	$0	$0
Spillways, Gates & Weirs: Replace	$0	$0	$0	$0	$0
Sport, Ballfield, Division 7: Upgrade	$0	$0	$0	$0	$0
Sport, Baseball Backstop: Harington Park	$0	$0	$0	$0	$0
Sport, Baseball Backstop: Longmire	$0	$0	$0	$0	$0

Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	$27,243	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	$5,101	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Roof: Replace	$0	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Reseal	$0	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Resurface	$0	$0	$0	$0	$0
Sports Court, Rampart: Reseal	$11,709	$0	$0	$0	$0
Sports Court, Rampart: Resurface	$0	$0	$0	$0	$0
Tankless Hot Water Heater, Pool: Replace	$0	$0	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Reseal	$0	$12,060	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Resurface	$0	$140,898	$0	$0	$0
Trails, Horseshoe Trail: Major Maintenance	$0	$0	$0	$0	$0

Full Funding Plan					
Year	2037	2038	2039	2040	2041
Percent Funded	90.21 %	87.80 %	96.72 %	95.80 %	96.49 %
Fully Funded Balance	$5,124,733	$5,739,330	$6,094,352	$6,903,646	$7,587,178
Beginning Balance	$3,945,311	$4,623,167	$5,038,888	$5,894,671	$6,613,912
Annual Contributions	$1,062,000	$1,093,860	$1,126,676	$1,160,476	$1,195,290
Interest Earnings	$12,850	$14,105	$16,741	$18,946	$21,112
Special Assessment	$0	$0	$0	$0	$0
Reserve Expenses	$396,994	$692,244	$287,634	$460,181	$509,396
Ending Balance	$4,623,167	$5,038,888	$5,894,671	$6,613,912	$7,320,918

Expenses by Component & Year					
Components	2037	2038	2039	2040	2041
Administration Building - General	$0	$0	$0	$0	$0
Administration Building - Water	$0	$0	$0	$0	$0
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 4A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 4B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 5A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 5B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 6A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 6B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 7A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 7B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 8A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 8B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 9A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 9B: Construction	$0	$0	$0	$0	$0
Asphalt Roads: Repairs/Patching	$34,135	$35,160	$36,214	$37,301	$38,420
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	$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	$6,115	$0	$0	$0	$0
Beach, Longmire: Water Slide	$0	$0	$0	$0	$23,596
Beach, Sunset: Water Slide	$0	$0	$0	$0	$23,596
Benches & Picnic Tables: Replace w/ Metal	$14,111	$14,534	$14,970	$15,420	$15,882
Boat Ramp - Madrona Beach	$0	$0	$0	$0	$0
Boat Ramp, Blue Lake Ct: Repair	$0	$0	$0	$0	$0
Boat Ramp, Concrete, Horseshoe; Repair	$0	$0	$0	$0	$0
Boat Ramp, Longmire: Repair	$0	$0	$0	$0	$0
Boat Ramp, Otter Beach: Repair	$0	$0	$0	$0	$0
Boat Ramp, Sunset Beach: Repair	$0	$0	$0	$0	$0
Bridge, Arch: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Bear Island: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Inlet: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Brookside: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Longmire: Repair/Replace	$0	$0	$0	$61,091	$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	$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	$30,453	$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	$31,313	$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	$77,685	$0
Dock, Otter Beach B, Wooden: Replace	$0	$0	$0	$0	$0
Dock, Otter Beach C, Wooden: Replace	$0	$0	$0	$0	$0
Emergency Capital Contingency	$13,439	$13,842	$14,258	$14,685	$15,126
Entry Sign: Replacement	$0	$0	$0	$0	$0
Fence, Office	$0	$0	$0	$0	$32,521
Fence: Chainlink, Repair	$6,007	$6,188	$6,373	$6,564	$6,761
Irrigation System, Reichel Beach: Repair/Replace	$0	$0	$0	$0	$0
Irrigation System: Repair/Replace	$0	$0	$0	$0	$0
Lights: Pole, Replace	$0	$13,192	$0	$0	$14,415
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 - Office	$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	$17,182	$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 Bldg: Old Maintenance Shed, Roof	$0	$0	$0	$0	$0
Maintenance Eqpt, Back Hoe: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Bobcat Excavator: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Brine Machine	$0	$0	$0	$0	$0
Maintenance Eqpt, Brine Sprayer	$0	$0	$0	$0	$0

Maintenance Eqpt, Chipper	$0	$0	$0	$0	$0
Maintenance Eqpt, Dump Trailer	$0	$0	$0	$0	$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	$0	$0	$0	$9,810	$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 LA401: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	$0	$12,071	$0	$0	$0
Maintenance Eqpt, Plow, new, F350	$0	$0	$0	$0	$0
Maintenance Eqpt, Plow, old, F450	$0	$13,358	$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, 2019 Elgin	$0	$0	$0	$0	$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	$10,106	$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, F350, 2023	$0	$119,598	$0	$0	$0
Maintenance Eqpt, Truck, Mazda, 2006	$0	$0	$45,910	$0	$0
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	$0	$84,438	$0	$0	$0
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	$61,148	$0	$0	$0	$0
Office, Interior, Office: Refurbish	$0	$0	$0	$11,220	$0
Office, Interior: Refurbish	$0	$0	$0	$0	$0
Office, Phone System	$0	$0	$0	$8,077	$0
Office, Roof: Replace	$0	$0	$0	$0	$0
Parking Lots: Pool/Sunset, Gravel Replenish	$0	$22,840	$0	$0	$0
Pool & Spa Filters: Replace	$0	$0	$0	$0	$29,193
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	$52,010	$0	$0	$0	$0
Pool Miscellaneous	$0	$0	$0	$0	$0
Pool Plumbing: Repair/Replace	$0	$0	$0	$0	$55,815
Pool Pumps & Valves: Replace	$0	$0	$0	$0	$27,529
Pool, Cover, Winter Safety: Replace	$0	$0	$0	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front	$0	$0	$0	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	$0	$0	$0	$0	$0
Pool: Interior Remodel	$10,268	$0	$0	$0	$0

Pool: Light Posts & Electrical	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repaint	$0	$9,773	$0	$0	$0
Pool: Pool Bldg, Siding: Repair/Replace	$0	$0	$0	$0	$0
Pool: Resurface	$0	$0	$0	$0	$0
Pool: Spa, Heater: Replace	$0	$0	$0	$0	$0
Pool: Spa, Resurface	$0	$0	$0	$0	$0
Project Manager	$145,642	$150,011	$154,511	$159,146	$163,921
Recreation Equipment, Hi Lo	$0	$0	$0	$0	$0
Recreation Equipment, Perimeter, with skate spot	$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	$0	$0	$0	$0
Retaining Wall, Madrona Trail: RepairReplace	$0	$0	$0	$0	$0
Retaining Wall, Pool: Repair/Replace	$0	$0	$0	$0	$0
Retaining Wall, Sunset Trail: Rock	$0	$0	$0	$0	$0
Roads - 10 year Engineering Plan - 50%	$0	$0	$0	$0	$62,621
RV Dump Station: Repair/Replace	$0	$0	$0	$0	$0
Security, Gate Card Readers: Replace	$0	$0	$0	$0	$0
Security, Gate Operators: Replace	$0	$0	$0	$27,168	$0
Security, Gates: Replace	$0	$0	$0	$0	$0
Security, Surveillance System Cameras: Replace	$0	$0	$0	$0	$0
Septic System, Blue Water: Replace	$0	$0	$0	$0	$0
Septic System, Harrington Park: Replace	$0	$0	$0	$0	$0
Septic System, Hi-Lo: Replace	$0	$0	$0	$0	$0
Septic System, Longmire: Replace	$0	$0	$0	$0	$0
Septic System, Loop: Replace (bathroom not Open)	$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
Spillways, Concrete: Repair/Replace	$0	$95,651	$0	$0	$0
Spillways, Gates & Weirs: Replace	$0	$10,229	$0	$0	$0
Sport, Ballfield, Division 7: Upgrade	$0	$17,303	$0	$0	$0
Sport, Baseball Backstop: Harington Park	$12,700	$0	$0	$0	$0
Sport, Baseball Backstop: Longmire	$0	$0	$0	$0	$0

Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Roof: Replace	$0	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Reseal	$0	$0	$15,398	$0	$0
Sport, Pickleball Court, Longmire: Resurface	$0	$0	$0	$0	$0
Sports Court, Rampart: Reseal	$0	$0	$0	$14,832	$0
Sports Court, Rampart: Resurface	$0	$0	$0	$0	$0
Tankless Hot Water Heater, Pool: Replace	$0	$0	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Reseal	$0	$0	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Resurface	$0	$0	$0	$0	$0
Trails, Horseshoe Trail: Major Maintenance	$0	$43,603	$0	$0	$0

Full Funding Plan					
Year	2042	2043	2044	2045	2046
Percent Funded	97.58 %	94.52 %	100.45 %	100.34 %	99.77 %
Fully Funded Balance	$8,269,037	$9,003,497	$9,434,740	$10,409,705	$11,403,709
Beginning Balance	$7,320,918	$8,068,770	$8,509,741	$9,476,807	$10,444,967
Annual Contributions	$1,231,149	$1,268,084	$1,306,126	$1,345,310	$1,385,669
Interest Earnings	$23,404	$24,731	$27,708	$30,686	$33,551
Special Assessment	$0	$0	$0	$0	$0
Reserve Expenses	$506,701	$851,844	$366,768	$407,836	$486,809
Ending Balance	$8,068,770	$8,509,741	$9,476,807	$10,444,967	$11,377,378

Expenses by Component & Year					
Components	2042	2043	2044	2045	2046
Administration Building - General	$0	$0	$0	$0	$0
Administration Building - Water	$0	$0	$0	$0	$0
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 4A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 4B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 5A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 5B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 6A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 6B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 7A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 7B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 8A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 8B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 9A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 9B: Construction	$0	$0	$0	$0	$0
Asphalt Roads: Repairs/Patching	$39,572	$40,760	$41,982	$43,242	$44,539
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	$151,324	$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 w/ Metal	$16,359	$16,849	$17,355	$17,876	$18,412
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	$12,432
Bridge, Blue Lake, Inlet: Repair/Replace	$0	$14,683	$0	$0	$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	$0	$0	$0	$0	$16,202
Bridge, Blue Lake, Upper Spillway: Repair/Replace	$0	$54,400	$0	$0	$0
Bridge, Brookside: Repair/Replace	$18,696	$0	$0	$0	$0
Bridge, Longmire: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Rampart: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Reichel: Repair/Replace	$0	$0	$0	$0	$0
Bridges, Engineer Evaluation	$0	$0	$54,544	$0	$0
Burglar Alarm, Maintenance Building: Replace	$4,908	$0	$0	$0	$0
Burglar Alarm, Office: Replace	$4,908	$0	$0	$0	$0
Burglar Alarm, Pool: Replace	$4,908	$0	$0	$0	$0
Cabana Siding: Repaint	$0	$0	$0	$14,300	$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	$36,301	$0	$0	$0	$0
Deck, Wood, Office: Replace	$0	$38,352	$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	$52,094	$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	$52,634	$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
Emergency Capital Contingency	$15,580	$16,047	$16,528	$17,024	$17,535
Entry Sign: Replacement	$0	$0	$0	$0	$0
Fence, Office	$0	$0	$0	$0	$0
Fence: Chainlink, Repair	$6,964	$7,173	$7,388	$7,610	$7,838
Irrigation System, Reichel Beach: Repair/Replace	$0	$0	$0	$0	$0
Irrigation System: Repair/Replace	$0	$0	$0	$0	$0
Lights: Pole, Replace	$0	$0	$15,752	$0	$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 - Office	$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	$18,540	$0	$0	$0	$0
Maintenance Bldg, Pole Bldg	$0	$0	$0	$0	$0
Maintenance Bldg, Roof: Replace	$59,982	$0	$0	$0	$0
Maintenance Bldg, Shop Heaters: Replace	$0	$0	$0	$0	$0
Maintenance Bldg: Old Maintenance Shed, Roof	$0	$7,783	$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	$6,821

Maintenance Eqpt, Chipper	$0	$0	$0	$0	$0
Maintenance Eqpt, Dump Trailer	$0	$0	$19,338	$0	$0
Maintenance Eqpt, Floating Workstation, Boat: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Floating Workstation, Motor: Replace	$8,771	$0	$0	$0	$0
Maintenance Eqpt, Fuel Tank & Pumps: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, John Deere Mower: Replace	$7,198	$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 LA401: Replace	$0	$0	$0	$57,542	$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	$0	$0	$0	$0	$0
Maintenance Eqpt, Plow, new, F350	$0	$0	$14,760	$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, 2019 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	$92,059
Maintenance Eqpt, Truck, F350, 2010	$0	$93,233	$0	$0	$0
Maintenance Eqpt, Truck, F350, 2023	$0	$0	$0	$0	$0
Maintenance Eqpt, Truck, Mazda, 2006	$0	$0	$0	$0	$0
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	$0	$0	$0	$0	$0
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	$0	$0	$0	$0	$0
Office, Interior, Office: Refurbish	$0	$0	$0	$0	$0
Office, Interior: Refurbish	$0	$0	$0	$0	$0
Office, Phone System	$0	$0	$0	$0	$0
Office, Roof: Replace	$0	$0	$0	$0	$0
Parking Lots: Pool/Sunset, Gravel Replenish	$25,706	$0	$0	$0	$28,933
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	$42,844	$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	$39,629
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front	$0	$0	$0	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	$0	$0	$0	$0	$0
Pool: Interior Remodel	$11,903	$0	$0	$0	$0

Pool: Light Posts & Electrical	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repaint	$0	$0	$0	$0	$12,380
Pool: Pool Bldg, Siding: Repair/Replace	$0	$0	$0	$0	$0
Pool: Resurface	$0	$0	$0	$0	$0
Pool: Spa, Heater: Replace	$0	$0	$0	$0	$0
Pool: Spa, Resurface	$0	$0	$0	$0	$0
Project Manager	$168,838	$173,904	$179,121	$184,494	$190,029
Recreation Equipment, Hi Lo	$0	$0	$0	$0	$0
Recreation Equipment, Perimeter, with skate spot	$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	$0	$0	$0	$0
Retaining Wall, Madrona Trail: RepairReplace	$0	$0	$0	$0	$0
Retaining Wall, Pool: Repair/Replace	$0	$0	$0	$0	$0
Retaining Wall, Sunset Trail: Rock	$0	$0	$0	$0	$0
Roads - 10 year Engineering Plan - 50%	$0	$0	$0	$0	$0
RV Dump Station: Repair/Replace	$0	$0	$0	$0	$0
Security, Gate Card Readers: Replace	$0	$0	$0	$0	$0
Security, Gate Operators: Replace	$0	$0	$0	$0	$0
Security, Gates: Replace	$0	$0	$0	$0	$0
Security, Surveillance System Cameras: Replace	$0	$168,494	$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 (bathroom not Open)	$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
Spillways, Concrete: Repair/Replace	$0	$0	$0	$0	$0
Spillways, Gates & Weirs: Replace	$0	$0	$0	$0	$0
Sport, Ballfield, Division 7: Upgrade	$0	$0	$0	$0	$0
Sport, Baseball Backstop: Harington Park	$0	$0	$0	$0	$0
Sport, Baseball Backstop: Longmire	$14,723	$0	$0	$0	$0

Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Roof: Replace	$0	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Reseal	$0	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Resurface	$0	$0	$0	$0	$0
Sports Court, Rampart: Reseal	$0	$0	$0	$0	$0
Sports Court, Rampart: Resurface	$0	$0	$0	$0	$0
Tankless Hot Water Heater, Pool: Replace	$0	$0	$0	$13,654	$0
Tennis & Basketball Court, Hi Lo: Reseal	$0	$16,208	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Resurface	$0	$0	$0	$0	$0
Trails, Horseshoe Trail: Major Maintenance	$0	$0	$0	$0	$0

Full Funding Plan					
Year	2047	2048	2049	2050	2051
Percent Funded	99.26 %	98.48 %	99.20 %	97.24 %	91.40 %
Fully Funded Balance	$12,379,245	$13,350,012	$14,284,341	$15,404,794	$16,325,051
Beginning Balance	$11,377,378	$12,288,057	$13,146,483	$14,170,581	$14,979,455
Annual Contributions	$1,427,239	$1,470,056	$1,514,158	$1,559,583	$1,606,370
Interest Earnings	$36,345	$38,973	$42,120	$44,588	$44,332
Special Assessment	$0	$0	$0	$0	$0
Reserve Expenses	$552,905	$650,603	$532,180	$795,297	$1,709,075
Ending Balance	$12,288,057	$13,146,483	$14,170,581	$14,979,455	$14,921,082

Expenses by Component & Year					
Components	2047	2048	2049	2050	2051
Administration Building - General	$0	$0	$0	$0	$0
Administration Building - Water	$0	$0	$0	$0	$0
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 4A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 4B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 5A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 5B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 6A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 6B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 7A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 7B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 8A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 8B: Construction	$0	$0	$0	$0	$0
Asphalt Roads Project 9A: Design	$0	$0	$0	$0	$0
Asphalt Roads Project 9B: Construction	$0	$0	$0	$0	$0
Asphalt Roads: Repairs/Patching	$45,875	$47,251	$48,669	$50,129	$51,633
Bathroom & Change Room: Refurbish, Longmire	$0	$0	$0	$0	$182,951
Bathroom & Change Room: Refurbish, Madrona	$0	$0	$0	$0	$45,535
Bathroom: Refurbish, Blue Water	$0	$0	$0	$0	$0
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	$20,228	$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	$43,112	$0	$0
Bathroom: Refurbish, Perimeter	$0	$0	$0	$20,525	$0
Bathroom: Refurbish, Pool	$0	$0	$0	$0	$0

Bathroom: Refurbish, Rampart	$18,784	$0	$0	$0	$0
Bathroom: Refurbish, Reichel	$0	$0	$0	$0	$0
Bathroom: Refurbish, Sports Court	$20,228	$0	$0	$0	$0
Bathroom: Refurbish, Sunset	$40,457	$0	$0	$0	$0
Bathroom: Refurbish, Windy	$20,228	$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	$48,669	$0	$0
Beach Bulkhead, Otter	$0	$0	$50,968	$0	$0
Beach Bulkhead, Reichel	$0	$0	$0	$0	$68,302
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 w/ Metal	$18,964	$19,533	$20,119	$20,723	$21,344
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	$30,393	$0
Bridge, Bear Island: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Inlet: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Blue Lake, Upper Spillway: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Brookside: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Longmire: Repair/Replace	$0	$0	$0	$82,101	$0
Bridge, Rampart: Repair/Replace	$0	$0	$0	$46,379	$0
Bridge, Reichel: Repair/Replace	$0	$0	$0	$20,920	$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	$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	$42,082	$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	$23,568	$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
Emergency Capital Contingency	$18,061	$18,603	$19,161	$19,736	$20,328
Entry Sign: Replacement	$0	$6,641	$0	$0	$0
Fence, Office	$0	$0	$0	$0	$0
Fence: Chainlink, Repair	$8,073	$8,316	$8,565	$8,822	$9,087
Irrigation System, Reichel Beach: Repair/Replace	$0	$0	$0	$0	$0
Irrigation System: Repair/Replace	$0	$0	$0	$0	$0
Lights: Pole, Replace	$17,212	$0	$0	$18,808	$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 - Office	$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	$23,091	$0
Maintenance Bldg, Carport: Structural Repairs	$0	$0	$0	$0	$262,230
Maintenance Bldg, Fence, Chain Link: Replace	$0	$0	$0	$0	$0
Maintenance Bldg, Pole Bldg	$0	$0	$0	$0	$127,050
Maintenance Bldg, Roof: Replace	$0	$0	$0	$0	$0
Maintenance Bldg, Shop Heaters: Replace	$0	$0	$0	$0	$0
Maintenance Bldg: Old Maintenance Shed, Roof	$0	$0	$0	$0	$0
Maintenance Eqpt, Back Hoe: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Bobcat Excavator: Replace	$0	$123,710	$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	$55,065	$0	$0	$0
Maintenance Eqpt, Kubota RTV, 900, old	$0	$53,018	$0	$0	$0
Maintenance Eqpt, Kubota Tractor LA401: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Paint Striper, Graco HD 200C	$0	$16,222	$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	$18,784	$0	$0	$0	$0
Maintenance Eqpt, Sander, old, F450	$21,312	$0	$0	$0	$0
Maintenance Eqpt, Street Sweeper, 2019 Elgin	$0	$0	$0	$0	$0
Maintenance Eqpt, Trailer, Flatbed for Excavator	$13,582	$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, F350, 2023	$0	$0	$0	$0	$0
Maintenance Eqpt, Truck, Mazda, 2006	$0	$0	$0	$0	$65,456
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	$0	$0	$0	$0	$0
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	$0	$0	$0	$0	$0
Office, Interior, Office: Refurbish	$0	$0	$0	$0	$0
Office, Interior: Refurbish	$0	$0	$0	$0	$0
Office, Phone System	$0	$0	$0	$10,855	$0
Office, Roof: Replace	$0	$0	$0	$0	$0
Parking Lots: Pool/Sunset, Gravel Replenish	$0	$0	$0	$32,564	$0
Pool & Spa Filters: Replace	$0	$0	$0	$0	$0
Pool & Spa: Retile	$0	$0	$0	$0	$78,466
Pool Deck, Concrete: Resurface	$0	$0	$0	$0	$0
Pool Deck, Wood: Resurface	$0	$0	$0	$0	$0
Pool Engineering	$0	$0	$0	$0	$62,000
Pool Fence & Railings: Replace	$0	$0	$0	$0	$0
Pool Heaters: Replace	$0	$0	$0	$0	$0
Pool Miscellaneous	$0	$0	$0	$0	$19,759
Pool Plumbing: Repair/Replace	$0	$0	$0	$0	$75,010
Pool Pumps & Valves: Replace	$0	$0	$0	$0	$36,997
Pool, Cover, Winter Safety: Replace	$0	$0	$0	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front	$0	$0	$0	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	$0	$0	$0	$0	$20,165
Pool: Interior Remodel	$13,799	$0	$0	$0	$0

Pool: Light Posts & Electrical	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repaint	$0	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repair/Replace	$0	$0	$0	$0	$84,768
Pool: Resurface	$0	$0	$0	$0	$0
Pool: Spa, Heater: Replace	$0	$0	$0	$0	$0
Pool: Spa, Resurface	$0	$0	$0	$0	$17,929
Project Manager	$195,730	$201,602	$207,650	$213,880	$220,296
Recreation Equipment, Hi Lo	$0	$0	$0	$0	$76,230
Recreation Equipment, Perimeter, with skate spot	$0	$0	$0	$88,417	$0
Recreation Equipment, Pool	$0	$0	$0	$0	$60,171
Recreation Equipment, Reichel Beach	$0	$0	$0	$49,734	$0
Recreation Equipment, Vine Lane	$0	$0	$0	$21,709	$0
Retaining Wall, Horseshoe Lake Trail: Rock	$0	$0	$0	$0	$0
Retaining Wall, Madrona Trail: RepairReplace	$0	$0	$0	$0	$0
Retaining Wall, Pool: Repair/Replace	$0	$0	$0	$0	$0
Retaining Wall, Sunset Trail: Rock	$0	$0	$0	$0	$0
Roads - 10 year Engineering Plan - 50%	$0	$0	$0	$0	$84,158
RV Dump Station: Repair/Replace	$0	$0	$0	$0	$0
Security, Gate Card Readers: Replace	$0	$0	$61,699	$0	$0
Security, Gate Operators: Replace	$0	$0	$0	$36,511	$0
Security, Gates: Replace	$0	$0	$0	$0	$0
Security, Surveillance System Cameras: Replace	$0	$0	$0	$0	$0
Septic System, Blue Water: Replace	$0	$0	$0	$0	$0
Septic System, Harrington Park: Replace	$0	$0	$0	$0	$0
Septic System, Hi-Lo: Replace	$0	$0	$0	$0	$0
Septic System, Longmire: Replace	$0	$0	$0	$0	$0
Septic System, Loop: Replace (bathroom not Open)	$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
Spillways, Concrete: Repair/Replace	$0	$0	$0	$0	$0
Spillways, Gates & Weirs: Replace	$0	$0	$0	$0	$0
Sport, Ballfield, Division 7: Upgrade	$0	$23,254	$0	$0	$0
Sport, Baseball Backstop: Harington Park	$0	$0	$0	$0	$19,210
Sport, Baseball Backstop: Longmire	$0	$0	$0	$0	$0

Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Roof: Replace	$0	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Reseal	$19,506	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Resurface	$0	$0	$0	$0	$0
Sports Court, Rampart: Reseal	$0	$18,789	$0	$0	$0
Sports Court, Rampart: Resurface	$0	$0	$0	$0	$0
Tankless Hot Water Heater, Pool: Replace	$0	$0	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Reseal	$0	$0	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Resurface	$0	$0	$0	$0	$0
Trails, Horseshoe Trail: Major Maintenance	$0	$58,599	$0	$0	$0

Full Funding Plan					
Year	2052	2053	2054	2055	2056
Percent Funded	93.18	90.82	95.58	95.32	85.53
Fully Funded Balance	$16,370,046	$16,807,041	$16,916,000	$17,936,322	$18,996,277
Beginning Balance	$14,921,082	$15,252,823	$15,263,480	$16,169,018	$17,096,937
Annual Contributions	$1,654,561	$1,704,198	$1,755,324	$1,807,984	$1,862,223
Interest Earnings	$45,298	$45,253	$48,017	$50,848	$48,094
Special Assessment	$0	$0	$0	$0	$0
Reserve Expenses	$1,368,118	$1,738,794	$897,803	$930,913	$2,760,131
Ending Balance	$15,252,823	$15,263,480	$16,169,018	$17,096,937	$16,247,123

Expenses by Component & Year					
Components	2052	2053	2054	2055	2056
Administration Building - General	$0	$0	$0	$0	$0
Administration Building - Water	$0	$0	$0	$0	$0
Asphalt Roads Project 10A: Design	$0	$0	$0	$0	$73,525
Asphalt Roads Project 10B: Construction	$0	$0	$0	$0	$1,018,036
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 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	$108,905	$0
Asphalt Roads Project 9B: Construction	$0	$0	$0	$0	$1,018,036
Asphalt Roads: Repairs/Patching	$53,182	$54,777	$56,421	$58,113	$59,857
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	$26,394
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	$0	$0	$0	$0	$0
Bathroom: Refurbish, Hi-Lo	$0	$22,429	$0	$0	$0
Bathroom: Refurbish, Loop	$11,516	$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	$0	$0	$184,811	$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	$22,429	$0	$0	$0
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel	$0	$64,051	$0	$0	$0
Beach Bulkhead, Concrete, Windy	$0	$66,854	$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	$9,527	$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 w/ Metal	$21,985	$22,644	$23,324	$24,023	$24,744
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	$16,708
Bridge, Blue Lake, Inlet: Repair/Replace	$0	$19,733	$0	$0	$0
Bridge, Blue Lake, Lower Spillway: Repair/Replace	$0	$0	$0	$0	$21,775
Bridge, Blue Lake, Upper Spillway: Repair/Replace	$0	$73,108	$0	$0	$0
Bridge, Brookside: Repair/Replace	$25,125	$0	$0	$0	$0
Bridge, Longmire: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Rampart: Repair/Replace	$0	$0	$0	$0	$0
Bridge, Reichel: Repair/Replace	$0	$0	$0	$0	$0
Bridges, Engineer Evaluation	$0	$0	$73,303	$0	$0
Burglar Alarm, Maintenance Building: Replace	$6,595	$0	$0	$0	$0
Burglar Alarm, Office: Replace	$6,595	$0	$0	$0	$0
Burglar Alarm, Pool: Replace	$6,595	$0	$0	$0	$0
Cabana Siding: Repaint	$0	$0	$18,659	$0	$0
Cabana, Harrington Park (Well 4)	$0	$0	$0	$0	$74,232
Cabana, Hi Lo	$0	$65,129	$0	$0	$0
Cabana, Longmire	$0	$0	$0	$0	$68,812
Cabana, Madrona	$0	$0	$0	$0	$0
Cabana, Otter Beach	$0	$0	$0	$0	$0
Cabana, Pool	$0	$59,953	$0	$0	$0
Cabana, Reichel	$0	$0	$0	$0	$0
Cabana, Siding: Replace	$0	$0	$0	$0	$0

Cabana, Sunset	$0	$59,953	$0	$0	$0
Cabana, Vine Lane	$0	$0	$0	$0	$0
Cabana, Windy	$0	$0	$0	$66,807	$0
Computer & Software: Update	$48,785	$0	$0	$0	$0
Deck, Wood, Office: Replace	$0	$0	$0	$0	$0
Dock Surface, Blue Lake Fishing, 1 of 3	$0	$24,369	$0	$0	$0
Dock Surface, Blue Lake Fishing, 2 of 3	$0	$24,369	$0	$0	$0
Dock Surface, Blue Lake Fishing, 3 of 3	$0	$24,369	$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	$61,530	$0	$0
Dock, Otter Beach C, Wooden: Replace	$0	$0	$61,530	$0	$0
Emergency Capital Contingency	$20,938	$21,566	$22,213	$22,879	$23,566
Entry Sign: Replacement	$0	$0	$0	$0	$0
Fence, Office	$0	$0	$0	$0	$0
Fence: Chainlink, Repair	$9,359	$9,640	$9,929	$10,227	$10,534
Irrigation System, Reichel Beach: Repair/Replace	$0	$0	$0	$0	$0
Irrigation System: Repair/Replace	$0	$0	$0	$164,731	$0
Lights: Pole, Replace	$0	$20,552	$0	$0	$22,458
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 - Office	$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	$35,319	$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 Bldg: Old Maintenance Shed, Roof	$0	$0	$0	$0	$0
Maintenance Eqpt, Back Hoe: Replace	$0	$237,225	$0	$0	$0
Maintenance Eqpt, Bobcat Excavator: Replace	$0	$0	$0	$0	$0
Maintenance Eqpt, Brine Machine	$0	$0	$8,241	$0	$0
Maintenance Eqpt, Brine Sprayer	$0	$0	$0	$0	$0

Maintenance Eqpt, Chipper	$0	$0	$13,217	$0	$0
Maintenance Eqpt, Dump Trailer	$0	$0	$25,989	$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	$10,262	$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 LA401: Replace	$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	$20,811	$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, 2019 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	$0
Maintenance Eqpt, Truck, F350, 2010	$0	$0	$0	$0	$0
Maintenance Eqpt, Truck, F350, 2023	$0	$186,329	$0	$0	$0
Maintenance Eqpt, Truck, Mazda, 2006	$0	$0	$0	$0	$0
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	$0	$131,552	$0	$0	$0
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	$95,267	$0	$0	$0	$0
Office, Interior, Office: Refurbish	$15,996	$0	$0	$0	$0
Office, Interior: Refurbish	$0	$0	$0	$0	$0
Office, Phone System	$0	$0	$0	$0	$0
Office, Roof: Replace	$0	$0	$0	$0	$0
Parking Lots: Pool/Sunset, Gravel Replenish	$0	$0	$36,651	$0	$0
Pool & Spa Filters: Replace	$0	$0	$0	$0	$0
Pool & Spa: Retile	$0	$0	$0	$0	$0
Pool Deck, Concrete: Resurface	$381,068	$0	$0	$0	$0
Pool Deck, Wood: Resurface	$0	$0	$0	$0	$0
Pool Engineering	$0	$0	$0	$0	$0
Pool Fence & Railings: Replace	$145,308	$0	$0	$0	$0
Pool Heaters: Replace	$81,029	$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, Pool Bldg, Roof, Pool Bldg: Replace, Front	$0	$0	$0	$0	$0
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	$0	$0	$0	$0	$0
Pool: Interior Remodel	$15,996	$0	$0	$0	$0

Pool: Light Posts & Electrical	$64,698	$0	$0	$0	$0
Pool: Pool Bldg, Siding: Repaint	$0	$0	$15,682	$0	$0
Pool: Pool Bldg, Siding: Repair/Replace	$0	$0	$0	$0	$0
Pool: Resurface	$0	$0	$0	$188,525	$0
Pool: Spa, Heater: Replace	$0	$0	$0	$14,048	$0
Pool: Spa, Resurface	$0	$0	$0	$0	$0
Project Manager	$226,905	$233,712	$240,723	$247,945	$255,383
Recreation Equipment, Hi Lo	$0	$0	$0	$0	$0
Recreation Equipment, Perimeter, with skate spot	$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	$0	$0	$0	$0
Retaining Wall, Madrona Trail: RepairReplace	$0	$0	$0	$0	$0
Retaining Wall, Pool: Repair/Replace	$0	$25,016	$0	$0	$0
Retaining Wall, Sunset Trail: Rock	$0	$0	$0	$0	$0
Roads - 10 year Engineering Plan - 50%	$0	$0	$0	$0	$0
RV Dump Station: Repair/Replace	$0	$0	$0	$0	$0
Security, Gate Card Readers: Replace	$0	$0	$0	$0	$0
Security, Gate Operators: Replace	$0	$0	$0	$0	$0
Security, Gates: Replace	$0	$0	$0	$0	$0
Security, Surveillance System Cameras: Replace	$0	$226,442	$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 (bathroom not Open)	$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	$112,436	$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
Spillways, Concrete: Repair/Replace	$0	$0	$0	$0	$0
Spillways, Gates & Weirs: Replace	$0	$0	$0	$0	$0
Sport, Ballfield, Division 7: Upgrade	$0	$0	$0	$0	$0
Sport, Baseball Backstop: Harington Park	$0	$0	$0	$0	$0
Sport, Baseball Backstop: Longmire	$0	$0	$0	$0	$22,270

Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	$0	$0	$0	$0	$0
Sport, Horseshoe Pit, Longmire, Roof: Replace	$9,213	$0	$0	$0	$0
Sport, Pickleball Court, Longmire: Reseal	$0	$0	$0	$24,710	$0
Sport, Pickleball Court, Longmire: Resurface	$0	$0	$0	$0	$0
Sports Court, Rampart: Reseal	$0	$0	$0	$0	$23,801
Sports Court, Rampart: Resurface	$0	$0	$0	$0	$0
Tankless Hot Water Heater, Pool: Replace	$0	$0	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Reseal	$0	$21,782	$0	$0	$0
Tennis & Basketball Court, Hi Lo: Resurface	$0	$0	$0	$0	$0
Trails, Horseshoe Trail: Major Maintenance	$0	$0	$0	$0	$0

3. Physical Analysis

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

3.1 Table 2: Component Funding Basis

Component	Condition	Funding Basis
Administration Building - General		Funded based on Association direction
Administration Building - Water		Funded based on Association direction
Asphalt Roads Project 10A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 10B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 11A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 11B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 12A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 12B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 2A: Design	Not Applicable	Unfunded as directed by Association
Asphalt Roads Project 2B: Construction	Not Applicable	Unfunded as directed by Association
Asphalt Roads Project 3A: Design	Not Applicable	Unfunded as directed by Association
Asphalt Roads Project 3B: Construction	Not Applicable	Unfunded as directed by Association
Asphalt Roads Project 4A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 4B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 5A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 5B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 6A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 6B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 7A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 7B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 8A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 8B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads Project 9A: Design	Not Applicable	Funded based on Association records
Asphalt Roads Project 9B: Construction	Not Applicable	Funded based on Association records
Asphalt Roads: Maintenance (Seal Coating, Crack Filling, Patch, Repair)	Assorted Condition	Unfunded, operating expense
Asphalt Roads: Repairs/Patching	Assorted Condition	Funded based on the typical life expectancy
Bathroom & Change Room: Refurbish, Longmire	Good	Funded based on the typical life expectancy
Bathroom & Change Room: Refurbish, Madrona	Good	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)	Functional	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	Excellent	Funded based on Association records
Bathroom: Refurbish, Rampart	Fair	Funded based on the typical life expectancy
Bathroom: Refurbish, Reichel	Fair	Funded based on the typical life expectancy

Bathroom: Refurbish, Sports Court	Functional	Funded based on the typical life expectancy
Bathroom: Refurbish, Sunset	Functional	Funded based on the typical life expectancy
Bathroom: Refurbish, Windy	Functional	Funded based on the typical life expectancy
Bathroom: Refurbish, Woodside	Functional	Funded based on the typical life expectancy
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel	Excellent	Funded based on Association records
Beach Bulkhead, Concrete, Windy	Good	Funded based on prior reserve study
Beach Bulkhead, Longmire	Functional	Funded based on prior reserve study
Beach Bulkhead, Otter	Good	Funded based on prior reserve study
Beach Bulkhead, Reichel	Good	Funded based on prior reserve study
Beach Nourishment, Sunset	Good	Funded based on prior reserve study
Beach, Longmire: Water Slide	Good	Funded based on Association records
Beach, Sunset: Water Slide	Good	Funded based on Association records
Benches & Picnic Tables: Replace w/ Metal	Assorted Condition	Funded based on Association direction
Blue Hills Rd & Water Loop - 10 Yr RWP - New Road - Design, Permitting & Construction	Excellent	Unfunded as directed by Association
Blue Hills Rd & Water Loop - Road Striping	Excellent	Unfunded, no predictable expectation of expense
Boat Ramp - Madrona Beach	Good	Funded based on Association direction
Boat Ramp, Blue Lake Ct: Repair	Good	Funded based on Association direction
Boat Ramp, Concrete, Horseshoe; Repair	Good	Funded based on Association direction
Boat Ramp, Longmire: Repair	Good	Funded based on Association direction
Boat Ramp, Otter Beach: Repair	Good	Funded based on prior reserve study
Boat Ramp, Sunset Beach: Repair	Good	Funded for repair
Bridge, Arch: Repair/Replace	Good	Funded based on prior reserve study
Bridge, Bear Island: Repair/Replace	Functional	Funded based on prior reserve study
Bridge, Blue Lake, Inlet: Repair/Replace	Good	Funded based on prior reserve study
Bridge, Blue Lake, Lower Spillway: Repair/Replace	Functional	Funded based on prior reserve study
Bridge, Blue Lake, Upper Spillway: Repair/Replace	Good	Funded based on prior reserve study
Bridge, Brookside: Repair/Replace	Good	Funded based on prior reserve study
Bridge, Longmire: Repair/Replace	Good	Funded based on prior reserve study
Bridge, Rampart: Repair/Replace	Good	Funded based on prior reserve study
Bridge, Reichel: Repair/Replace	Good	Funded based on prior reserve study
Bridges, Engineer Evaluation	Not Applicable	Funded based on Association records
Burglar Alarm, Maintenance Building: Replace	Good	Funded based on Association records
Burglar Alarm, Office: Replace	Good	Funded based on Association records
Burglar Alarm, Pool: Replace	Good	Funded based on Association records
Cabana Siding: Repaint	Assorted Condition	Funded based on the typical life expectancy
Cabana, Harrington Park (Well 4)	Fair	Funded based on prior reserve study
Cabana, Hi Lo	Assorted Condition	Funded based on prior reserve study
Cabana, Longmire	Functional	Funded based on prior reserve study
Cabana, Madrona	Good	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	Good	Funded based on prior reserve study
Cabana, Siding: Replace	Good	Funded based on the typical life expectancy

Cabana, Sunset	Poor	Funded based on prior reserve study
Cabana, Vine Lane	Functional	Funded based on prior reserve study
Cabana, Windy	Functional	Funded based on prior reserve study
Computer & Software: Update	Functional	Funded based on prior reserve study
Culvert - Clearlake Blvd N at Meadow	Functional	Unfunded, funded within another component
Culvert, Clearlake Blvd SE at Longmire: Repair/Replace	Poor	Unfunded, funded within another component
Culverts, Blue Hills Drive East: Replace	Poor	Unfunded, funded within another component
Deck, Wood, Office: Replace	Excellent	Funded based on prior reserve study
Dock Surface, Blue Lake Fishing, 1 of 3	Excellent	Funded based on Association direction
Dock Surface, Blue Lake Fishing, 2 of 3	Excellent	Funded based on Association direction
Dock Surface, Blue Lake Fishing, 3 of 3	Excellent	Funded based on prior reserve study
Dock Surface, Clear Lake	Good	Funded based on prior reserve study
Dock Surface, Horseshoe, A, Right	Poor	Funded based on prior reserve study
Dock Surface, Horseshoe, B, Left	Good	Funded based on prior reserve study
Dock Surface, Horseshoe, C, Rear	Excellent	Funded based on prior reserve study
Dock Surface, Longmire, Fish & Swim	Good	Funded based on prior reserve study
Dock Surface, Madrona, Fish & Swim	Good	Funded based on prior reserve study
Dock Surface, Otter, Swim	Good	Funded based on prior reserve study
Dock Surface, Reichel, Swim	Good	Funded based on prior reserve study
Dock Surface, Sunset, Fish & Swim	Good	Funded based on prior reserve study
Dock Surface, Windy, Fish & Swim	Good	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
Emergency Capital Contingency		Funded based on Association direction
Entry Sign: Replacement	Good	Funded based on the typical life expectancy
Fence, Office	Good	Funded based on prior reserve study
Fence: Chainlink, Repair	Assorted Condition	Funded for repair
Irrigation System, Reichel Beach: Repair/Replace	Poor	Funded based on Association direction
Irrigation System: Repair/Replace	Unknown	Funded based on Association records
Lights: Pole, Replace	Assorted Condition	Funded based on Association direction
Mailbox Cluster: Replace, Big Fir	Good	Funded based on the typical life expectancy
Mailbox Cluster: Replace, Blue Hills Loop	Good	Funded based on the typical life expectancy
Mailbox Cluster: Replace, Blue Lake Court	Good	Funded based on prior reserve study
Mailbox Cluster: Replace, Front Gate - Office	Functional	Funded based on prior reserve study
Mailbox Cluster: Replace, Longmire	Functional	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	Good	Funded based on the typical life expectancy
Maintenance Bldg, Roof: Replace	Excellent	Funded based on prior reserve study
Maintenance Bldg, Shop Heaters: Replace	Functional	Funded based on prior reserve study
Maintenance Bldg: Old Maintenance Shed, Roof	Excellent	Funded based on the typical life expectancy
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	Good	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 LA401: Replace	Functional	Funded based on prior reserve study
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	Good	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, 2019 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	Fair	Funded based on Association records
Maintenance Eqpt, Truck, F350, 2010	Excellent	Funded based on prior reserve study
Maintenance Eqpt, Truck, F350, 2023	Excellent	Funded based on the typical life expectancy
Maintenance Eqpt, Truck, Mazda, 2006	Functional	Funded based on prior reserve study
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	Excellent	Funded based on Association records
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	Good	Funded based on Association records
Office, Interior, Office: Refurbish	Good	Funded based on prior reserve study
Office, Interior: Refurbish	Good	Funded based on prior reserve study
Office, Phone System	Functional	Funded based on Association records
Office, Roof: Replace	Fair	Funded based on prior reserve study
Parking Lots: Pool/Sunset, Gravel Replenish	Poor	Funded based on Association direction
Pitch & Putt: Repairs	Poor	Unfunded as directed by Association
Pool & Spa Filters: Replace	Good	Funded based on the typical life expectancy
Pool & Spa: Retile	Good	Funded based on the typical life expectancy
Pool Deck, Concrete: Resurface	Excellent	Funded based on the typical life expectancy
Pool Deck, Wood: Resurface	Excellent	Funded based on the typical life expectancy
Pool Engineering	Not Applicable	Funded based on Association records
Pool Fence & Railings: Replace	Excellent	Funded based on Association records
Pool Heaters: Replace	Good	Funded based on the typical life expectancy
Pool Miscellaneous	Excellent	Funded based on Association records
Pool Plumbing: Repair/Replace	Good	Funded based on prior reserve study
Pool Pumps & Valves: Replace	Good	Funded based on the typical life expectancy
Pool, Cover, Winter Safety: Replace	Poor	Funded based on the typical life expectancy
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front	Fair	Funded based on the typical life expectancy

Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	Good	Funded based on the typical life expectancy
Pool: Interior Remodel	Good	Funded based on prior reserve study
Pool: Light Posts & Electrical	Excellent	Funded based on Association records
Pool: Pool Bldg, Siding: Repaint	Fair	Funded based on Association direction
Pool: Pool Bldg, Siding: Repair/Replace	Good	Funded based on the typical life expectancy
Pool: Resurface	Unknown	Funded based on the typical life expectancy
Pool: Spa, Heater: Replace	Good	Funded based on the typical life expectancy
Pool: Spa, Resurface	Good	Funded based on the typical life expectancy
Project Manager		Funded based on Association direction
Recreation Equipment, Hi Lo	Good	Funded based on Association records
Recreation Equipment, Perimeter, with skate spot	Functional	Funded based on prior reserve study
Recreation Equipment, Pool	Functional	Funded based on prior reserve study
Recreation Equipment, Reichel Beach	Fair	Funded based on prior reserve study
Recreation Equipment, Vine Lane	Functional	Funded based on the typical life expectancy
Retaining Wall, Horseshoe Lake Trail: Rock	Poor	Funded based on Association records
Retaining Wall, Madrona Trail: RepairReplace	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 - 50%	Not Applicable	Funded based on Association direction
RV Dump Station: Repair/Replace	Excellent	Funded based on prior reserve study
Security, Gate Card Readers: Replace	Good	Funded based on prior reserve study
Security, Gate Operators: Replace	Functional	Funded based on the typical life expectancy
Security, Gates: Replace	Functional	Funded based on the typical life expectancy
Security, Surveillance System Cameras: Replace	Excellent	Funded based on Association direction
Septic System, Blue Water: Replace	Fair	Funded based on Association records
Septic System, Harrington Park: Replace	Fair	Funded based on Association records
Septic System, Hi-Lo: Replace	Fair	Funded based on Association records
Septic System, Longmire: Replace	Fair	Funded based on Association records
Septic System, Loop: Replace (bathroom not Open)	Poor	Funded based on Association records
Septic System, Madrona: Replace	Fair	Funded based on Association records
Septic System, Office	Poor	Funded based on Association direction
Septic System, Otter Beach: Replace	Fair	Funded based on Association records
Septic System, Perimeter: Replace	Fair	Funded based on Association records
Septic System, Pool: Replace	Good	Funded based on Association records
Septic System, Rampart: Replace	Fair	Funded based on Association records
Septic System, Reichel Beach: Replace	Poor	Funded based on Association records
Septic System, Sports Court: Replace	Fair	Funded based on Association records
Septic System, Sunset Beach: Replace	Poor	Funded based on Association records
Septic System, Windy Beach: Replace	Fair	Funded based on Association records
Septic System, Woodside: Replace	Fair	Funded based on Association records
Spillways, Concrete: Repair/Replace	Functional	Funded based on prior reserve study
Spillways, Gates & Weirs: Replace	Good	Funded based on prior reserve study
Sport, Ballfield, Division 7: Upgrade	Fair	Funded based on the typical life expectancy
Sport, Baseball Backstop: Harington Park	Good	Funded based on Association direction
Sport, Baseball Backstop: Longmire	Fair	Funded based on Association direction

Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	Fair	Funded based on Association records
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	Fair	Funded based on Association records
Sport, Horseshoe Pit, Longmire, Roof: Replace	Poor	Funded based on Association records
Sport, Pickleball Court, Longmire: Reseal	Good	Funded based on the typical life expectancy
Sport, Pickleball Court, Longmire: Resurface	Excellent	Funded based on the typical life expectancy
Sports Court, Rampart: Reseal	Excellent	Funded based on Association direction
Sports Court, Rampart: Resurface	Poor	Funded based on prior reserve study
Tankless Hot Water Heater, Pool: Replace	Good	Funded based on the typical life expectancy
Tennis & Basketball Court, Hi Lo: Reseal	Good	Funded based on Association records
Tennis & Basketball Court, Hi Lo: Resurface	Excellent	Funded based on the typical life expectancy
Trails, Horseshoe Trail: Major Maintenance	Good	Funded based on Association direction

3.2 Table 3: Component Metrics

Component	FFB	% FFB	Annual Cost	% Annual Cost
Administration Building - General	$1,428,358	12.84%		
Administration Building - Water	$1,470,858	13.23%		
Asphalt Roads Project 10A: Design	$1,040	0.01%	$1,040	0.17%
Asphalt Roads Project 10B: Construction	$14,400	0.13%	$14,400	2.29%
Asphalt Roads Project 11A: Design	$74,000	0.67%	$2,960	0.47%
Asphalt Roads Project 11B: Construction	$488,800	4.40%	$20,367	3.24%
Asphalt Roads Project 12A: Design	$50,400	0.45%	$2,100	0.33%
Asphalt Roads Project 12B: Construction	$334,267	3.01%	$14,533	2.31%
Asphalt Roads Project 4A: Design	$86,421	0.78%	$2,881	0.46%
Asphalt Roads Project 4B: Construction	$585,800	5.27%	$20,200	3.21%
Asphalt Roads Project 5A: Design	$56,700	0.51%	$1,890	0.30%
Asphalt Roads Project 5B: Construction	$383,767	3.45%	$13,233	2.11%
Asphalt Roads Project 6A: Design	$105,467	0.95%	$3,767	0.60%
Asphalt Roads Project 6B: Construction	$698,400	6.28%	$25,867	4.12%
Asphalt Roads Project 7A: Design	$65,970	0.59%	$2,443	0.39%
Asphalt Roads Project 7B: Construction	$436,800	3.93%	$16,800	2.67%
Asphalt Roads Project 8A: Design	$106,600	0.96%	$4,100	0.65%
Asphalt Roads Project 8B: Construction	$704,167	6.33%	$28,167	4.48%
Asphalt Roads Project 9A: Design	$3,173	0.03%	$1,587	0.25%
Asphalt Roads Project 9B: Construction	$14,400	0.13%	$14,400	2.29%
Asphalt Roads: Repairs/Patching	$0	0.00%	$25,400	4.04%
Bathroom & Change Room: Refurbish, Longmire	$72,000	0.65%	$4,500	0.72%
Bathroom & Change Room: Refurbish, Madrona	$17,920	0.16%	$1,120	0.18%
Bathroom: Refurbish, Blue Water	$6,160	0.06%	$560	0.09%
Bathroom: Refurbish, Division 7 (AKA Harrington Park)	$11,200	0.10%	$560	0.09%
Bathroom: Refurbish, Hi-Lo	$7,280	0.07%	$520	0.08%
Bathroom: Refurbish, Loop	$4,125	0.04%	$275	0.04%
Bathroom: Refurbish, Otter Beach	$20,250	0.18%	$1,125	0.18%
Bathroom: Refurbish, Perimeter	$8,840	0.08%	$520	0.08%
Bathroom: Refurbish, Pool	$18,860	0.17%	$4,715	0.75%
Bathroom: Refurbish, Rampart	$10,400	0.09%	$520	0.08%
Bathroom: Refurbish, Reichel	$54,080	0.49%	$4,160	0.66%
Bathroom: Refurbish, Sports Court	$11,200	0.10%	$560	0.09%
Bathroom: Refurbish, Sunset	$22,400	0.20%	$1,120	0.18%
Bathroom: Refurbish, Windy	$11,200	0.10%	$560	0.09%
Bathroom: Refurbish, Woodside	$7,280	0.07%	$520	0.08%
Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel	$3,960	0.04%	$990	0.16%
Beach Bulkhead, Concrete, Windy	$14,588	0.13%	$1,824	0.29%
Beach Bulkhead, Longmire	$13,547	0.12%	$1,693	0.27%
Beach Bulkhead, Otter	$14,187	0.13%	$1,773	0.28%
Beach Bulkhead, Reichel	$13,440	0.12%	$2,240	0.36%

Beach Nourishment, Sunset	$1,517	0.01%	$303	0.05%
Beach, Longmire: Water Slide	$4,680	0.04%	$780	0.12%
Beach, Sunset: Water Slide	$4,680	0.04%	$780	0.12%
Benches & Picnic Tables: Replace w/ Metal	$10,500	0.09%	$10,500	1.67%
Boat Ramp - Madrona Beach	$8,727	0.08%	$397	0.06%
Boat Ramp, Blue Lake Ct: Repair	$8,727	0.08%	$397	0.06%
Boat Ramp, Concrete, Horseshoe; Repair	$8,727	0.08%	$397	0.06%
Boat Ramp, Longmire: Repair	$8,727	0.08%	$397	0.06%
Boat Ramp, Otter Beach: Repair	$8,727	0.08%	$397	0.06%
Boat Ramp, Sunset Beach: Repair	$8,727	0.08%	$397	0.06%
Bridge, Arch: Repair/Replace	$9,965	0.09%	$906	0.14%
Bridge, Bear Island: Repair/Replace	$709	0.01%	$709	0.11%
Bridge, Blue Lake, Inlet: Repair/Replace	$3,660	0.03%	$915	0.15%
Bridge, Blue Lake, Lower Spillway: Repair/Replace	$924	0.01%	$924	0.15%
Bridge, Blue Lake, Upper Spillway: Repair/Replace	$13,560	0.12%	$3,390	0.54%
Bridge, Brookside: Repair/Replace	$6,000	0.05%	$1,200	0.19%
Bridge, Longmire: Repair/Replace	$29,120	0.26%	$4,160	0.66%
Bridge, Rampart: Repair/Replace	$15,206	0.14%	$1,382	0.22%
Bridge, Reichel: Repair/Replace	$6,859	0.06%	$624	0.10%
Bridges, Engineer Evaluation	$9,900	0.09%	$3,300	0.53%
Burglar Alarm, Maintenance Building: Replace	$1,575	0.01%	$315	0.05%
Burglar Alarm, Office: Replace	$1,575	0.01%	$315	0.05%
Burglar Alarm, Pool: Replace	$1,575	0.01%	$315	0.05%
Cabana Siding: Repaint	$8,400	0.08%	$933	0.15%
Cabana, Harrington Park (Well 4)	$26,460	0.24%	$1,260	0.20%
Cabana, Hi Lo	$30,200	0.27%	$1,162	0.18%
Cabana, Longmire	$24,528	0.22%	$1,168	0.19%
Cabana, Madrona	$12,320	0.11%	$880	0.14%
Cabana, Otter Beach	$16,416	0.15%	$912	0.15%
Cabana, Pool	$26,688	0.24%	$1,112	0.18%
Cabana, Reichel	$20,416	0.18%	$1,276	0.20%
Cabana, Siding: Replace	$12,500	0.11%	$1,250	0.20%
Cabana, Sunset	$26,688	0.24%	$1,112	0.18%
Cabana, Vine Lane	$23,360	0.21%	$1,168	0.19%
Cabana, Windy	$25,696	0.23%	$1,168	0.19%
Computer & Software: Update	$23,300	0.21%	$4,660	0.74%
Deck, Wood, Office: Replace	$4,780	0.04%	$1,195	0.19%
Dock Surface, Blue Lake Fishing, 1 of 3	$1,507	0.01%	$377	0.06%
Dock Surface, Blue Lake Fishing, 2 of 3	$1,507	0.01%	$377	0.06%
Dock Surface, Blue Lake Fishing, 3 of 3	$1,507	0.01%	$377	0.06%
Dock Surface, Clear Lake	$12,240	0.11%	$1,020	0.16%
Dock Surface, Horseshoe, A, Right	$17,361	0.16%	$668	0.11%
Dock Surface, Horseshoe, B, Left	$22,310	0.20%	$970	0.15%
Dock Surface, Horseshoe, C, Rear	$15,307	0.14%	$1,093	0.17%
Dock Surface, Longmire, Fish & Swim	$40,250	0.36%	$1,750	0.28%

Dock Surface, Madrona, Fish & Swim	$26,987	0.24%	$1,227	0.20%
Dock Surface, Otter, Swim	$3,280	0.03%	$410	0.07%
Dock Surface, Reichel, Swim	$9,047	0.08%	$393	0.06%
Dock Surface, Sunset, Fish & Swim	$26,880	0.24%	$1,280	0.20%
Dock Surface, Windy, Fish & Swim	$29,977	0.27%	$1,763	0.28%
Dock, Otter Beach B, Wooden: Replace	$18,005	0.16%	$1,385	0.22%
Dock, Otter Beach C, Wooden: Replace	$18,005	0.16%	$1,385	0.22%
Emergency Capital Contingency	$10,000	0.09%	$10,000	1.59%
Entry Sign: Replacement	$3,570	0.03%	$170	0.03%
Fence, Office	$6,450	0.06%	$1,075	0.17%
Fence: Chainlink, Repair	$4,470	0.04%	$4,470	0.71%
Irrigation System, Reichel Beach: Repair/Replace	$10,782	0.10%	$229	0.04%
Irrigation System: Repair/Replace	$43,200	0.39%	$3,600	0.57%
Lights: Pole, Replace	$0	0.00%	$3,177	0.51%
Mailbox Cluster: Replace, Big Fir	$43,010	0.39%	$1,870	0.30%
Mailbox Cluster: Replace, Blue Hills Loop	$31,663	0.28%	$1,377	0.22%
Mailbox Cluster: Replace, Blue Lake Court	$29,440	0.26%	$1,280	0.20%
Mailbox Cluster: Replace, Front Gate - Office	$32,500	0.29%	$1,083	0.17%
Mailbox Cluster: Replace, Longmire	$35,400	0.32%	$1,180	0.19%
Mailbox Cluster: Replace, Windy Beach	$43,010	0.39%	$1,870	0.30%
Maintenance Bldg Garage Doors, Large: Replace	$10,335	0.09%	$795	0.13%
Maintenance Bldg Siding: Repaint	$8,190	0.07%	$1,170	0.19%
Maintenance Bldg, Carport: Structural Repairs	$47,526	0.43%	$3,395	0.54%
Maintenance Bldg, Fence, Chain Link: Replace	$8,330	0.07%	$238	0.04%
Maintenance Bldg, Pole Bldg	$32,500	0.29%	$1,250	0.20%
Maintenance Bldg, Roof: Replace	$9,625	0.09%	$1,925	0.31%
Maintenance Bldg, Shop Heaters: Replace	$8,672	0.08%	$347	0.06%
Maintenance Bldg: Old Maintenance Shed, Roof	$970	0.01%	$243	0.04%
Maintenance Eqpt, Back Hoe: Replace	$100,833	0.91%	$4,583	0.73%
Maintenance Eqpt, Bobcat Excavator: Replace	$59,500	0.53%	$3,500	0.56%
Maintenance Eqpt, Brine Machine	$2,412	0.02%	$186	0.03%
Maintenance Eqpt, Brine Sprayer	$195	0.00%	$195	0.03%
Maintenance Eqpt, Chipper	$3,868	0.03%	$298	0.05%
Maintenance Eqpt, Dump Trailer	$3,510	0.03%	$1,170	0.19%
Maintenance Eqpt, Floating Workstation, Boat: Replace	$2,338	0.02%	$334	0.05%
Maintenance Eqpt, Floating Workstation, Motor: Replace	$1,408	0.01%	$282	0.04%
Maintenance Eqpt, Fuel Tank & Pumps: Replace	$30,690	0.28%	$930	0.15%
Maintenance Eqpt, John Deere Mower: Replace	$3,465	0.03%	$385	0.06%
Maintenance Eqpt, Kubota RTV, 1100	$28,120	0.25%	$1,480	0.24%
Maintenance Eqpt, Kubota RTV, 900, old	$27,075	0.24%	$1,425	0.23%
Maintenance Eqpt, Kubota Tractor LA401: Replace	$3,380	0.03%	$1,690	0.27%
Maintenance Eqpt, Paint Striper, Graco HD 200C	$7,848	0.07%	$872	0.14%
Maintenance Eqpt, Plow, new, F350	$7,739	0.07%	$595	0.09%
Maintenance Eqpt, Plow, old, F450	$2,573	0.02%	$643	0.10%
Maintenance Eqpt, Sander, newer, F350	$9,244	0.08%	$578	0.09%

Maintenance Eqpt, Sander, old, F450	$3,933	0.04%	$983	0.16%
Maintenance Eqpt, Street Sweeper, 2019 Elgin	$173,250	1.56%	$9,625	1.53%
Maintenance Eqpt, Trailer, Flatbed for Excavator	$7,520	0.07%	$752	0.12%
Maintenance Eqpt, Truck, F150, 2008	$46,324	0.42%	$3,088	0.49%
Maintenance Eqpt, Truck, F350, 2010	$49,800	0.45%	$4,150	0.66%
Maintenance Eqpt, Truck, F350, 2023	$23,040	0.21%	$5,760	0.92%
Maintenance Eqpt, Truck, Mazda, 2006	$32,200	0.29%	$2,683	0.43%
Maintenance Eqpt, Vacuum Excavator 2016 500 Gal	$16,267	0.15%	$4,067	0.65%
Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket	$15,167	0.14%	$3,033	0.48%
Office, Interior, Office: Refurbish	$7,003	0.06%	$637	0.10%
Office, Interior: Refurbish	$208,000	1.87%	$6,933	1.10%
Office, Phone System	$3,850	0.03%	$550	0.09%
Office, Roof: Replace	$17,200	0.15%	$573	0.09%
Parking Lots: Pool/Sunset, Gravel Replenish	$4,125	0.04%	$4,125	0.66%
Pool & Spa Filters: Replace	$5,790	0.05%	$965	0.15%
Pool & Spa: Retile	$12,867	0.12%	$1,072	0.17%
Pool Deck, Concrete: Resurface	$30,333	0.27%	$6,067	0.97%
Pool Deck, Wood: Resurface	$6,875	0.06%	$1,375	0.22%
Pool Engineering	$6,100	0.05%	$1,017	0.16%
Pool Fence & Railings: Replace	$11,567	0.10%	$2,313	0.37%
Pool Heaters: Replace	$12,900	0.12%	$2,580	0.41%
Pool Miscellaneous	$1,944	0.02%	$324	0.05%
Pool Plumbing: Repair/Replace	$22,140	0.20%	$3,690	0.59%
Pool Pumps & Valves: Replace	$10,920	0.10%	$1,820	0.29%
Pool, Cover, Winter Safety: Replace	$16,573	0.15%	$1,507	0.24%
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front	$17,878	0.16%	$511	0.08%
Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear	$3,118	0.03%	$283	0.05%
Pool: Interior Remodel	$0	0.00%	$1,528	0.24%
Pool: Light Posts & Electrical	$5,150	0.05%	$1,030	0.16%
Pool: Pool Bldg, Siding: Repaint	$0	0.00%	$883	0.14%
Pool: Pool Bldg, Siding: Repair/Replace	$21,684	0.19%	$834	0.13%
Pool: Resurface	$49,440	0.44%	$4,120	0.66%
Pool: Spa, Heater: Replace	$3,684	0.03%	$307	0.05%
Pool: Spa, Resurface	$4,410	0.04%	$551	0.09%
Project Manager	$108,371	0.97%	$108,371	17.25%
Recreation Equipment, Hi Lo	$7,500	0.07%	$1,250	0.20%
Recreation Equipment, Perimeter, with skate spot	$42,764	0.38%	$2,036	0.32%
Recreation Equipment, Pool	$25,371	0.23%	$1,410	0.22%
Recreation Equipment, Reichel Beach	$22,800	0.21%	$1,200	0.19%
Recreation Equipment, Vine Lane	$10,500	0.09%	$500	0.08%
Retaining Wall, Horseshoe Lake Trail: Rock	$9,900	0.09%	$367	0.06%
Retaining Wall, Madrona Trail: RepairReplace	$9,900	0.09%	$367	0.06%
Retaining Wall, Pool: Repair/Replace	$1,547	0.01%	$387	0.06%
Retaining Wall, Sunset Trail: Rock	$9,900	0.09%	$367	0.06%
Roads - 10 year Engineering Plan - 50%	$24,840	0.22%	$4,140	0.66%

RV Dump Station: Repair/Replace	$7,002	0.06%	$778	0.12%
Security, Gate Card Readers: Replace	$17,173	0.15%	$2,147	0.34%
Security, Gate Operators: Replace	$12,950	0.12%	$1,850	0.29%
Security, Gates: Replace	$18,748	0.17%	$436	0.07%
Security, Surveillance System Cameras: Replace	$42,000	0.38%	$10,500	1.67%
Septic System, Blue Water: Replace	$44,892	0.40%	$1,044	0.17%
Septic System, Harrington Park: Replace	$44,892	0.40%	$1,044	0.17%
Septic System, Hi-Lo: Replace	$44,892	0.40%	$1,044	0.17%
Septic System, Longmire: Replace	$44,892	0.40%	$1,044	0.17%
Septic System, Loop: Replace (bathroom not Open)	$48,744	0.44%	$956	0.15%
Septic System, Madrona: Replace	$44,892	0.40%	$1,044	0.17%
Septic System, Office	$1,860	0.02%	$620	0.10%
Septic System, Otter Beach: Replace	$46,182	0.42%	$1,074	0.17%
Septic System, Perimeter: Replace	$46,182	0.42%	$1,074	0.17%
Septic System, Pool: Replace	$8,950	0.08%	$1,790	0.28%
Septic System, Rampart: Replace	$46,182	0.42%	$1,074	0.17%
Septic System, Reichel Beach: Replace	$53,700	0.48%	$1,053	0.17%
Septic System, Sports Court: Replace	$46,182	0.42%	$1,074	0.17%
Septic System, Sunset Beach: Replace	$56,500	0.51%	$1,108	0.18%
Septic System, Windy Beach: Replace	$46,182	0.42%	$1,074	0.17%
Septic System, Woodside: Replace	$46,182	0.42%	$1,074	0.17%
Spillways, Concrete: Repair/Replace	$38,696	0.35%	$2,764	0.44%
Spillways, Gates & Weirs: Replace	$4,138	0.04%	$296	0.05%
Sport, Ballfield, Division 7: Upgrade	$11,250	0.10%	$1,250	0.20%
Sport, Baseball Backstop: Harington Park	$2,700	0.02%	$675	0.11%
Sport, Baseball Backstop: Longmire	$8,775	0.08%	$675	0.11%
Sport, Horseshoe Pit, Longmire, Building: Replace/Repair	$18,800	0.17%	$940	0.15%
Sport, Horseshoe Pit, Longmire, Pit: Repair/Replace	$3,520	0.03%	$176	0.03%
Sport, Horseshoe Pit, Longmire, Roof: Replace	$4,400	0.04%	$176	0.03%
Sport, Pickleball Court, Longmire: Reseal	$5,400	0.05%	$1,350	0.21%
Sport, Pickleball Court, Longmire: Resurface	$16,500	0.15%	$2,750	0.44%
Sports Court, Rampart: Reseal	$3,788	0.03%	$1,263	0.20%
Sports Court, Rampart: Resurface	$104,000	0.94%	$2,537	0.40%
Tankless Hot Water Heater, Pool: Replace	$6,416	0.06%	$535	0.09%
Tennis & Basketball Court, Hi Lo: Reseal	$4,040	0.04%	$1,010	0.16%
Tennis & Basketball Court, Hi Lo: Resurface	$100,300	0.90%	$2,950	0.47%
Trails, Horseshoe Trail: Major Maintenance	$28,350	0.25%	$3,150	0.50%
Current Fully Funded Balance	$11,121,526		$628,333	Per Year
Current Reserve Fund Deficit/Surplus	($9,182,568)		$52,361	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

Building - Administration Building - General

Quantity: 1 Allowance

RUL: 0

Funding Basis: Funded based on Association direction

Current Cost: $1,428,358.00

Building - Administration Building - Water

Quantity: 1 Allowance

RUL: 0

Funding Basis: Funded based on Association direction

Current Cost: $1,470,858.00

Site/Grounds - Asphalt Roads Project 10A: Design

Quantity: 1 Allowance | UL: 30

Condition: Not Applicable | RUL: 29

Funding Basis: Funded based on Association records | Current Cost: $31,200.00

Site/Grounds - Asphalt Roads Project 10B: Construction

Quantity: 1 Allowance | UL: 30

Condition: Not Applicable | RUL: 29

Funding Basis: Funded based on Association records | Current Cost: $432,000.00

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: $88,800.00

Site/Grounds - Asphalt Roads Project 11B: Construction

Quantity: 1 Allowance | UL: 30

Condition: Not Applicable | RUL: 6

Funding Basis: Funded based on Association records | Current Cost: $611,000.00

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: $63,000.00

Site/Grounds - Asphalt Roads Project 12B: Construction

Quantity: 1 Allowance | UL: 30

Condition: Not Applicable | RUL: 7

Funding Basis:	Funded based on Association records	Current Cost:	$436,000.00

Site/Grounds - Asphalt Roads Project 2A: Design

Quantity:	1 Allowance		
Condition:	Not Applicable		
Funding Basis:	Unfunded as directed by Association		

Site/Grounds - Asphalt Roads Project 2B: Construction

Quantity:	1 Allowance		
Condition:	Not Applicable		
Funding Basis:	Unfunded as directed by Association		

Site/Grounds - Asphalt Roads Project 3A: Design

Quantity:	1 Allowance		
Condition:	Not Applicable		
Funding Basis:	Unfunded as directed by Association		

Site/Grounds - Asphalt Roads Project 3B: Construction

Quantity:	1 Allowance		
Condition:	Not Applicable		
Funding Basis:	Unfunded as directed by Association		

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:	$86,421.00

Site/Grounds - Asphalt Roads Project 4B: Construction

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	1
Funding Basis:	Funded based on Association records	Current Cost:	$606,000.00

Site/Grounds - Asphalt Roads Project 5A: Design

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	0
Funding Basis:	Funded based on Association records	Current Cost:	$56,700.00

Site/Grounds - Asphalt Roads Project 5B: Construction

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	1

Funding Basis:	Funded based on Association records	Current Cost:	$397,000.00

Site/Grounds - Asphalt Roads Project 6A: Design

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	2
Funding Basis:	Funded based on Association records	Current Cost:	$113,000.00

Site/Grounds - Asphalt Roads Project 6B: Construction

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	3
Funding Basis:	Funded based on Association records	Current Cost:	$776,000.00

Site/Grounds - Asphalt Roads Project 7A: Design

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	3
Funding Basis:	Funded based on Association records	Current Cost:	$73,300.00

Site/Grounds - Asphalt Roads Project 7B: Construction

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	4
Funding Basis:	Funded based on Association records	Current Cost:	$504,000.00

Site/Grounds - Asphalt Roads Project 8A: Design

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	4
Funding Basis:	Funded based on Association records	Current Cost:	$123,000.00

Site/Grounds - Asphalt Roads Project 8B: Construction

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	5
Funding Basis:	Funded based on Association records	Current Cost:	$845,000.00

Site/Grounds - Asphalt Roads Project 9A: Design

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	28
Funding Basis:	Funded based on Association records	Current Cost:	$47,600.00

Site/Grounds - Asphalt Roads Project 9B: Construction

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	29

Funding Basis:	Funded based on Association records	Current Cost:	$432,000.00

Site/Grounds - Asphalt Roads: Maintenance (Seal Coating, Crack Filling, Patch, Repair)

Condition:	Assorted Condition		
Funding Basis:	Unfunded, operating expense		

Site/Grounds - Asphalt Roads: Repairs/Patching

Quantity:	1 Allowance	UL:	1
Condition:	Assorted Condition	RUL:	4
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$25,400.00

Building Interior - Bathroom & Change Room: Refurbish, Longmire

Quantity:	4 Each	UL:	20
Condition:	Good	RUL:	4
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$90,000.00

Building Interior - Bathroom & Change Room: Refurbish, Madrona

Quantity:	2 Each	UL:	20
Condition:	Good	RUL:	4
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$22,400.00

Building Interior - Bathroom: Refurbish, Blue Water

Quantity:	1 Each	UL:	20
Condition:	Good	RUL:	9
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$11,200.00

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

Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	0
Funding Basis:	Funded for repair	Current Cost:	$11,200.00

Building Interior - Bathroom: Refurbish, Hi-Lo

Quantity:	1 Each	UL:	20
Condition:	Fair	RUL:	6
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$10,400.00

Building Interior - Bathroom: Refurbish, Loop

Quantity:	1 Allowance	UL:	20
Condition:	Unknown	RUL:	5

Funding Basis:	Funded based on Association direction	Current Cost:	$5,500.00
Building Interior - Bathroom: Refurbish, Otter Beach			
Quantity:	1 Each	UL:	20
Condition:	Fair	RUL:	2
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$22,500.00
Building Interior - Bathroom: Refurbish, Perimeter			
Quantity:	1 Each	UL:	20
Condition:	Fair	RUL:	3
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$10,400.00
Building Interior - Bathroom: Refurbish, Pool			
Quantity:	1 Allowance	UL:	20
Condition:	Excellent	RUL:	16
Funding Basis:	Funded based on Association records	Current Cost:	$94,300.00
Building Interior - Bathroom: Refurbish, Rampart			
Quantity:	1 Each	UL:	20
Condition:	Fair	RUL:	0
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$10,400.00
Building Interior - Bathroom: Refurbish, Reichel			
Quantity:	4 Each	UL:	20
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$83,200.00
Building Interior - Bathroom: Refurbish, Sports Court			
Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	0
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$11,200.00
Building Interior - Bathroom: Refurbish, Sunset			
Quantity:	2 Each	UL:	20
Condition:	Functional	RUL:	0
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$22,400.00
Building Interior - Bathroom: Refurbish, Windy			
Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	0

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$11,200.00
Building Interior - Bathroom: Refurbish, Woodside			
Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	6
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$10,400.00
Building Interior - Bathroom: Stainless Steel Toilet/ Sink/ Urinal- Madrona, HiLo, Longmire, Reichel			
Quantity:	22 Units	UL:	30
Condition:	Excellent	RUL:	26
Funding Basis:	Funded based on Association records	Current Cost:	$29,700.00
Site/Grounds - Beach Bulkhead, Concrete, Windy			
Quantity:	50 Linear Feet	UL:	17
Condition:	Good	RUL:	9
Funding Basis:	Funded based on prior reserve study	Current Cost:	$31,000.00
Site/Grounds - Beach Bulkhead, Longmire			
Quantity:	100 Linear Feet	UL:	15
Condition:	Functional	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$25,400.00
Site/Grounds - Beach Bulkhead, Otter			
Quantity:	40 Linear Feet	UL:	15
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$26,600.00
Site/Grounds - Beach Bulkhead, Reichel			
Quantity:	160 Linear Feet	UL:	15
Condition:	Good	RUL:	9
Funding Basis:	Funded based on prior reserve study	Current Cost:	$33,600.00
Site/Grounds - Beach Nourishment, Sunset			
Quantity:	100 Linear Feet	UL:	15
Condition:	Good	RUL:	10
Funding Basis:	Funded based on prior reserve study	Current Cost:	$4,550.00
Recreation - Beach, Longmire: Water Slide			
Quantity:	1 Allowance	UL:	20
Condition:	Good	RUL:	14

Funding Basis:	Funded based on Association records	Current Cost:	$15,600.00

Recreation - Beach, Sunset: Water Slide

Quantity:	1 Allowance	UL:	20
Condition:	Good	RUL:	14
Funding Basis:	Funded based on Association records	Current Cost:	$15,600.00

Recreation - Benches & Picnic Tables: Replace w/ Metal

Quantity:	1 Allowance	UL:	1
Condition:	Assorted Condition	RUL:	0
Funding Basis:	Funded based on Association direction	Current Cost:	$10,500.00

Site/Grounds - Blue Hills Rd & Water Loop - 10 Yr RWP - New Road - Design, Permitting & Construction

Quantity:	1 Allowance
Condition:	Excellent
Funding Basis:	Unfunded as directed by Association

Site/Grounds - Blue Hills Rd & Water Loop - Road Striping

Condition:	Excellent
Funding Basis:	Unfunded, no predictable expectation of expense

Recreation - Boat Ramp - Madrona Beach

Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	8
Funding Basis:	Funded based on Association direction	Current Cost:	$11,900.00

Recreation - Boat Ramp, Blue Lake Ct: Repair

Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	8
Funding Basis:	Funded based on Association direction	Current Cost:	$11,900.00

Recreation - Boat Ramp, Concrete, Horseshoe; Repair

Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	8
Funding Basis:	Funded based on Association direction	Current Cost:	$11,900.00

Recreation - Boat Ramp, Longmire: Repair

Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	8

Funding Basis:	Funded based on Association direction	Current Cost:	$11,900.00
Recreation - Boat Ramp, Otter Beach: Repair			
Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	8
Funding Basis:	Funded based on prior reserve study	Current Cost:	$11,900.00
Recreation - Boat Ramp, Sunset Beach: Repair			
Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	8
Funding Basis:	Funded for repair	Current Cost:	$11,900.00
Site/Grounds - Bridge, Arch: Repair/Replace			
Quantity:	420 Square Feet	UL:	17
Condition:	Good	RUL:	6
Funding Basis:	Funded based on prior reserve study	Current Cost:	$15,400.00
Site/Grounds - Bridge, Bear Island: Repair/Replace			
Quantity:	150 Square Feet	UL:	10
Condition:	Functional	RUL:	9
Funding Basis:	Funded based on prior reserve study	Current Cost:	$7,090.00
Site/Grounds - Bridge, Blue Lake, Inlet: Repair/Replace			
Quantity:	150 Square Feet	UL:	10
Condition:	Good	RUL:	6
Funding Basis:	Funded based on prior reserve study	Current Cost:	$9,150.00
Site/Grounds - Bridge, Blue Lake, Lower Spillway: Repair/Replace			
Quantity:	220 Square Feet	UL:	10
Condition:	Functional	RUL:	9
Funding Basis:	Funded based on prior reserve study	Current Cost:	$9,240.00
Site/Grounds - Bridge, Blue Lake, Upper Spillway: Repair/Replace			
Quantity:	220 Square Feet	UL:	10
Condition:	Good	RUL:	6
Funding Basis:	Funded based on prior reserve study	Current Cost:	$33,900.00
Site/Grounds - Bridge, Brookside: Repair/Replace			
Quantity:	300 Square Feet	UL:	10
Condition:	Good	RUL:	5

Funding Basis:	Funded based on prior reserve study	Current Cost:	$12,000.00

Site/Grounds - Bridge, Longmire: Repair/Replace

Quantity:	650 Square Feet	UL:	10
Condition:	Good	RUL:	3
Funding Basis:	Funded based on prior reserve study	Current Cost:	$41,600.00

Site/Grounds - Bridge, Rampart: Repair/Replace

Quantity:	400 Square Feet	UL:	17
Condition:	Good	RUL:	6
Funding Basis:	Funded based on prior reserve study	Current Cost:	$23,500.00

Site/Grounds - Bridge, Reichel: Repair/Replace

Quantity:	180 Square Feet	UL:	17
Condition:	Good	RUL:	6
Funding Basis:	Funded based on prior reserve study	Current Cost:	$10,600.00

Site/Grounds - Bridges, Engineer Evaluation

Quantity:	1 Allowance	UL:	10
Condition:	Not Applicable	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$33,000.00

Mechanical & Equipment - Burglar Alarm, Maintenance Building: Replace

Quantity:	1 Allowance	UL:	10
Condition:	Good	RUL:	5
Funding Basis:	Funded based on Association records	Current Cost:	$3,150.00

Mechanical & Equipment - Burglar Alarm, Office: Replace

Quantity:	1 Allowance	UL:	10
Condition:	Good	RUL:	5
Funding Basis:	Funded based on Association records	Current Cost:	$3,150.00

Mechanical & Equipment - Burglar Alarm, Pool: Replace

Quantity:	1 Allowance	UL:	10
Condition:	Good	RUL:	5
Funding Basis:	Funded based on Association records	Current Cost:	$3,150.00

Building Exterior - Cabana Siding: Repaint

Quantity:	2500 Square Feet	UL:	9
Condition:	Assorted Condition	RUL:	0

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$8,400.00
Building - Cabana, Harrington Park (Well 4)			
Quantity:	3 Each	UL:	25
Condition:	Fair	RUL:	4
Funding Basis:	Funded based on prior reserve study	Current Cost:	$31,500.00
Building Exterior - Cabana, Hi Lo			
Quantity:	720 Square Feet	UL:	26
Condition:	Assorted Condition	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$30,200.00
Building Exterior - Cabana, Longmire			
Quantity:	3 Each	UL:	25
Condition:	Functional	RUL:	4
Funding Basis:	Funded based on prior reserve study	Current Cost:	$29,200.00
Building - Cabana, Madrona			
Quantity:	720 Square Feet	UL:	25
Condition:	Good	RUL:	11
Funding Basis:	Funded based on prior reserve study	Current Cost:	$22,000.00
Building - Cabana, Otter Beach			
Quantity:	500 Square Feet	UL:	25
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$22,800.00
Building - Cabana, Pool			
Quantity:	3 Each	UL:	25
Condition:	Poor	RUL:	1
Funding Basis:	Funded based on prior reserve study	Current Cost:	$27,800.00
Building - Cabana, Reichel			
Quantity:	1100 Square Feet	UL:	25
Condition:	Good	RUL:	9
Funding Basis:	Funded based on prior reserve study	Current Cost:	$31,900.00
Building Exterior - Cabana, Siding: Replace			
Quantity:	2500 Allowance	UL:	40
Condition:	Good	RUL:	30

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$50,000.00

Building - Cabana, Sunset

Quantity:	3 Each	UL:	25
Condition:	Poor	RUL:	1
Funding Basis:	Funded based on prior reserve study	Current Cost:	$27,800.00

Building - Cabana, Vine Lane

Quantity:	3 Each	UL:	25
Condition:	Functional	RUL:	5
Funding Basis:	Funded based on prior reserve study	Current Cost:	$29,200.00

Building - Cabana, Windy

Quantity:	3 Each	UL:	25
Condition:	Functional	RUL:	3
Funding Basis:	Funded based on prior reserve study	Current Cost:	$29,200.00

Mechanical & Equipment - Computer & Software: Update

Quantity:	1 Allowance	UL:	5
Condition:	Functional	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$23,300.00

Site/Grounds - Culvert - Clearlake Blvd N at Meadow

Quantity:	1 Allowance
Condition:	Functional
Funding Basis:	Unfunded, funded within another component

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

Quantity:	1 Allowance
Condition:	Poor
Funding Basis:	Unfunded, funded within another component

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

Quantity:	1 Allowance
Condition:	Poor
Funding Basis:	Unfunded, funded within another component

Building Exterior - Deck, Wood, Office: Replace

Quantity:	230 Square Feet	UL:	20
Condition:	Excellent	RUL:	16

Funding Basis:	Funded based on prior reserve study	Current Cost:	$23,900.00
Recreation - Dock Surface, Blue Lake Fishing, 1 of 3			
Quantity:	1 Allowance	UL:	30
Condition:	Excellent	RUL:	26
Funding Basis:	Funded based on Association direction	Current Cost:	$11,300.00
Recreation - Dock Surface, Blue Lake Fishing, 2 of 3			
Quantity:	1 Allowance	UL:	30
Condition:	Excellent	RUL:	26
Funding Basis:	Funded based on Association direction	Current Cost:	$11,300.00
Recreation - Dock Surface, Blue Lake Fishing, 3 of 3			
Quantity:	1 Allowance	UL:	30
Condition:	Excellent	RUL:	26
Funding Basis:	Funded based on prior reserve study	Current Cost:	$11,300.00
Recreation - Dock Surface, Clear Lake			
Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	18
Funding Basis:	Funded based on prior reserve study	Current Cost:	$30,600.00
Recreation - Dock Surface, Horseshoe, A, Right			
Quantity:	1 Allowance	UL:	31
Condition:	Poor	RUL:	5
Funding Basis:	Funded based on prior reserve study	Current Cost:	$20,700.00
Recreation - Dock Surface, Horseshoe, B, Left			
Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$29,100.00
Recreation - Dock Surface, Horseshoe, C, Rear			
Quantity:	1 Allowance	UL:	30
Condition:	Excellent	RUL:	16
Funding Basis:	Funded based on prior reserve study	Current Cost:	$32,800.00
Recreation - Dock Surface, Longmire, Fish & Swim			
Quantity:	750 Square Feet	UL:	30
Condition:	Good	RUL:	7

Funding Basis:	Funded based on prior reserve study	Current Cost:	$52,500.00

Recreation - Dock Surface, Madrona, Fish & Swim

Quantity:	500 Square Feet	UL:	30
Condition:	Good	RUL:	8
Funding Basis:	Funded based on prior reserve study	Current Cost:	$36,800.00

Recreation - Dock Surface, Otter, Swim

Quantity:	1 Each	UL:	30
Condition:	Good	RUL:	22
Funding Basis:	Funded based on prior reserve study	Current Cost:	$12,300.00

Recreation - Dock Surface, Reichel, Swim

Quantity:	1 Each	UL:	30
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$11,800.00

Recreation - Dock Surface, Sunset, Fish & Swim

Quantity:	500 Square Feet	UL:	30
Condition:	Good	RUL:	9
Funding Basis:	Funded based on prior reserve study	Current Cost:	$38,400.00

Recreation - Dock Surface, Windy, Fish & Swim

Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	13
Funding Basis:	Funded based on prior reserve study	Current Cost:	$52,900.00

Recreation - Dock, Otter Beach B, Wooden: Replace

Quantity:	1 Allowance	UL:	20
Condition:	Good	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$27,700.00

Recreation - Dock, Otter Beach C, Wooden: Replace

Quantity:	1 Allowance	UL:	20
Condition:	Good	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$27,700.00

General - Emergency Capital Contingency

Quantity:	1 Allowance	UL:	1
		RUL:	0

Funding Basis:	Funded based on Association direction	Current Cost:	$10,000.00
Site/Grounds - Entry Sign: Replacement			
Quantity:	2 Each	UL:	21
Condition:	Good	RUL:	0
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$3,570.00
Site/Grounds - Fence, Office			
Quantity:	500 Linear Feet	UL:	20
Condition:	Good	RUL:	14
Funding Basis:	Funded based on prior reserve study	Current Cost:	$21,500.00
Site/Grounds - Fence: Chainlink, Repair			
Quantity:	1 Allowance	UL:	1
Condition:	Assorted Condition	RUL:	0
Funding Basis:	Funded for repair	Current Cost:	$4,470.00
Site/Grounds - Irrigation System, Reichel Beach: Repair/Replace			
Quantity:	1 Allowance	UL:	51
Condition:	Poor	RUL:	4
Funding Basis:	Funded based on Association direction	Current Cost:	$11,700.00
Site/Grounds - Irrigation System: Repair/Replace			
Quantity:	6 Allowance	UL:	20
Condition:	Unknown	RUL:	8
Funding Basis:	Funded based on Association records	Current Cost:	$72,000.00
Site/Grounds - Lights: Pole, Replace			
Quantity:	1 Allowance	UL:	3
Condition:	Assorted Condition	RUL:	5
Funding Basis:	Funded based on Association direction	Current Cost:	$9,530.00
Site/Grounds - Mailbox Cluster: Replace, Big Fir			
Quantity:	19 Clusters	UL:	30
Condition:	Good	RUL:	7
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$56,100.00
Site/Grounds - Mailbox Cluster: Replace, Blue Hills Loop			
Quantity:	14 Clusters	UL:	30
Condition:	Good	RUL:	7

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$41,300.00

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

Quantity:	13 Clusters	UL:	30
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$38,400.00

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

Quantity:	11 Clusters	UL:	30
Condition:	Functional	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$32,500.00

Site/Grounds - Mailbox Cluster: Replace, Longmire

Quantity:	12 Clusters	UL:	30
Condition:	Functional	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$35,400.00

Site/Grounds - Mailbox Cluster: Replace, Windy Beach

Quantity:	19 Clusters	UL:	30
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$56,100.00

Building Exterior - Maintenance Bldg Garage Doors, Large: Replace

Quantity:	5 Each	UL:	20
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$15,900.00

Building Exterior - Maintenance Bldg Siding: Repaint

Quantity:	3000 Square Feet	UL:	10
Condition:	Good	RUL:	3
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$11,700.00

Building Exterior - Maintenance Bldg, Carport: Structural Repairs

Quantity:	1 Allowance	UL:	38
Condition:	Good	RUL:	24
Funding Basis:	Funded based on prior reserve study	Current Cost:	$129,000.00

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

Quantity:	1 Allowance	UL:	50
Condition:	Functional	RUL:	15

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$11,900.00

Building - Maintenance Bldg, Pole Bldg

Quantity:	1 Allowance	UL:	50
Condition:	Good	RUL:	24
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$62,500.00

Building Exterior - Maintenance Bldg, Roof: Replace

Quantity:	3900 Allowance	UL:	20
Condition:	Excellent	RUL:	15
Funding Basis:	Funded based on prior reserve study	Current Cost:	$38,500.00

Mechanical & Equipment - Maintenance Bldg, Shop Heaters: Replace

Quantity:	2 Each	UL:	32
Condition:	Functional	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$11,100.00

Building Exterior - Maintenance Bldg: Old Maintenance Shed, Roof

Quantity:	1 Allowance	UL:	20
Condition:	Excellent	RUL:	16
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$4,850.00

Building - Maintenance Bldg: Replace

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

Mechanical & Equipment - Maintenance Eqpt, Back Hoe: Replace

Quantity:	1 Each	UL:	24
Condition:	Functional	RUL:	2
Funding Basis:	Funded based on prior reserve study	Current Cost:	$110,000.00

Mechanical & Equipment - Maintenance Eqpt, Bobcat Excavator: Replace

Quantity:	1 Each	UL:	19
Condition:	Good	RUL:	2
Funding Basis:	Funded based on prior reserve study	Current Cost:	$66,500.00

Mechanical & Equipment - Maintenance Eqpt, Brine Machine

Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	7

Funding Basis:	Funded based on Association records	Current Cost:	$3,710.00

Mechanical & Equipment - Maintenance Eqpt, Brine Sprayer

Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	19
Funding Basis:	Funded based on Association records	Current Cost:	$3,890.00

Mechanical & Equipment - Maintenance Eqpt, Chipper

Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	7
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$5,950.00

Mechanical & Equipment - Maintenance Eqpt, Dump Trailer

Quantity:	1 Each	UL:	10
Condition:	Good	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$11,700.00

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

Quantity:	1 Allowance	UL:	20
Condition:	Fair	RUL:	13
Funding Basis:	Funded based on Association records	Current Cost:	$6,680.00

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

Quantity:	1 Allowance	UL:	20
Condition:	Fair	RUL:	15
Funding Basis:	Funded based on Association records	Current Cost:	$5,630.00

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

Quantity:	1 Allowance	UL:	40
Condition:	Functional	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$37,200.00

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

Quantity:	1 Each	UL:	12
Condition:	Good	RUL:	3
Funding Basis:	Funded based on prior reserve study	Current Cost:	$4,620.00

Mechanical & Equipment - Maintenance Eqpt, Kubota RTV, 1100

Quantity:	1 Each	UL:	20
Condition:	Excellent	RUL:	1
Funding Basis:	Funded based on Association records	Current Cost:	$29,600.00

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

Quantity:	1 Allowance	UL:	20
Condition:	Functional	RUL:	1
Funding Basis:	Funded based on prior reserve study	Current Cost:	$28,500.00

Mechanical & Equipment - Maintenance Eqpt, Kubota Tractor LA401: Replace

Quantity:	1 Each	UL:	20
Condition:	Functional	RUL:	18
Funding Basis:	Funded based on prior reserve study	Current Cost:	$33,800.00

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

Quantity:	1 Allowance	UL:	10
Condition:	Functional	RUL:	1
Funding Basis:	Funded based on prior reserve study	Current Cost:	$8,720.00

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

Quantity:	1 Allowance	UL:	15
Condition:	Functional	RUL:	2
Funding Basis:	Funded based on prior reserve study	Current Cost:	$8,930.00

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

Quantity:	1 Allowance	UL:	15
Condition:	Good	RUL:	11
Funding Basis:	Funded based on prior reserve study	Current Cost:	$9,650.00

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

Quantity:	1 Allowance	UL:	18
Condition:	Functional	RUL:	2
Funding Basis:	Funded based on prior reserve study	Current Cost:	$10,400.00

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

Quantity:	1 Allowance	UL:	12
Condition:	Functional	RUL:	8
Funding Basis:	Funded based on prior reserve study	Current Cost:	$11,800.00

Mechanical & Equipment - Maintenance Eqpt, Street Sweeper, 2019 Elgin

Quantity:	1 Allowance	UL:	24
Condition:	Good	RUL:	6
Funding Basis:	Funded based on prior reserve study	Current Cost:	$231,000.00

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

Quantity:	1 Allowance	UL:	10
Condition:	Functional	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$7,520.00

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

Quantity:	1 Allowance	UL:	17
Condition:	Fair	RUL:	2
Funding Basis:	Funded based on Association records	Current Cost:	$52,500.00

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

Quantity:	1 Allowance	UL:	14
Condition:	Excellent	RUL:	2
Funding Basis:	Funded based on prior reserve study	Current Cost:	$58,100.00

Mechanical & Equipment - Maintenance Eqpt, Truck, F350, 2023

Quantity:	1 Each	UL:	15
Condition:	Excellent	RUL:	11
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$86,400.00

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

Quantity:	1 Allowance	UL:	12
Condition:	Functional	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$32,200.00

Mechanical & Equipment - Maintenance Eqpt, Vacuum Excavator 2016 500 Gal

Quantity:	1 Allowance	UL:	15
Condition:	Excellent	RUL:	11
Funding Basis:	Funded based on Association records	Current Cost:	$61,000.00

Mechanical & Equipment - Maintenance Eqpt: Bobcat T550 Skid Steer w/ 66" Grapple Bucket

Quantity:	1 Allowance	UL:	15
Condition:	Good	RUL:	10

Funding Basis:	Funded based on Association records	Current Cost:	$45,500.00

Building Interior - Office, Interior, Office: Refurbish

Quantity:	1 Allowance	UL:	12
Condition:	Good	RUL:	1
Funding Basis:	Funded based on prior reserve study	Current Cost:	$7,640.00

Building - Office, Interior: Refurbish

Quantity:	1225 Square Feet	UL:	30
Condition:	Good	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$208,000.00

Mechanical & Equipment - Office, Phone System

Quantity:	1 Allowance	UL:	10
Condition:	Functional	RUL:	3
Funding Basis:	Funded based on Association records	Current Cost:	$5,500.00

Building Exterior - Office, Roof: Replace

Quantity:	1225 Square Feet	UL:	30
Condition:	Fair	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$17,200.00

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

Quantity:	1 Allowance	UL:	4
Condition:	Poor	RUL:	3
Funding Basis:	Funded based on Association direction	Current Cost:	$16,500.00

Recreation - Pitch & Putt: Repairs

Condition:	Poor		
Funding Basis:	Unfunded as directed by Association		

Mechanical & Equipment - Pool & Spa Filters: Replace

Quantity:	4 Each	UL:	20
Condition:	Good	RUL:	14
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$19,300.00

Recreation - Pool & Spa: Retile

Quantity:	230 Linear Feet	UL:	36
Condition:	Good	RUL:	24

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$38,600.00

Recreation - Pool Deck, Concrete: Resurface

Quantity:	5000 Allowance	UL:	30
Condition:	Excellent	RUL:	25
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$182,000.00

Recreation - Pool Deck, Wood: Resurface

Quantity:	540 Allowance	UL:	20
Condition:	Excellent	RUL:	15
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$27,500.00

Recreation - Pool Engineering

Quantity:	1 Allowance	UL:	30
Condition:	Not Applicable	RUL:	24
Funding Basis:	Funded based on Association records	Current Cost:	$30,500.00

Recreation - Pool Fence & Railings: Replace

Quantity:	260 Linear Feet	UL:	30
Condition:	Excellent	RUL:	25
Funding Basis:	Funded based on Association records	Current Cost:	$69,400.00

Mechanical & Equipment - Pool Heaters: Replace

Quantity:	3 Each	UL:	15
Condition:	Good	RUL:	10
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$38,700.00

Recreation - Pool Miscellaneous

Quantity:	1 Allowance	UL:	30
Condition:	Excellent	RUL:	24
Funding Basis:	Funded based on Association records	Current Cost:	$9,720.00

Recreation - Pool Plumbing: Repair/Replace

Quantity:	1 Allowance	UL:	10
Condition:	Good	RUL:	4
Funding Basis:	Funded based on prior reserve study	Current Cost:	$36,900.00

Recreation - Pool Pumps & Valves: Replace

Quantity:	3 Each	UL:	10
Condition:	Good	RUL:	4

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$18,200.00
Recreation - Pool, Cover, Winter Safety: Replace			
Quantity:	1 Allowance	UL:	15
Condition:	Poor	RUL:	4
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$22,600.00
Building Exterior - Pool, Pool Bldg, Roof, Pool Bldg: Replace, Front			
Quantity:	1600 Square Feet	UL:	37
Condition:	Fair	RUL:	2
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$18,900.00
Building Exterior - Pool, Pool Bldg, Roof, Pool Bldg: Replace, Rear			
Quantity:	1600 Square Feet	UL:	35
Condition:	Good	RUL:	24
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$9,920.00
Building Interior - Pool: Interior Remodel			
Quantity:	1 Allowance	UL:	5
Condition:	Good	RUL:	5
Funding Basis:	Funded based on prior reserve study	Current Cost:	$7,640.00
Site/Grounds - Pool: Light Posts & Electrical			
Quantity:	1 Allowance	UL:	30
Condition:	Excellent	RUL:	25
Funding Basis:	Funded based on Association records	Current Cost:	$30,900.00
Building Exterior - Pool: Pool Bldg, Siding: Repaint			
Quantity:	1 Allowance	UL:	8
Condition:	Fair	RUL:	11
Funding Basis:	Funded based on Association direction	Current Cost:	$7,060.00
Building Exterior - Pool: Pool Bldg, Siding: Repair/Replace			
Quantity:	1 Allowance	UL:	50
Condition:	Good	RUL:	24
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$41,700.00
Recreation - Pool: Resurface			
Quantity:	2700 Square Feet	UL:	20
Condition:	Unknown	RUL:	8

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$82,400.00

Mechanical & Equipment - Pool: Spa, Heater: Replace

Quantity:	1 Allowance	UL:	20
Condition:	Good	RUL:	8
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$6,140.00

Mechanical & Equipment - Pool: Spa, Resurface

Quantity:	1 Allowance	UL:	16
Condition:	Good	RUL:	8
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$8,820.00

General - Project Manager

Quantity:	1 Allowance	UL:	1
		RUL:	0
Funding Basis:	Funded based on Association direction	Current Cost:	$108,371.00

Recreation - Recreation Equipment, Hi Lo

Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	24
Funding Basis:	Funded based on Association records	Current Cost:	$37,500.00

Recreation - Recreation Equipment, Perimeter, with skate spot

Quantity:	1 Allowance	UL:	22
Condition:	Functional	RUL:	1
Funding Basis:	Funded based on prior reserve study	Current Cost:	$44,800.00

Recreation - Recreation Equipment, Pool

Quantity:	1 Allowance	UL:	21
Condition:	Functional	RUL:	3
Funding Basis:	Funded based on prior reserve study	Current Cost:	$29,600.00

Recreation - Recreation Equipment, Reichel Beach

Quantity:	1 Allowance	UL:	21
Condition:	Fair	RUL:	2
Funding Basis:	Funded based on prior reserve study	Current Cost:	$25,200.00

Recreation - Recreation Equipment, Vine Lane

Quantity:	1 Allowance	UL:	22
Condition:	Functional	RUL:	1

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

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

Quantity:	1 Allowance	UL:	30
Condition:	Poor	RUL:	3
Funding Basis:	Funded based on Association records	Current Cost:	$11,000.00

Site/Grounds - Retaining Wall, Madrona Trail: RepairReplace

Quantity:	1 Allowance	UL:	30
Condition:	Assorted Condition	RUL:	3
Funding Basis:	Funded for repair	Current Cost:	$11,000.00

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

Quantity:	1 Allowance	UL:	30
Condition:	Unknown	RUL:	26
Funding Basis:	Unfunded, funded within another component	Current Cost:	$11,600.00

Site/Grounds - Retaining Wall, Sunset Trail: Rock

Quantity:	1 Allowance	UL:	30
Condition:	Poor	RUL:	3
Funding Basis:	Funded based on Association records	Current Cost:	$11,000.00

General - Roads - 10 year Engineering Plan - 50%

Quantity:	1 Allowance	UL:	10
Condition:	Not Applicable	RUL:	4
Funding Basis:	Funded based on Association direction	Current Cost:	$41,400.00

Site/Grounds - RV Dump Station: Repair/Replace

Quantity:	1 Allowance	UL:	50
Condition:	Excellent	RUL:	41
Funding Basis:	Funded based on prior reserve study	Current Cost:	$38,900.00

Mechanical & Equipment - Security, Gate Card Readers: Replace

Quantity:	2 Each	UL:	15
Condition:	Good	RUL:	7
Funding Basis:	Funded based on prior reserve study	Current Cost:	$32,200.00

Mechanical & Equipment - Security, Gate Operators: Replace

Quantity:	4 Each	UL:	10
Condition:	Functional	RUL:	3

Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$18,500.00

Site/Grounds - Security, Gates: Replace

Quantity:	3 Each	UL:	50
Condition:	Functional	RUL:	7
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$21,800.00

Mechanical & Equipment - Security, Surveillance System Cameras: Replace

Quantity:	1 Allowance	UL:	10
Condition:	Excellent	RUL:	6
Funding Basis:	Funded based on Association direction	Current Cost:	$105,000.00

Mechanical & Equipment - Septic System, Blue Water: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$52,200.00

Mechanical & Equipment - Septic System, Harrington Park: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$52,200.00

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

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$52,200.00

Mechanical & Equipment - Septic System, Longmire: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$52,200.00

Mechanical & Equipment - Septic System, Loop: Replace (bathroom not Open)

Quantity:	1 Allowance	UL:	52
Condition:	Poor	RUL:	1
Funding Basis:	Funded based on Association records	Current Cost:	$49,700.00

Mechanical & Equipment - Septic System, Madrona: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7

Funding Basis:	Funded based on Association records	Current Cost:	$52,200.00

Mechanical & Equipment - Septic System, Office

Quantity:	1 Allowance	UL:	50
Condition:	Poor	RUL:	47
Funding Basis:	Funded based on Association direction	Current Cost:	$31,000.00

Mechanical & Equipment - Septic System, Otter Beach: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Mechanical & Equipment - Septic System, Perimeter: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Mechanical & Equipment - Septic System, Pool: Replace

Quantity:	1 Allowance	UL:	30
Condition:	Good	RUL:	25
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Mechanical & Equipment - Septic System, Rampart: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Mechanical & Equipment - Septic System, Reichel Beach: Replace

Quantity:	1 Allowance	UL:	51
Condition:	Poor	RUL:	0
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Mechanical & Equipment - Septic System, Sports Court: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Mechanical & Equipment - Septic System, Sunset Beach: Replace

Quantity:	1 Allowance	UL:	51
Condition:	Poor	RUL:	0

Funding Basis:	Funded based on Association records	Current Cost:	$56,500.00

Mechanical & Equipment - Septic System, Windy Beach: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Mechanical & Equipment - Septic System, Woodside: Replace

Quantity:	1 Allowance	UL:	50
Condition:	Fair	RUL:	7
Funding Basis:	Funded based on Association records	Current Cost:	$53,700.00

Site/Grounds - Spillways, Concrete: Repair/Replace

Quantity:	1 Allowance	UL:	25
Condition:	Functional	RUL:	11
Funding Basis:	Funded based on prior reserve study	Current Cost:	$69,100.00

Site/Grounds - Spillways, Gates & Weirs: Replace

Quantity:	1 Allowance	UL:	25
Condition:	Good	RUL:	11
Funding Basis:	Funded based on prior reserve study	Current Cost:	$7,390.00

Recreation - Sport, Ballfield, Division 7: Upgrade

Quantity:	1 Allowance	UL:	10
Condition:	Fair	RUL:	1
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$12,500.00

Site/Grounds - Sport, Baseball Backstop: Harington Park

Quantity:	1 Allowance	UL:	14
Condition:	Good	RUL:	10
Funding Basis:	Funded based on Association direction	Current Cost:	$9,450.00

Site/Grounds - Sport, Baseball Backstop: Longmire

Quantity:	1 Allowance	UL:	14
Condition:	Fair	RUL:	1
Funding Basis:	Funded based on Association direction	Current Cost:	$9,450.00

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

Quantity:	1 Allowance	UL:	25
Condition:	Fair	RUL:	5

Funding Basis:	Funded based on Association records	Current Cost:	$23,500.00

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

Quantity:	1 Allowance	UL:	25
Condition:	Fair	RUL:	5
Funding Basis:	Funded based on Association records	Current Cost:	$4,400.00

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

Quantity:	1 Allowance	UL:	25
Condition:	Poor	RUL:	0
Funding Basis:	Funded based on Association records	Current Cost:	$4,400.00

Recreation - Sport, Pickleball Court, Longmire: Reseal

Quantity:	7200 Square Feet	UL:	8
Condition:	Good	RUL:	4
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$10,800.00

Recreation - Sport, Pickleball Court, Longmire: Resurface

Quantity:	7200 Square Feet	UL:	40
Condition:	Excellent	RUL:	34
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$110,000.00

Recreation - Sports Court, Rampart: Reseal

Quantity:	1 Allowance	UL:	8
Condition:	Excellent	RUL:	5
Funding Basis:	Funded based on Association direction	Current Cost:	$10,100.00

Recreation - Sports Court, Rampart: Resurface

Quantity:	7200 Square Feet	UL:	41
Condition:	Poor	RUL:	0
Funding Basis:	Funded based on prior reserve study	Current Cost:	$104,000.00

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

Quantity:	2 Allowance	UL:	15
Condition:	Good	RUL:	3
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$8,020.00

Recreation - Tennis & Basketball Court, Hi Lo: Reseal

Quantity:	1 Allowance	UL:	10
Condition:	Good	RUL:	6

Funding Basis:	Funded based on Association records	Current Cost:	$10,100.00

Recreation - Tennis & Basketball Court, Hi Lo: Resurface

Quantity:	1 Allowance	UL:	40
Condition:	Excellent	RUL:	6
Funding Basis:	Funded based on the typical life expectancy	Current Cost:	$118,000.00

Site/Grounds - Trails, Horseshoe Trail: Major Maintenance

Quantity:	1 Allowance	UL:	10
Condition:	Good	RUL:	1
Funding Basis:	Funded based on Association direction	Current Cost:	$31,500.00

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.
FFB = Current Cost X Effective Age / 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.

CEDCORE

P.O. Box 1208
Spanaway, WA 98387
253-292-2125
www.cedcore.com