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Discovery Bay Women's Club Sequim, WA



Report #: 8592-17
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY Update "With-Site-Visit"

July 30, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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Discovery Bay Women's Club

Sequim, WA

Level of Service: Update "With-Site-Visit"

Report #: 8592-17

of Units: 115

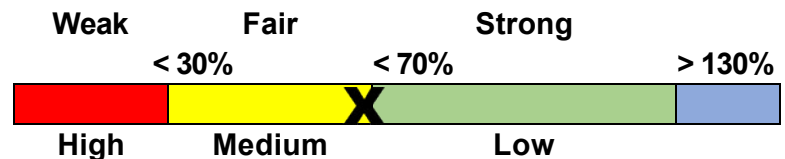
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$797,772
Current Fully Funded Reserve Balance	\$1,157,049
Percent Funded	68.9 %
Average Reserve (Deficit) or Surplus Per Unit	(\$3,124)
Recommended 2026 100% Monthly "Full Funding" Reserve Transfers	\$8,790
Recommended 2026 70% Monthly "Threshold Funding" Reserve Transfers	\$7,510
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$4,970
Most Recent Budgeted Reserve Transfer Rate	\$7,930

Reserve Fund Strength: 68.9%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

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

• This is a Update "With-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 68.9 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$84,146 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope. Note: currently problems with the LOSS drip dispersal system are being investigated. We have no basis at this time as to scope/cost for repair work and therefore no funding included in this reserve study. Once scope/costs are known, can be included in reserve study update.

• No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds/Systems			
101 Culverts/Drainage - Ongoing	4	3	\$5,830
102 Wood Fence, Older - Repair/Replace	20	3	\$12,800
103 Wood Fence, Newer - Replace	20	18	\$14,000
104 Dog Park Fence, Gate - Repr/Replace	30	6	\$5,750
105 Concrete - Repair/Replace	10	4	\$3,820
107 Stairs at 1st St. - Rpr/Replace	25	10	\$7,500
110 Gate Operators - Replace	15	0	\$16,400
111 Pressure Sensor - Replace	15	3	\$4,610
959 Electrical Infrastructure - Repair/Replc	2	1	\$5,000
Recreation			
300 Pool (Gunitite) - Resurface	12	2	\$16,900
301 Pool Tile - Replace	24	14	\$6,470
302 Pool Heater/Heat Pump - Replace	10	1	\$10,300
304 Pool Lift - Repair/Replace	20	10	\$6,470
306 Pool Shed - Repair/Replace	15	5	\$5,150
307 Pool Pump - Replace	10	9	\$2,500
308 Pool Filter - Replace	20	10	\$4,000
309 Pool Ozonator - Replace	10	3	\$3,090
310 Pool Cover/Operator - Repair/Replace	10	0	\$6,470
312 Pool Fence - Repair/Replace	15	5	\$7,110
315 Pool Deck - Resurface/Replace	20	14	\$22,600
370 Heaters/Picnic Sets - Replace	15	2	\$5,030
402 Workout Bench - Replace	15	5	\$2,650
Building Exteriors			
498 Laundry Ramp - Repair/Replace	25	23	\$3,000
499 Entry Deck, Office/Lounge - Rpr/Replace	25	11	\$2,143
501 Office/Lounge Roof/Gtr/Ds - Replace	35	15	\$32,500
502 O/L Structural/Siding/Wndws - Replc	50	15	\$63,200
511 Laundry Bldg Roof/Gtr/Dsp - Replace	35	14	\$32,500
512 Lndry Structural Sdng/Wndws - Repl	50	15	\$56,100
520 Lodge (Radclyffe) - Replace	40	9	\$314,000
522 Lodge Deck - Replace	20	9	\$31,900
530 Tool Shop - Replace	30	9	\$71,400
531 Tool Shop - Repair	4	1	\$2,970
535 Tractor Garage - Replace	30	12	\$12,000
536 Mower Sheds - Repair/Replace	17	7	\$9,010
537 Facilities Sheds 1st St - Repair/Replace	25	4	\$10,300

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
538 Guardhouse Bldg - Refurbish/Replace	30	9	\$3,980
540 Ramada Bldg - Replace	30	9	\$55,100
552 Rstrm Structural Siding/Wdw/Replace	50	15	\$20,000
560 Building Exteriors - Paint	10	2	\$15,700
564 Emergency/CERT Shed - Repair/Replace	15	10	\$7,500
Building Interiors			
700 Office/Lounge Flooring - Replace	15	4	\$8,120
701 Office/Lounge Furniture - Replace	10	9	\$3,500
702 Office/Lounge Appls - Replace 2030	12	4	\$2,330
703 Office Heat Pump - Replace	20	18	\$5,460
710 Laundry Flooring - Replace	20	10	\$6,000
711 Laundry Water Heater - Replace	10	7	\$6,100
712 Lower Restroom Water Heater - Repl	10	7	\$7,210
722 Radclyffe Appliances 2027 - Replace	16	1	\$2,350
723 Radclyffe Fireplace - Repr/Replace	20	0	\$2,000
724 Radclyffe Heat Pump - Replace	20	18	\$5,459
730 Tool Shop Furnace - Replace	15	6	\$3,500
750 Restroom Bldg Interior - Refurbish	30	18	\$33,300
910 Generator, Radclyffe - Replace	20	0	\$2,500
912 AED Units/Cabinets - Repair/Replace	10	8	\$4,500
Water System			
897 Well House Building - Replace	25	6	\$33,800
899 Well - Sanitary Survey	5	3	\$3,390
900 Well - Replace	80	17	\$38,100
901 Water Tank - Clean	5	3	\$2,390
902 Water Tank - Replace	50	33	\$80,000
903 Well House Electrical - Replace	10	1	\$2,650
904 Well Control Panel - Replace	30	11	\$6,470
905 Well Pump - Replace	15	14	\$3,700
906 Water Distribution System - Replc	100	35	\$349,000
907 Water Distribution - Periodic Rprs	10	4	\$11,600
909 Water Hand Pump - Replace	10	8	\$2,700
917 Generator, Well - Replace	20	0	\$2,500
LOSS/Septic System			
908 LOSS Equipment Building - Replace	30	25	\$30,000
913 Conveyance Pipes/Etc. - Rpr/Rplc	3	1	\$7,000
921 Sewer Lines - Repair/Replace	1	0	\$4,000
922 Tanks - Professional Pumping	3	0	\$16,000
924 Filter Assemblies - Repair/Replace	25	19	\$20,000
927 Solenoid Valves - Replace	7	1	\$13,200
928 Dose Pump 1 of 2 - Replace	10	9	\$7,500
929 Dose Pump 2 of 2 - Replace	10	9	\$7,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
931 Recirc Tank Pumps - Replace	10	0	\$11,000
932 Gravel Filter Pumps - Replace	10	4	\$9,000
935 Control Panel - Repair/Replace	30	24	\$15,000
937 Generator - Replace	20	15	\$13,081
939 Electrical/Transfer Switch - Replace	20	18	\$3,000
959 Electrical Line Repairs - 2027/2029	2	1	\$5,000
OSS (B Field)			
914 "B" Field Drainfield - Repair/Replace	40	15	\$25,000
936 Control Panel - Repair/Replace	30	10	\$4,000
957 Generator, "B" Field - Replace	20	0	\$2,500
Equipment			
949 Kawasaki Mule - Replace	12	10	\$20,600
950 Polaris Ranger - Replace	12	2	\$20,600
952 Zero Turn Mower - Replace	10	1	\$9,340
953 John Deere Riding Mower - Replace	10	2	\$2,700
955 Walk Behind Mower - Replace	10	3	\$2,500
960 Utility Trailer - Repair/Replace	10	0	\$3,130
961 Dump Trailer - Repair/Replace	12	3	\$5,940
963 Tractor, Kubota - Replace	15	5	\$27,900

91 Total Funded Components

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

Introduction



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

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



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

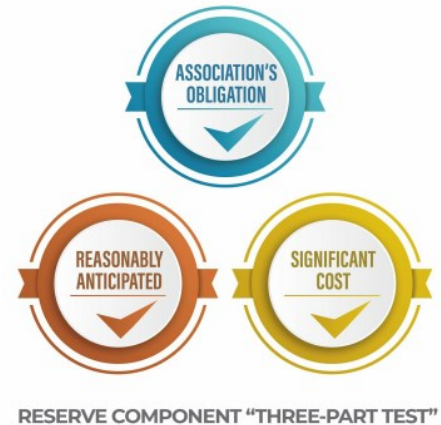
Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 5/7/2025, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life. Client reports problems with the LOSS drip dispersal system are being investigated. We have no basis at this time as to scope/cost for repair work and therefore no funding included in this reserve study. Once scope/costs are known, can be included in reserve study update.

Projected Expenses

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

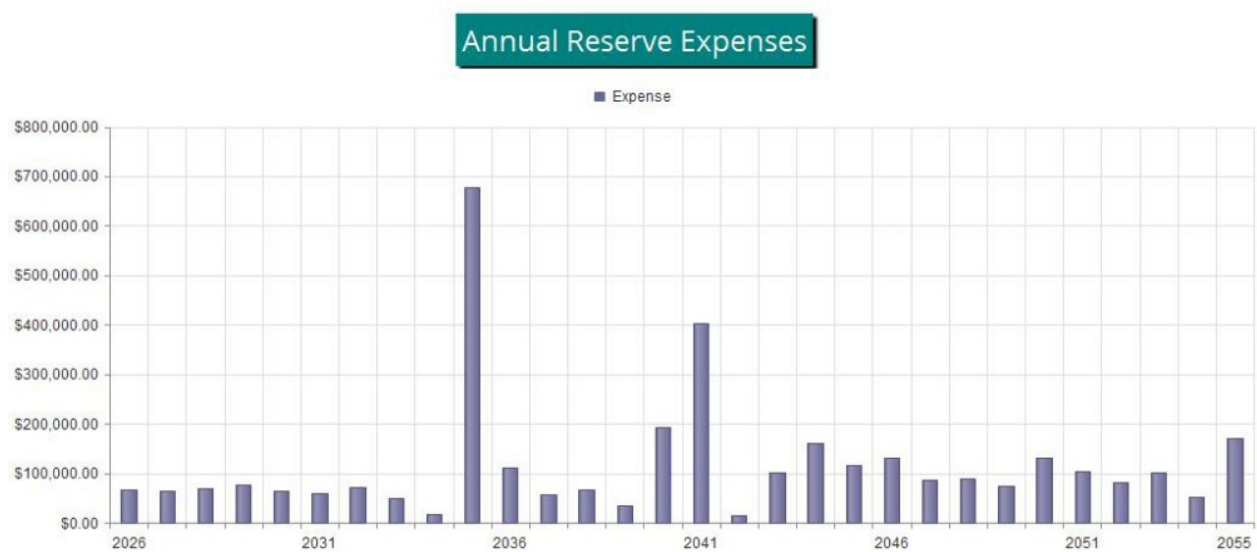


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$797,772 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be \$1,157,049 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted transfers of \$8,790 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

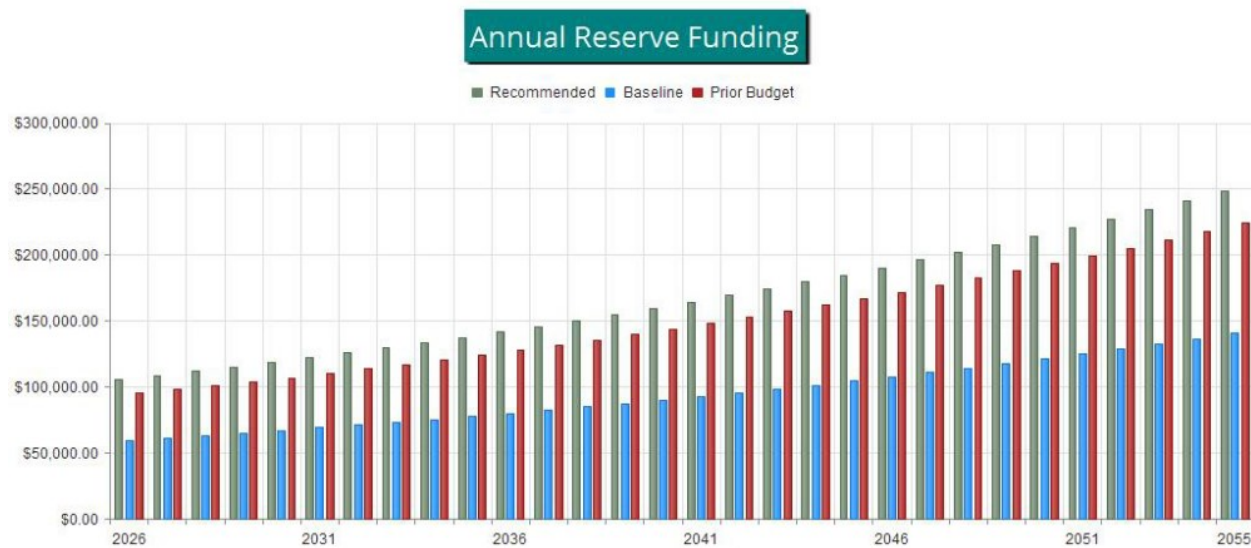


Figure 2

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

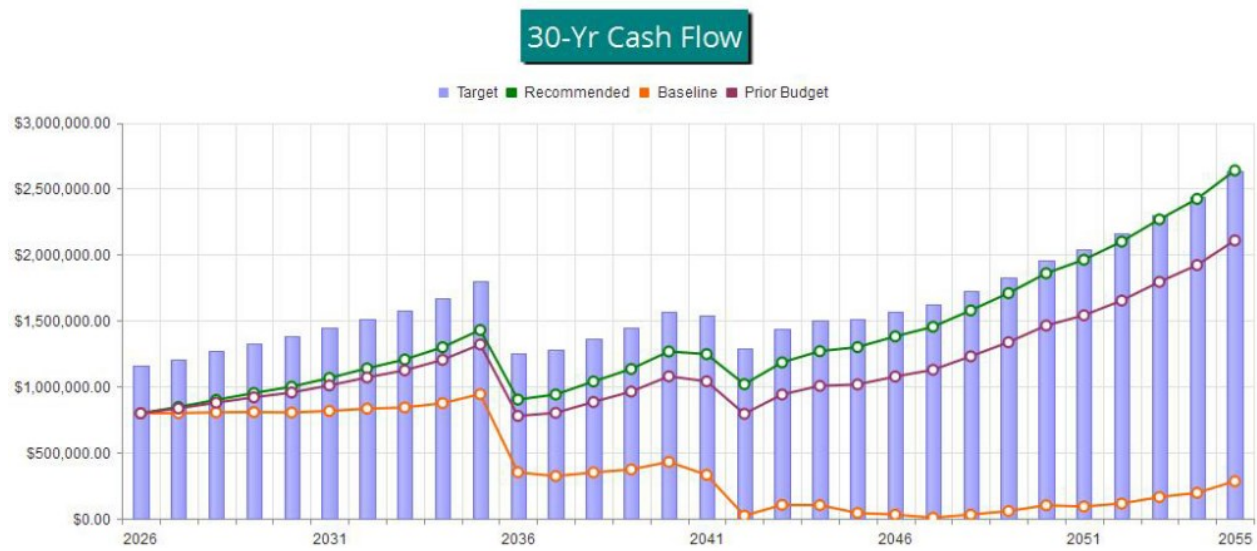


Figure 3

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

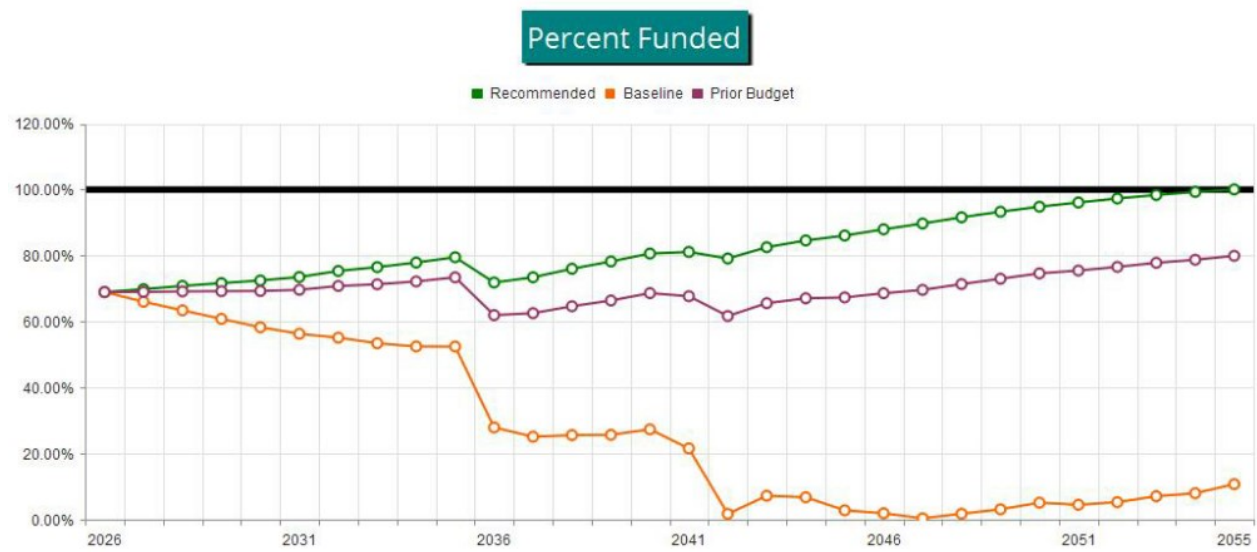


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



Reserve Component List Detail

Report # 8592-17
With-Site-Visit

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Site/Grounds/Systems							
101	Culverts/Drainage - Ongoing	1	Open ditches, pipe, etc.	4	3	\$5,250	\$6,410
102	Wood Fence, Older - Repair/Replace	320	LF board, 6' tall	20	3	\$11,500	\$14,100
103	Wood Fence, Newer - Replace	350	LF board, 6' tall	20	18	\$12,600	\$15,400
104	Dog Park Fence, Gate - Repr/Replace	250	LF chain link	30	6	\$5,180	\$6,320
105	Concrete - Repair/Replace	1	Allowance	10	4	\$3,440	\$4,200
107	Stairs at 1st St. - Rpr/Replace	1	wood staircase	25	10	\$6,750	\$8,250
110	Gate Operators - Replace	2	DKS sally arms	15	0	\$14,800	\$18,000
111	Pressure Sensor - Replace	1	vehicle sensor	15	3	\$4,150	\$5,070
959	Electrical Infrastructure - Repair/Replc	1	System	2	1	\$4,500	\$5,500
Recreation							
300	Pool (Gunite) - Resurface	16	16 X 36 plaster finish	12	2	\$15,200	\$18,600
301	Pool Tile - Replace	100	LF fill level tiles	24	14	\$5,820	\$7,120
302	Pool Heater/Heat Pump - Replace	1	TropiCal Heat Pump	10	1	\$9,270	\$11,300
304	Pool Lift - Repair/Replace	1	SR Smith Chair	20	10	\$5,820	\$7,120
306	Pool Shed - Repair/Replace	1	80 SF shed wood	15	5	\$4,640	\$5,660
307	Pool Pump - Replace	1	Pump	10	9	\$2,250	\$2,750
308	Pool Filter - Replace	1	Sand filter, pump	20	10	\$3,600	\$4,400
309	Pool Ozonator - Replace	1	UltraPure system	10	3	\$2,780	\$3,400
310	Pool Cover/Operator - Repair/Replace	1	Automatic cover	10	0	\$5,820	\$7,120
312	Pool Fence - Repair/Replace	115	LF 6 wood board	15	5	\$6,400	\$7,820
315	Pool Deck - Resurface/Replace	1,250	SF concrete	20	14	\$20,300	\$24,900
370	Heaters/Picnic Sets - Replace	4	Heaters/12+ Picnic	15	2	\$4,530	\$5,530
402	Workout Bench - Replace	1	workout bench	15	5	\$2,380	\$2,920
Building Exteriors							
498	Laundry Ramp - Repair/Replace	70	SF composite boards	25	23	\$2,700	\$3,300
499	Entry Deck, Office/Lounge - Rpr/Replace	50	SF composite boards	25	11	\$1,930	\$2,360
501	Office/Lounge Roof/Gtr/Ds - Replace	1,900	GSF roof 120LF gt	35	15	\$29,200	\$35,800
502	O/L Structural/Siding/Wndws - Replc	1,500	GSF siding (8) wd	50	15	\$56,900	\$69,500
511	Laundry Bldg Roof/Gtr/Dsp - Replace	1,900	GSF metal/120LF gt	35	14	\$29,200	\$35,800
512	Lndry Structural Sdng/Wndws - Repl	1,500	GSF siding (4) wd	50	15	\$50,500	\$61,700
520	Lodge (Radclyffe) - Replace	1	28 x 40 manufactured	40	9	\$283,000	\$345,000
522	Lodge Deck - Replace	700	SF wood planks	20	9	\$28,700	\$35,100
530	Tool Shop - Replace	620	SF	30	9	\$64,300	\$78,500
531	Tool Shop - Repair	620	SF	4	1	\$2,670	\$3,270
535	Tractor Garage - Replace	2	200 SF (10X20)	30	12	\$10,800	\$13,200
536	Mower Sheds - Repair/Replace	1	(1) ~100 SF, (about 12X7)	17	7	\$8,110	\$9,910
537	Facilities Sheds 1st St - Repair/Replace	240	SF wood	25	4	\$9,270	\$11,300
538	Guardhouse Bldg - Refurbish/Replace	30	SF wood stucture	30	9	\$3,580	\$4,380
540	Ramada Bldg - Replace	1,800	GSF	30	9	\$49,600	\$60,600
552	Rstrm Structural Siding/Wdw/Replace	900	GSF sdg (2) wdws	50	15	\$18,000	\$22,000
560	Building Exteriors - Paint	1	Numerous buildings	10	2	\$14,100	\$17,300
564	Emergency/CERT Shed - Repair/Replace	1	wood structure	15	10	\$6,750	\$8,250
Building Interiors							

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
700	Office/Lounge Flooring - Replace	185	SY laminate/hard surface	15	4	\$7,310	\$8,930
701	Office/Lounge Furniture - Replace	1	Pieces	10	9	\$3,150	\$3,850
702	Office/Lounge Appls - Replace 2030	3	pieces	12	4	\$2,100	\$2,560
703	Office Heat Pump - Replace	1	Mitsubish Mini-Split	20	18	\$4,910	\$6,010
710	Laundry Flooring - Replace	300	SF tile/carpet	20	10	\$5,400	\$6,600
711	Laundry Water Heater - Replace	1	Rinnai Propane On-Demand	10	7	\$5,490	\$6,710
712	Lower Restroom Water Heater - Repl	1	Rudd 50 gallon	10	7	\$6,490	\$7,930
722	Radclyffe Appliances 2027 - Replace	1	Refrigerator/freezer	16	1	\$2,120	\$2,580
723	Radclyffe Fireplace - Repr/Replace	1	Gas	20	0	\$1,800	\$2,200
724	Radclyffe Heat Pump - Replace	1	Mitsubish Mini-Split	20	18	\$4,910	\$6,000
730	Tool Shop Furnace - Replace	1	ceiling unit	15	6	\$3,150	\$3,850
750	Restroom Bldg Interior - Refurbish	2	restrooms	30	18	\$30,000	\$36,600
910	Generator, Radclyffe - Replace	1	Generac 5000 watt	20	0	\$2,250	\$2,750
912	AED Units/Cabinets - Repair/Replace	3	Phillips Headstart	10	8	\$4,050	\$4,950
Water System							
897	Well House Building - Replace	1	wood structure	25	6	\$30,400	\$37,200
899	Well - Sanitary Survey	1	State Survey	5	3	\$3,050	\$3,730
900	Well - Replace	1	domestic well	80	17	\$34,300	\$41,900
901	Water Tank - Clean	1	6500 gallon conc.	5	3	\$2,150	\$2,630
902	Water Tank - Replace	1	6500 gallon concrete tank	50	33	\$72,000	\$88,000
903	Well House Electrical - Replace	1	Service, branch, etc.	10	1	\$2,380	\$2,920
904	Well Control Panel - Replace	1	Greenco Panel	30	11	\$5,820	\$7,120
905	Well Pump - Replace	1	well pump	15	14	\$3,330	\$4,070
906	Water Distribution System - Replc	9,170	LF	100	35	\$314,000	\$384,000
907	Water Distribution - Periodic Rprs	9,170	LF	10	4	\$10,400	\$12,800
909	Water Hand Pump - Replace	1	Simple Pump brand	10	8	\$2,430	\$2,970
917	Generator, Well - Replace	1	Generac 5500 watt	20	0	\$2,250	\$2,750
LOSS/Septic System							
908	LOSS Equipment Building - Replace	1	wood structure	30	25	\$27,000	\$33,000
913	Conveyance Pipes/Etc. - Rpr/Rplc	1	Budget allowance	3	1	\$6,300	\$7,700
921	Sewer Lines - Repair/Replace	1	Budget Allowance	1	0	\$3,600	\$4,400
922	Tanks - Professional Pumping	28,000	gallons	3	0	\$14,400	\$17,600
924	Filter Assemblies - Repair/Replace	2	Netafim 2" Disk-Kleen	25	19	\$18,000	\$22,000
927	Solenoid Valves - Replace	11	Two inch solenoid valves	7	1	\$11,900	\$14,500
928	Dose Pump 1 of 2 - Replace	1	Pump, ~1.5 HP	10	9	\$6,750	\$8,250
929	Dose Pump 2 of 2 - Replace	1	Pump, ~1.5 HP	10	9	\$6,750	\$8,250
931	Recirc Tank Pumps - Replace	2	Pumps, -3/4 HP	10	0	\$9,900	\$12,100
932	Gravel Filter Pumps - Replace	2	Pumps, 1/2 HP	10	4	\$8,100	\$9,900
935	Control Panel - Repair/Replace	1	Orengo Panel	30	24	\$13,500	\$16,500
937	Generator - Replace	1	Cummins unit, hardwire	20	15	\$11,800	\$14,400
939	Electrical/Transfer Switch - Replace	1	OSS Septic B	20	18	\$2,700	\$3,300
959	Electrical Line Repairs - 2027/2029	1	Special Project	2	1	\$4,500	\$5,500
OSS (B Field)							
914	"B" Field Drainfield - Repair/Replace	1	Area, ~12,000 SF	40	15	\$22,500	\$27,500
936	Control Panel - Repair/Replace	1	Panel	30	10	\$3,600	\$4,400
957	Generator, "B" Field - Replace	1	Honda EU3000 portable	20	0	\$2,250	\$2,750
Equipment							

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
949	Kawasaki Mule - Replace	1	4X4 utility vehicle, 2023	12	10	\$18,500	\$22,700
950	Polaris Ranger - Replace	1	Utility vehicle	12	2	\$18,500	\$22,700
952	Zero Turn Mower - Replace	1	ProZ 100 Cub Cadet	10	1	\$8,410	\$10,300
953	John Deere Riding Mower - Replace	1	John Deere	10	2	\$2,430	\$2,970
955	Walk Behind Mower - Replace	1	Cub Cadet CC800 33"	10	3	\$2,250	\$2,750
960	Utility Trailer - Repair/Replace	1	flatbed trailer	10	0	\$2,820	\$3,440
961	Dump Trailer - Repair/Replace	1	Big Tex 70SR	12	3	\$5,350	\$6,530
963	Tractor, Kubota - Replace	1	Kubota BX25D	15	5	\$25,100	\$30,700
91	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds/Systems								
101	Culverts/Drainage - Ongoing	\$5,830	X	1	/	4	=	\$1,458
102	Wood Fence, Older - Repair/Replace	\$12,800	X	17	/	20	=	\$10,880
103	Wood Fence, Newer - Replace	\$14,000	X	2	/	20	=	\$1,400
104	Dog Park Fence, Gate - Repr/Replace	\$5,750	X	24	/	30	=	\$4,600
105	Concrete - Repair/Replace	\$3,820	X	6	/	10	=	\$2,292
107	Stairs at 1st St. - Rpr/Replace	\$7,500	X	15	/	25	=	\$4,500
110	Gate Operators - Replace	\$16,400	X	15	/	15	=	\$16,400
111	Pressure Sensor - Replace	\$4,610	X	12	/	15	=	\$3,688
959	Electrical Infrastructure - Repair/Replc	\$5,000	X	1	/	2	=	\$2,500
Recreation								
300	Pool (Gunite) - Resurface	\$16,900	X	10	/	12	=	\$14,083
301	Pool Tile - Replace	\$6,470	X	10	/	24	=	\$2,696
302	Pool Heater/Heat Pump - Replace	\$10,300	X	9	/	10	=	\$9,270
304	Pool Lift - Repair/Replace	\$6,470	X	10	/	20	=	\$3,235
306	Pool Shed - Repair/Replace	\$5,150	X	10	/	15	=	\$3,433
307	Pool Pump - Replace	\$2,500	X	1	/	10	=	\$250
308	Pool Filter - Replace	\$4,000	X	10	/	20	=	\$2,000
309	Pool Ozonator - Replace	\$3,090	X	7	/	10	=	\$2,163
310	Pool Cover/Operator - Repair/Replace	\$6,470	X	10	/	10	=	\$6,470
312	Pool Fence - Repair/Replace	\$7,110	X	10	/	15	=	\$4,740
315	Pool Deck - Resurface/Replace	\$22,600	X	6	/	20	=	\$6,780
370	Heaters/Picnic Sets - Replace	\$5,030	X	13	/	15	=	\$4,359
402	Workout Bench - Replace	\$2,650	X	10	/	15	=	\$1,767
Building Exteriors								
498	Laundry Ramp - Repair/Replace	\$3,000	X	2	/	25	=	\$240
499	Entry Deck, Office/Lounge - Rpr/Replace	\$2,143	X	14	/	25	=	\$1,200
501	Office/Lounge Roof/Gtr/Ds - Replace	\$32,500	X	20	/	35	=	\$18,571
502	O/L Structural/Siding/Wndws - Replc	\$63,200	X	35	/	50	=	\$44,240
511	Laundry Bldg Roof/Gtr/Dsp - Replace	\$32,500	X	21	/	35	=	\$19,500
512	Lndry Structural Sdng/Wndws - Repl	\$56,100	X	35	/	50	=	\$39,270
520	Lodge (Radclyffe) - Replace	\$314,000	X	31	/	40	=	\$243,350
522	Lodge Deck - Replace	\$31,900	X	11	/	20	=	\$17,545
530	Tool Shop - Replace	\$71,400	X	21	/	30	=	\$49,980
531	Tool Shop - Repair	\$2,970	X	3	/	4	=	\$2,228
535	Tractor Garage - Replace	\$12,000	X	18	/	30	=	\$7,200
536	Mower Sheds - Repair/Replace	\$9,010	X	10	/	17	=	\$5,300
537	Facilities Sheds 1st St - Repair/Replace	\$10,300	X	21	/	25	=	\$8,652
538	Guardhouse Bldg - Refurbish/Replace	\$3,980	X	21	/	30	=	\$2,786
540	Ramada Bldg - Replace	\$55,100	X	21	/	30	=	\$38,570
552	Rstrm Structural Siding/Wdw/Replace	\$20,000	X	35	/	50	=	\$14,000
560	Building Exteriors - Paint	\$15,700	X	8	/	10	=	\$12,560
564	Emergency/CERT Shed - Repair/Replace	\$7,500	X	5	/	15	=	\$2,500
Building Interiors								
700	Office/Lounge Flooring - Replace	\$8,120	X	11	/	15	=	\$5,955

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
701	Office/Lounge Furniture - Replace	\$3,500	X	1	/	10	=	\$350
702	Office/Lounge Appls - Replace 2030	\$2,330	X	8	/	12	=	\$1,553
703	Office Heat Pump - Replace	\$5,460	X	2	/	20	=	\$546
710	Laundry Flooring - Replace	\$6,000	X	10	/	20	=	\$3,000
711	Laundry Water Heater - Replace	\$6,100	X	3	/	10	=	\$1,830
712	Lower Restroom Water Heater - Repl	\$7,210	X	3	/	10	=	\$2,163
722	Radclyffe Appliances 2027 - Replace	\$2,350	X	15	/	16	=	\$2,203
723	Radclyffe Fireplace - Repr/Replace	\$2,000	X	20	/	20	=	\$2,000
724	Radclyffe Heat Pump - Replace	\$5,459	X	2	/	20	=	\$546
730	Tool Shop Furnace - Replace	\$3,500	X	9	/	15	=	\$2,100
750	Restroom Bldg Interior - Refurbish	\$33,300	X	12	/	30	=	\$13,320
910	Generator, Radclyffe - Replace	\$2,500	X	20	/	20	=	\$2,500
912	AED Units/Cabinets - Repair/Replace	\$4,500	X	2	/	10	=	\$900
Water System								
897	Well House Building - Replace	\$33,800	X	19	/	25	=	\$25,688
899	Well - Sanitary Survey	\$3,390	X	2	/	5	=	\$1,356
900	Well - Replace	\$38,100	X	63	/	80	=	\$30,004
901	Water Tank - Clean	\$2,390	X	2	/	5	=	\$956
902	Water Tank - Replace	\$80,000	X	17	/	50	=	\$27,200
903	Well House Electrical - Replace	\$2,650	X	9	/	10	=	\$2,385
904	Well Control Panel - Replace	\$6,470	X	19	/	30	=	\$4,098
905	Well Pump - Replace	\$3,700	X	1	/	15	=	\$247
906	Water Distribution System - Replc	\$349,000	X	65	/	100	=	\$226,850
907	Water Distribution - Periodic Rprs	\$11,600	X	6	/	10	=	\$6,960
909	Water Hand Pump - Replace	\$2,700	X	2	/	10	=	\$540
917	Generator, Well - Replace	\$2,500	X	20	/	20	=	\$2,500
LOSS/Septic System								
908	LOSS Equipment Building - Replace	\$30,000	X	5	/	30	=	\$5,000
913	Conveyance Pipes/Etc. - Rpr/Rplc	\$7,000	X	2	/	3	=	\$4,667
921	Sewer Lines - Repair/Replace	\$4,000	X	1	/	1	=	\$4,000
922	Tanks - Professional Pumping	\$16,000	X	3	/	3	=	\$16,000
924	Filter Assemblies - Repair/Replace	\$20,000	X	6	/	25	=	\$4,800
927	Solenoid Valves - Replace	\$13,200	X	6	/	7	=	\$11,314
928	Dose Pump 1 of 2 - Replace	\$7,500	X	1	/	10	=	\$750
929	Dose Pump 2 of 2 - Replace	\$7,500	X	1	/	10	=	\$750
931	Recirc Tank Pumps - Replace	\$11,000	X	10	/	10	=	\$11,000
932	Gravel Filter Pumps - Replace	\$9,000	X	6	/	10	=	\$5,400
935	Control Panel - Repair/Replace	\$15,000	X	6	/	30	=	\$3,000
937	Generator - Replace	\$13,081	X	5	/	20	=	\$3,270
939	Electrical/Transfer Switch - Replace	\$3,000	X	2	/	20	=	\$300
959	Electrical Line Repairs - 2027/2029	\$5,000	X	1	/	2	=	\$2,500
OSS (B Field)								
914	"B" Field Drainfield - Repair/Replace	\$25,000	X	25	/	40	=	\$15,625
936	Control Panel - Repair/Replace	\$4,000	X	20	/	30	=	\$2,667
957	Generator, "B" Field - Replace	\$2,500	X	20	/	20	=	\$2,500
Equipment								
949	Kawasaki Mule - Replace	\$20,600	X	2	/	12	=	\$3,433
950	Polaris Ranger - Replace	\$20,600	X	10	/	12	=	\$17,167
952	Zero Turn Mower - Replace	\$9,340	X	9	/	10	=	\$8,406

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
953	John Deere Riding Mower - Replace	\$2,700	X	8	/	10	=	\$2,160
955	Walk Behind Mower - Replace	\$2,500	X	7	/	10	=	\$1,750
960	Utility Trailer - Repair/Replace	\$3,130	X	10	/	10	=	\$3,130
961	Dump Trailer - Repair/Replace	\$5,940	X	9	/	12	=	\$4,455
963	Tractor, Kubota - Replace	\$27,900	X	10	/	15	=	\$18,600
								\$1,157,049



Component Significance

Report # 8592-17
With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds/Systems					
101	Culverts/Drainage - Ongoing	4	\$5,830	\$1,458	1.73 %
102	Wood Fence, Older - Repair/Replace	20	\$12,800	\$640	0.76 %
103	Wood Fence, Newer - Replace	20	\$14,000	\$700	0.83 %
104	Dog Park Fence, Gate - Repr/Replace	30	\$5,750	\$192	0.23 %
105	Concrete - Repair/Replace	10	\$3,820	\$382	0.45 %
107	Stairs at 1st St. - Rpr/Replace	25	\$7,500	\$300	0.36 %
110	Gate Operators - Replace	15	\$16,400	\$1,093	1.30 %
111	Pressure Sensor - Replace	15	\$4,610	\$307	0.37 %
959	Electrical Infrastructure - Repair/Replc	2	\$5,000	\$2,500	2.97 %
Recreation					
300	Pool (Gunite) - Resurface	12	\$16,900	\$1,408	1.67 %
301	Pool Tile - Replace	24	\$6,470	\$270	0.32 %
302	Pool Heater/Heat Pump - Replace	10	\$10,300	\$1,030	1.22 %
304	Pool Lift - Repair/Replace	20	\$6,470	\$324	0.38 %
306	Pool Shed - Repair/Replace	15	\$5,150	\$343	0.41 %
307	Pool Pump - Replace	10	\$2,500	\$250	0.30 %
308	Pool Filter - Replace	20	\$4,000	\$200	0.24 %
309	Pool Ozonator - Replace	10	\$3,090	\$309	0.37 %
310	Pool Cover/Operator - Repair/Replace	10	\$6,470	\$647	0.77 %
312	Pool Fence - Repair/Replace	15	\$7,110	\$474	0.56 %
315	Pool Deck - Resurface/Replace	20	\$22,600	\$1,130	1.34 %
370	Heaters/Picnic Sets - Replace	15	\$5,030	\$335	0.40 %
402	Workout Bench - Replace	15	\$2,650	\$177	0.21 %
Building Exteriors					
498	Laundry Ramp - Repair/Replace	25	\$3,000	\$120	0.14 %
499	Entry Deck, Office/Lounge - Rpr/Replace	25	\$2,143	\$86	0.10 %
501	Office/Lounge Roof/Gtr/Ds - Replace	35	\$32,500	\$929	1.10 %
502	O/L Structural/Siding/Wndws - Replc	50	\$63,200	\$1,264	1.50 %
511	Laundry Bldg Roof/Gtr/Dsp - Replace	35	\$32,500	\$929	1.10 %
512	Lndry Structural Sdng/Wndws - Repl	50	\$56,100	\$1,122	1.33 %
520	Lodge (Radclyffe) - Replace	40	\$314,000	\$7,850	9.33 %
522	Lodge Deck - Replace	20	\$31,900	\$1,595	1.90 %
530	Tool Shop - Replace	30	\$71,400	\$2,380	2.83 %
531	Tool Shop - Repair	4	\$2,970	\$743	0.88 %
535	Tractor Garage - Replace	30	\$12,000	\$400	0.48 %
536	Mower Sheds - Repair/Replace	17	\$9,010	\$530	0.63 %
537	Facilities Sheds 1st St - Repair/Replace	25	\$10,300	\$412	0.49 %
538	Guardhouse Bldg - Refurbish/Replace	30	\$3,980	\$133	0.16 %
540	Ramada Bldg - Replace	30	\$55,100	\$1,837	2.18 %
552	Rstrm Structural Siding/Wdw/Replace	50	\$20,000	\$400	0.48 %
560	Building Exteriors - Paint	10	\$15,700	\$1,570	1.87 %
564	Emergency/CERT Shed - Repair/Replace	15	\$7,500	\$500	0.59 %
Building Interiors					
700	Office/Lounge Flooring - Replace	15	\$8,120	\$541	0.64 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
701 Office/Lounge Furniture - Replace	10	\$3,500	\$350	0.42 %
702 Office/Lounge Appls - Replace 2030	12	\$2,330	\$194	0.23 %
703 Office Heat Pump - Replace	20	\$5,460	\$273	0.32 %
710 Laundry Flooring - Replace	20	\$6,000	\$300	0.36 %
711 Laundry Water Heater - Replace	10	\$6,100	\$610	0.72 %
712 Lower Restroom Water Heater - Repl	10	\$7,210	\$721	0.86 %
722 Radclyffe Appliances 2027 - Replace	16	\$2,350	\$147	0.17 %
723 Radclyffe Fireplace - Repr/Replace	20	\$2,000	\$100	0.12 %
724 Radclyffe Heat Pump - Replace	20	\$5,459	\$273	0.32 %
730 Tool Shop Furnace - Replace	15	\$3,500	\$233	0.28 %
750 Restroom Bldg Interior - Refurbish	30	\$33,300	\$1,110	1.32 %
910 Generator, Radclyffe - Replace	20	\$2,500	\$125	0.15 %
912 AED Units/Cabinets - Repair/Replace	10	\$4,500	\$450	0.53 %
Water System				
897 Well House Building - Replace	25	\$33,800	\$1,352	1.61 %
899 Well - Sanitary Survey	5	\$3,390	\$678	0.81 %
900 Well - Replace	80	\$38,100	\$476	0.57 %
901 Water Tank - Clean	5	\$2,390	\$478	0.57 %
902 Water Tank - Replace	50	\$80,000	\$1,600	1.90 %
903 Well House Electrical - Replace	10	\$2,650	\$265	0.31 %
904 Well Control Panel - Replace	30	\$6,470	\$216	0.26 %
905 Well Pump - Replace	15	\$3,700	\$247	0.29 %
906 Water Distribution System - Replc	100	\$349,000	\$3,490	4.15 %
907 Water Distribution - Periodic Rprs	10	\$11,600	\$1,160	1.38 %
909 Water Hand Pump - Replace	10	\$2,700	\$270	0.32 %
917 Generator, Well - Replace	20	\$2,500	\$125	0.15 %
LOSS/Septic System				
908 LOSS Equipment Building - Replace	30	\$30,000	\$1,000	1.19 %
913 Conveyance Pipes/Etc. - Rpr/Rplc	3	\$7,000	\$2,333	2.77 %
921 Sewer Lines - Repair/Replace	1	\$4,000	\$4,000	4.75 %
922 Tanks - Professional Pumping	3	\$16,000	\$5,333	6.34 %
924 Filter Assemblies - Repair/Replace	25	\$20,000	\$800	0.95 %
927 Solenoid Valves - Replace	7	\$13,200	\$1,886	2.24 %
928 Dose Pump 1 of 2 - Replace	10	\$7,500	\$750	0.89 %
929 Dose Pump 2 of 2 - Replace	10	\$7,500	\$750	0.89 %
931 Recirc Tank Pumps - Replace	10	\$11,000	\$1,100	1.31 %
932 Gravel Filter Pumps - Replace	10	\$9,000	\$900	1.07 %
935 Control Panel - Repair/Replace	30	\$15,000	\$500	0.59 %
937 Generator - Replace	20	\$13,081	\$654	0.78 %
939 Electrical/Transfer Switch - Replace	20	\$3,000	\$150	0.18 %
959 Electrical Line Repairs - 2027/2029	2	\$5,000	\$2,500	2.97 %
OSS (B Field)				
914 "B" Field Drainfield - Repair/Replace	40	\$25,000	\$625	0.74 %
936 Control Panel - Repair/Replace	30	\$4,000	\$133	0.16 %
957 Generator, "B" Field - Replace	20	\$2,500	\$125	0.15 %
Equipment				
949 Kawasaki Mule - Replace	12	\$20,600	\$1,717	2.04 %
950 Polaris Ranger - Replace	12	\$20,600	\$1,717	2.04 %
952 Zero Turn Mower - Replace	10	\$9,340	\$934	1.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
953	John Deere Riding Mower - Replace	10	\$2,700	\$270	0.32 %
955	Walk Behind Mower - Replace	10	\$2,500	\$250	0.30 %
960	Utility Trailer - Repair/Replace	10	\$3,130	\$313	0.37 %
961	Dump Trailer - Repair/Replace	12	\$5,940	\$495	0.59 %
963	Tractor, Kubota - Replace	15	\$27,900	\$1,860	2.21 %
91	Total Funded Components			\$84,146	100.00 %



30-Year Reserve Plan Summary

Report # 8592-17
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

	% Increase									
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2026	\$797,772	\$1,157,049	68.9 %		Medium	10.85 %	\$105,480	\$0	\$8,210	\$66,500
2027	\$844,962	\$1,209,935	69.8 %		Medium	3.00 %	\$108,644	\$0	\$8,714	\$63,664
2028	\$898,656	\$1,268,986	70.8 %		Low	3.00 %	\$111,904	\$0	\$9,244	\$68,884
2029	\$950,920	\$1,327,081	71.7 %		Low	3.00 %	\$115,261	\$0	\$9,745	\$77,092
2030	\$998,833	\$1,378,381	72.5 %		Low	3.00 %	\$118,719	\$0	\$10,313	\$63,220
2031	\$1,064,645	\$1,448,234	73.5 %		Low	3.00 %	\$122,280	\$0	\$11,008	\$60,062
2032	\$1,137,871	\$1,510,210	75.3 %		Low	3.00 %	\$125,949	\$0	\$11,709	\$70,509
2033	\$1,205,021	\$1,574,974	76.5 %		Low	3.00 %	\$129,727	\$0	\$12,509	\$49,379
2034	\$1,297,878	\$1,666,206	77.9 %		Low	3.00 %	\$133,619	\$0	\$13,627	\$16,443
2035	\$1,428,681	\$1,796,945	79.5 %		Low	3.00 %	\$137,627	\$0	\$11,646	\$676,368
2036	\$901,586	\$1,254,814	71.9 %		Low	3.00 %	\$141,756	\$0	\$9,205	\$112,445
2037	\$940,102	\$1,280,278	73.4 %		Low	3.00 %	\$146,009	\$0	\$9,887	\$57,768
2038	\$1,038,230	\$1,365,932	76.0 %		Low	3.00 %	\$150,389	\$0	\$10,853	\$66,155
2039	\$1,133,317	\$1,448,720	78.2 %		Low	3.00 %	\$154,901	\$0	\$11,991	\$34,320
2040	\$1,265,889	\$1,570,081	80.6 %		Low	3.00 %	\$159,548	\$0	\$12,552	\$192,386
2041	\$1,245,603	\$1,535,671	81.1 %		Low	3.00 %	\$164,334	\$0	\$11,311	\$403,593
2042	\$1,017,656	\$1,286,186	79.1 %		Low	3.00 %	\$169,264	\$0	\$10,998	\$14,972
2043	\$1,182,947	\$1,433,100	82.5 %		Low	3.00 %	\$174,342	\$0	\$12,249	\$101,551
2044	\$1,267,988	\$1,498,958	84.6 %		Low	3.00 %	\$179,573	\$0	\$12,829	\$161,406
2045	\$1,298,984	\$1,508,964	86.1 %		Low	3.00 %	\$184,960	\$0	\$13,389	\$117,397
2046	\$1,379,935	\$1,568,538	88.0 %		Low	3.00 %	\$190,509	\$0	\$14,158	\$131,684
2047	\$1,452,919	\$1,619,242	89.7 %		Low	3.00 %	\$196,224	\$0	\$15,144	\$87,043
2048	\$1,577,244	\$1,721,624	91.6 %		Low	3.00 %	\$202,111	\$0	\$16,417	\$88,141
2049	\$1,707,631	\$1,830,251	93.3 %		Low	3.00 %	\$208,174	\$0	\$17,824	\$74,996
2050	\$1,858,632	\$1,960,109	94.8 %		Low	3.00 %	\$214,419	\$0	\$19,091	\$130,973
2051	\$1,961,169	\$2,040,773	96.1 %		Low	3.00 %	\$220,852	\$0	\$20,291	\$103,642
2052	\$2,098,670	\$2,156,710	97.3 %		Low	3.00 %	\$227,477	\$0	\$21,820	\$80,872
2053	\$2,267,094	\$2,304,422	98.4 %		Low	3.00 %	\$234,302	\$0	\$23,438	\$102,357
2054	\$2,422,477	\$2,439,425	99.3 %		Low	3.00 %	\$241,331	\$0	\$25,292	\$51,044
2055	\$2,638,055	\$2,636,470	100.1 %		Low	3.00 %	\$248,571	\$0	\$26,899	\$169,437



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 8592-17
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

					% Increase					
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2026	\$797,772	\$1,157,049	68.9 %		Medium	-37.32 %	\$59,640	\$0	\$7,980	\$66,500
2027	\$798,892	\$1,209,935	66.0 %		Medium	3.00 %	\$61,429	\$0	\$8,014	\$63,664
2028	\$804,671	\$1,268,986	63.4 %		Medium	3.00 %	\$63,272	\$0	\$8,056	\$68,884
2029	\$807,114	\$1,327,081	60.8 %		Medium	3.00 %	\$65,170	\$0	\$8,048	\$77,092
2030	\$803,241	\$1,378,381	58.3 %		Medium	3.00 %	\$67,125	\$0	\$8,089	\$63,220
2031	\$815,235	\$1,448,234	56.3 %		Medium	3.00 %	\$69,139	\$0	\$8,235	\$60,062
2032	\$832,548	\$1,510,210	55.1 %		Medium	3.00 %	\$71,213	\$0	\$8,367	\$70,509
2033	\$841,620	\$1,574,974	53.4 %		Medium	3.00 %	\$73,350	\$0	\$8,575	\$49,379
2034	\$874,165	\$1,666,206	52.5 %		Medium	3.00 %	\$75,550	\$0	\$9,079	\$16,443
2035	\$942,352	\$1,796,945	52.4 %		Medium	3.00 %	\$77,817	\$0	\$6,460	\$676,368
2036	\$350,260	\$1,254,814	27.9 %		High	3.00 %	\$80,151	\$0	\$3,356	\$112,445
2037	\$321,322	\$1,280,278	25.1 %		High	3.00 %	\$82,556	\$0	\$3,352	\$57,768
2038	\$349,462	\$1,365,932	25.6 %		High	3.00 %	\$85,032	\$0	\$3,606	\$66,155
2039	\$371,945	\$1,448,720	25.7 %		High	3.00 %	\$87,583	\$0	\$4,004	\$34,320
2040	\$429,213	\$1,570,081	27.3 %		High	3.00 %	\$90,211	\$0	\$3,799	\$192,386
2041	\$330,836	\$1,535,671	21.5 %		High	3.00 %	\$92,917	\$0	\$1,763	\$403,593
2042	\$21,923	\$1,286,186	1.7 %		High	3.00 %	\$95,705	\$0	\$626	\$14,972
2043	\$103,282	\$1,433,100	7.2 %		High	3.00 %	\$98,576	\$0	\$1,023	\$101,551
2044	\$101,329	\$1,498,958	6.8 %		High	3.00 %	\$101,533	\$0	\$717	\$161,406
2045	\$42,173	\$1,508,964	2.8 %		High	3.00 %	\$104,579	\$0	\$359	\$117,397
2046	\$29,715	\$1,568,538	1.9 %		High	3.00 %	\$107,716	\$0	\$178	\$131,684
2047	\$5,926	\$1,619,242	0.4 %		High	3.00 %	\$110,948	\$0	\$180	\$87,043
2048	\$30,010	\$1,721,624	1.7 %		High	3.00 %	\$114,276	\$0	\$433	\$88,141
2049	\$56,578	\$1,830,251	3.1 %		High	3.00 %	\$117,705	\$0	\$783	\$74,996
2050	\$100,070	\$1,960,109	5.1 %		High	3.00 %	\$121,236	\$0	\$956	\$130,973
2051	\$91,289	\$2,040,773	4.5 %		High	3.00 %	\$124,873	\$0	\$1,024	\$103,642
2052	\$113,544	\$2,156,710	5.3 %		High	3.00 %	\$128,619	\$0	\$1,380	\$80,872
2053	\$162,671	\$2,304,422	7.1 %		High	3.00 %	\$132,478	\$0	\$1,785	\$102,357
2054	\$194,577	\$2,439,425	8.0 %		High	3.00 %	\$136,452	\$0	\$2,384	\$51,044
2055	\$282,369	\$2,636,470	10.7 %		High	3.00 %	\$140,546	\$0	\$2,692	\$169,437

30-Year Income/Expense Detail

Report # 8592-17
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$797,772	\$844,962	\$898,656	\$950,920	\$998,833
Annual Reserve Funding	\$105,480	\$108,644	\$111,904	\$115,261	\$118,719
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,210	\$8,714	\$9,244	\$9,745	\$10,313
Total Income	\$911,462	\$962,321	\$1,019,804	\$1,075,925	\$1,127,865
# Component					
Site/Grounds/Systems					
101 Culverts/Drainage - Ongoing	\$0	\$0	\$0	\$6,371	\$0
102 Wood Fence, Older - Repair/Replace	\$0	\$0	\$0	\$13,987	\$0
103 Wood Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
104 Dog Park Fence, Gate - Repr/Replace	\$0	\$0	\$0	\$0	\$0
105 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$4,299
107 Stairs at 1st St. - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
110 Gate Operators - Replace	\$16,400	\$0	\$0	\$0	\$0
111 Pressure Sensor - Replace	\$0	\$0	\$0	\$5,037	\$0
959 Electrical Infrastructure - Repair/Replc	\$0	\$5,150	\$0	\$5,464	\$0
Recreation					
300 Pool (Gunitite) - Resurface	\$0	\$0	\$17,929	\$0	\$0
301 Pool Tile - Replace	\$0	\$0	\$0	\$0	\$0
302 Pool Heater/Heat Pump - Replace	\$0	\$10,609	\$0	\$0	\$0
304 Pool Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
306 Pool Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
307 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
308 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
309 Pool Ozonator - Replace	\$0	\$0	\$0	\$3,377	\$0
310 Pool Cover/Operator - Repair/Replace	\$6,470	\$0	\$0	\$0	\$0
312 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
315 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
370 Heaters/Picnic Sets - Replace	\$0	\$0	\$5,336	\$0	\$0
402 Workout Bench - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
498 Laundry Ramp - Repair/Replace	\$0	\$0	\$0	\$0	\$0
499 Entry Deck, Office/Lounge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
501 Office/Lounge Roof/Gtr/Ds - Replace	\$0	\$0	\$0	\$0	\$0
502 O/L Structural/Siding/Wndws - Replc	\$0	\$0	\$0	\$0	\$0
511 Laundry Bldg Roof/Gtr/Dsp - Replace	\$0	\$0	\$0	\$0	\$0
512 Lndry Structural Sdng/Wndws - Repl	\$0	\$0	\$0	\$0	\$0
520 Lodge (Radclyffe) - Replace	\$0	\$0	\$0	\$0	\$0
522 Lodge Deck - Replace	\$0	\$0	\$0	\$0	\$0
530 Tool Shop - Replace	\$0	\$0	\$0	\$0	\$0
531 Tool Shop - Repair	\$0	\$3,059	\$0	\$0	\$0
535 Tractor Garage - Replace	\$0	\$0	\$0	\$0	\$0
536 Mower Sheds - Repair/Replace	\$0	\$0	\$0	\$0	\$0
537 Facilities Sheds 1st St - Repair/Replace	\$0	\$0	\$0	\$0	\$11,593
538 Guardhouse Bldg - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
540 Ramada Bldg - Replace	\$0	\$0	\$0	\$0	\$0
552 Rstrm Structural Siding/Wdw/Replace	\$0	\$0	\$0	\$0	\$0
560 Building Exteriors - Paint	\$0	\$0	\$16,656	\$0	\$0
564 Emergency/CERT Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
700 Office/Lounge Flooring - Replace	\$0	\$0	\$0	\$0	\$9,139
701 Office/Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$0
702 Office/Lounge Appls - Replace 2030	\$0	\$0	\$0	\$0	\$2,622
703 Office Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
710 Laundry Flooring - Replace	\$0	\$0	\$0	\$0	\$0
711 Laundry Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
712 Lower Restroom Water Heater - Repl	\$0	\$0	\$0	\$0	\$0
722 Radclyffe Appliances 2027 - Replace	\$0	\$2,421	\$0	\$0	\$0
723 Radclyffe Fireplace - Repr/Replace	\$2,000	\$0	\$0	\$0	\$0
724 Radclyffe Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
730 Tool Shop Furnace - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
750 Restroom Bldg Interior - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Generator, Raddclyffe - Replace	\$2,500	\$0	\$0	\$0	\$0
912 AED Units/Cabinets - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Water System					
897 Well House Building - Replace	\$0	\$0	\$0	\$0	\$0
899 Well - Sanitary Survey	\$0	\$0	\$0	\$3,704	\$0
900 Well - Replace	\$0	\$0	\$0	\$0	\$0
901 Water Tank - Clean	\$0	\$0	\$0	\$2,612	\$0
902 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
903 Well House Electrical - Replace	\$0	\$2,730	\$0	\$0	\$0
904 Well Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
905 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
906 Water Distribution System - Replc	\$0	\$0	\$0	\$0	\$0
907 Water Distribution - Periodic Rprs	\$0	\$0	\$0	\$0	\$13,056
909 Water Hand Pump - Replace	\$0	\$0	\$0	\$0	\$0
917 Generator, Well - Replace	\$2,500	\$0	\$0	\$0	\$0
LOSS/Septic System					
908 LOSS Equipment Building - Replace	\$0	\$0	\$0	\$0	\$0
913 Conveyance Pipes/Etc. - Rpr/Rplc	\$0	\$7,210	\$0	\$0	\$7,879
921 Sewer Lines - Repair/Replace	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
922 Tanks - Professional Pumping	\$16,000	\$0	\$0	\$17,484	\$0
924 Filter Assemblies - Repair/Replace	\$0	\$0	\$0	\$0	\$0
927 Solenoid Valves - Replace	\$0	\$13,596	\$0	\$0	\$0
928 Dose Pump 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
929 Dose Pump 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
931 Recirc Tank Pumps - Replace	\$11,000	\$0	\$0	\$0	\$0
932 Gravel Filter Pumps - Replace	\$0	\$0	\$0	\$0	\$10,130
935 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
937 Generator - Replace	\$0	\$0	\$0	\$0	\$0
939 Electrical/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Line Repairs - 2027/2029	\$0	\$5,150	\$0	\$5,464	\$0
OSS (B Field)					
914 "B" Field Drainfield - Repair/Replace	\$0	\$0	\$0	\$0	\$0
936 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
957 Generator, "B" Field - Replace	\$2,500	\$0	\$0	\$0	\$0
Equipment					
949 Kawasaki Mule - Replace	\$0	\$0	\$0	\$0	\$0
950 Polaris Ranger - Replace	\$0	\$0	\$21,855	\$0	\$0
952 Zero Turn Mower - Replace	\$0	\$9,620	\$0	\$0	\$0
953 John Deere Riding Mower - Replace	\$0	\$0	\$2,864	\$0	\$0
955 Walk Behind Mower - Replace	\$0	\$0	\$0	\$2,732	\$0
960 Utility Trailer - Repair/Replace	\$3,130	\$0	\$0	\$0	\$0
961 Dump Trailer - Repair/Replace	\$0	\$0	\$0	\$6,491	\$0
963 Tractor, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$66,500	\$63,664	\$68,884	\$77,092	\$63,220
Ending Reserve Balance	\$844,962	\$898,656	\$950,920	\$998,833	\$1,064,645

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$1,064,645	\$1,137,871	\$1,205,021	\$1,297,878	\$1,428,681
Annual Reserve Funding	\$122,280	\$125,949	\$129,727	\$133,619	\$137,627
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,008	\$11,709	\$12,509	\$13,627	\$11,646
Total Income	\$1,197,933	\$1,275,530	\$1,347,257	\$1,445,123	\$1,577,955
# Component					
Site/Grounds/Systems					
101 Culverts/Drainage - Ongoing	\$0	\$0	\$7,170	\$0	\$0
102 Wood Fence, Older - Repair/Replace	\$0	\$0	\$0	\$0	\$0
103 Wood Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
104 Dog Park Fence, Gate - Repr/Replace	\$0	\$6,866	\$0	\$0	\$0
105 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Stairs at 1st St. - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
110 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
111 Pressure Sensor - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Infrastructure - Repair/Replc	\$5,796	\$0	\$6,149	\$0	\$6,524
Recreation					
300 Pool (Gunite) - Resurface	\$0	\$0	\$0	\$0	\$0
301 Pool Tile - Replace	\$0	\$0	\$0	\$0	\$0
302 Pool Heater/Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
306 Pool Shed - Repair/Replace	\$5,970	\$0	\$0	\$0	\$0
307 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$3,262
308 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
309 Pool Ozonator - Replace	\$0	\$0	\$0	\$0	\$0
310 Pool Cover/Operator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
312 Pool Fence - Repair/Replace	\$8,242	\$0	\$0	\$0	\$0
315 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
370 Heaters/Picnic Sets - Replace	\$0	\$0	\$0	\$0	\$0
402 Workout Bench - Replace	\$3,072	\$0	\$0	\$0	\$0
Building Exteriors					
498 Laundry Ramp - Repair/Replace	\$0	\$0	\$0	\$0	\$0
499 Entry Deck, Office/Lounge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
501 Office/Lounge Roof/Gtr/Ds - Replace	\$0	\$0	\$0	\$0	\$0
502 O/L Structural/Siding/Wndws - Replc	\$0	\$0	\$0	\$0	\$0
511 Laundry Bldg Roof/Gtr/Dsp - Replace	\$0	\$0	\$0	\$0	\$0
512 Lndry Structural Sdng/Wndws - Repl	\$0	\$0	\$0	\$0	\$0
520 Lodge (Radclyffe) - Replace	\$0	\$0	\$0	\$0	\$409,699
522 Lodge Deck - Replace	\$0	\$0	\$0	\$0	\$41,622
530 Tool Shop - Replace	\$0	\$0	\$0	\$0	\$93,161
531 Tool Shop - Repair	\$0	\$0	\$0	\$0	\$0
535 Tractor Garage - Replace	\$0	\$0	\$0	\$0	\$0
536 Mower Sheds - Repair/Replace	\$0	\$0	\$11,081	\$0	\$0
537 Facilities Sheds 1st St - Repair/Replace	\$0	\$0	\$0	\$0	\$0
538 Guardhouse Bldg - Refurbish/Replace	\$0	\$0	\$0	\$0	\$5,193
540 Ramada Bldg - Replace	\$0	\$0	\$0	\$0	\$71,893
552 Rstrm Structural Siding/Wdw/Replace	\$0	\$0	\$0	\$0	\$0
560 Building Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
564 Emergency/CERT Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
700 Office/Lounge Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Office/Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$4,567
702 Office/Lounge Appls - Replace 2030	\$0	\$0	\$0	\$0	\$0
703 Office Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
710 Laundry Flooring - Replace	\$0	\$0	\$0	\$0	\$0
711 Laundry Water Heater - Replace	\$0	\$0	\$7,502	\$0	\$0
712 Lower Restroom Water Heater - Repl	\$0	\$0	\$8,867	\$0	\$0
722 Radclyffe Appliances 2027 - Replace	\$0	\$0	\$0	\$0	\$0
723 Radclyffe Fireplace - Repr/Replace	\$0	\$0	\$0	\$0	\$0
724 Radclyffe Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
730 Tool Shop Furnace - Replace	\$0	\$4,179	\$0	\$0	\$0
750 Restroom Bldg Interior - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Generator, Radclyffe - Replace	\$0	\$0	\$0	\$0	\$0
912 AED Units/Cabinets - Repair/Replace	\$0	\$0	\$0	\$5,700	\$0
Water System					
897 Well House Building - Replace	\$0	\$40,359	\$0	\$0	\$0
899 Well - Sanitary Survey	\$0	\$0	\$0	\$4,294	\$0

Fiscal Year	2031	2032	2033	2034	2035
900 Well - Replace	\$0	\$0	\$0	\$0	\$0
901 Water Tank - Clean	\$0	\$0	\$0	\$3,028	\$0
902 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
903 Well House Electrical - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
905 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
906 Water Distribution System - Replc	\$0	\$0	\$0	\$0	\$0
907 Water Distribution - Periodic Rprs	\$0	\$0	\$0	\$0	\$0
909 Water Hand Pump - Replace	\$0	\$0	\$0	\$3,420	\$0
917 Generator, Well - Replace	\$0	\$0	\$0	\$0	\$0
LOSS/Septic System					
908 LOSS Equipment Building - Replace	\$0	\$0	\$0	\$0	\$0
913 Conveyance Pipes/Etc. - Rpr/Rplc	\$0	\$0	\$8,609	\$0	\$0
921 Sewer Lines - Repair/Replace	\$4,637	\$0	\$0	\$0	\$0
922 Tanks - Professional Pumping	\$0	\$19,105	\$0	\$0	\$20,876
924 Filter Assemblies - Repair/Replace	\$0	\$0	\$0	\$0	\$0
927 Solenoid Valves - Replace	\$0	\$0	\$0	\$0	\$0
928 Dose Pump 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$9,786
929 Dose Pump 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$9,786
931 Recirc Tank Pumps - Replace	\$0	\$0	\$0	\$0	\$0
932 Gravel Filter Pumps - Replace	\$0	\$0	\$0	\$0	\$0
935 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
937 Generator - Replace	\$0	\$0	\$0	\$0	\$0
939 Electrical/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Line Repairs - 2027/2029	\$0	\$0	\$0	\$0	\$0
OSS (B Field)					
914 "B" Field Drainfield - Repair/Replace	\$0	\$0	\$0	\$0	\$0
936 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
957 Generator, "B" Field - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
949 Kawasaki Mule - Replace	\$0	\$0	\$0	\$0	\$0
950 Polaris Ranger - Replace	\$0	\$0	\$0	\$0	\$0
952 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
953 John Deere Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
955 Walk Behind Mower - Replace	\$0	\$0	\$0	\$0	\$0
960 Utility Trailer - Repair/Replace	\$0	\$0	\$0	\$0	\$0
961 Dump Trailer - Repair/Replace	\$0	\$0	\$0	\$0	\$0
963 Tractor, Kubota - Replace	\$32,344	\$0	\$0	\$0	\$0
Total Expenses	\$60,062	\$70,509	\$49,379	\$16,443	\$676,368
Ending Reserve Balance	\$1,137,871	\$1,205,021	\$1,297,878	\$1,428,681	\$901,586

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$901,586	\$940,102	\$1,038,230	\$1,133,317	\$1,265,889
Annual Reserve Funding	\$141,756	\$146,009	\$150,389	\$154,901	\$159,548
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,205	\$9,887	\$10,853	\$11,991	\$12,552
Total Income	\$1,052,547	\$1,095,998	\$1,199,472	\$1,300,209	\$1,437,989
# Component					
Site/Grounds/Systems					
101 Culverts/Drainage - Ongoing	\$0	\$8,070	\$0	\$0	\$0
102 Wood Fence, Older - Repair/Replace	\$0	\$0	\$0	\$0	\$0
103 Wood Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
104 Dog Park Fence, Gate - Repr/Replace	\$0	\$0	\$0	\$0	\$0
105 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$5,778
107 Stairs at 1st St. - Rpr/Replace	\$10,079	\$0	\$0	\$0	\$0
110 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
111 Pressure Sensor - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Infrastructure - Repair/Replc	\$0	\$6,921	\$0	\$7,343	\$0
Recreation					
300 Pool (Gunite) - Resurface	\$0	\$0	\$0	\$0	\$25,563
301 Pool Tile - Replace	\$0	\$0	\$0	\$0	\$9,786
302 Pool Heater/Heat Pump - Replace	\$0	\$14,258	\$0	\$0	\$0
304 Pool Lift - Repair/Replace	\$8,695	\$0	\$0	\$0	\$0
306 Pool Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
307 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
308 Pool Filter - Replace	\$5,376	\$0	\$0	\$0	\$0
309 Pool Ozonator - Replace	\$0	\$0	\$0	\$4,538	\$0
310 Pool Cover/Operator - Repair/Replace	\$8,695	\$0	\$0	\$0	\$0
312 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
315 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$34,185
370 Heaters/Picnic Sets - Replace	\$0	\$0	\$0	\$0	\$0
402 Workout Bench - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
498 Laundry Ramp - Repair/Replace	\$0	\$0	\$0	\$0	\$0
499 Entry Deck, Office/Lounge - Rpr/Replace	\$0	\$2,966	\$0	\$0	\$0
501 Office/Lounge Roof/Gtr/Ds - Replace	\$0	\$0	\$0	\$0	\$0
502 O/L Structural/Siding/Wndws - Replc	\$0	\$0	\$0	\$0	\$0
511 Laundry Bldg Roof/Gtr/Dsp - Replace	\$0	\$0	\$0	\$0	\$49,159
512 Lndry Structural Sdng/Wndws - Repl	\$0	\$0	\$0	\$0	\$0
520 Lodge (Radclyffe) - Replace	\$0	\$0	\$0	\$0	\$0
522 Lodge Deck - Replace	\$0	\$0	\$0	\$0	\$0
530 Tool Shop - Replace	\$0	\$0	\$0	\$0	\$0
531 Tool Shop - Repair	\$0	\$0	\$0	\$0	\$0
535 Tractor Garage - Replace	\$0	\$0	\$17,109	\$0	\$0
536 Mower Sheds - Repair/Replace	\$0	\$0	\$0	\$0	\$0
537 Facilities Sheds 1st St - Repair/Replace	\$0	\$0	\$0	\$0	\$0
538 Guardhouse Bldg - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
540 Ramada Bldg - Replace	\$0	\$0	\$0	\$0	\$0
552 Rstrm Structural Siding/Wdw/Replace	\$0	\$0	\$0	\$0	\$0
560 Building Exteriors - Paint	\$0	\$0	\$22,384	\$0	\$0
564 Emergency/CERT Shed - Repair/Replace	\$10,079	\$0	\$0	\$0	\$0
Building Interiors					
700 Office/Lounge Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Office/Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$0
702 Office/Lounge Appls - Replace 2030	\$0	\$0	\$0	\$0	\$0
703 Office Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
710 Laundry Flooring - Replace	\$8,063	\$0	\$0	\$0	\$0
711 Laundry Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
712 Lower Restroom Water Heater - Repl	\$0	\$0	\$0	\$0	\$0
722 Radclyffe Appliances 2027 - Replace	\$0	\$0	\$0	\$0	\$0
723 Radclyffe Fireplace - Repr/Replace	\$0	\$0	\$0	\$0	\$0
724 Radclyffe Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
730 Tool Shop Furnace - Replace	\$0	\$0	\$0	\$0	\$0
750 Restroom Bldg Interior - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Generator, Radclyffe - Replace	\$0	\$0	\$0	\$0	\$0
912 AED Units/Cabinets - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Water System					
897 Well House Building - Replace	\$0	\$0	\$0	\$0	\$0
899 Well - Sanitary Survey	\$0	\$0	\$0	\$4,978	\$0

Fiscal Year	2036	2037	2038	2039	2040
900 Well - Replace	\$0	\$0	\$0	\$0	\$0
901 Water Tank - Clean	\$0	\$0	\$0	\$3,510	\$0
902 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
903 Well House Electrical - Replace	\$0	\$3,668	\$0	\$0	\$0
904 Well Control Panel - Replace	\$0	\$8,956	\$0	\$0	\$0
905 Well Pump - Replace	\$0	\$0	\$0	\$0	\$5,597
906 Water Distribution System - Replc	\$0	\$0	\$0	\$0	\$0
907 Water Distribution - Periodic Rprs	\$0	\$0	\$0	\$0	\$17,546
909 Water Hand Pump - Replace	\$0	\$0	\$0	\$0	\$0
917 Generator, Well - Replace	\$0	\$0	\$0	\$0	\$0
LOSS/Septic System					
908 LOSS Equipment Building - Replace	\$0	\$0	\$0	\$0	\$0
913 Conveyance Pipes/Etc. - Rpr/Rplc	\$9,407	\$0	\$0	\$10,280	\$0
921 Sewer Lines - Repair/Replace	\$0	\$0	\$0	\$0	\$0
922 Tanks - Professional Pumping	\$0	\$0	\$22,812	\$0	\$0
924 Filter Assemblies - Repair/Replace	\$0	\$0	\$0	\$0	\$0
927 Solenoid Valves - Replace	\$0	\$0	\$0	\$0	\$0
928 Dose Pump 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
929 Dose Pump 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
931 Recirc Tank Pumps - Replace	\$14,783	\$0	\$0	\$0	\$0
932 Gravel Filter Pumps - Replace	\$0	\$0	\$0	\$0	\$13,613
935 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
937 Generator - Replace	\$0	\$0	\$0	\$0	\$0
939 Electrical/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Line Repairs - 2027/2029	\$0	\$0	\$0	\$0	\$0
OSS (B Field)					
914 "B" Field Drainfield - Repair/Replace	\$0	\$0	\$0	\$0	\$0
936 Control Panel - Repair/Replace	\$5,376	\$0	\$0	\$0	\$0
957 Generator, "B" Field - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
949 Kawasaki Mule - Replace	\$27,685	\$0	\$0	\$0	\$0
950 Polaris Ranger - Replace	\$0	\$0	\$0	\$0	\$31,159
952 Zero Turn Mower - Replace	\$0	\$12,929	\$0	\$0	\$0
953 John Deere Riding Mower - Replace	\$0	\$0	\$3,850	\$0	\$0
955 Walk Behind Mower - Replace	\$0	\$0	\$0	\$3,671	\$0
960 Utility Trailer - Repair/Replace	\$4,206	\$0	\$0	\$0	\$0
961 Dump Trailer - Repair/Replace	\$0	\$0	\$0	\$0	\$0
963 Tractor, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$112,445	\$57,768	\$66,155	\$34,320	\$192,386
Ending Reserve Balance	\$940,102	\$1,038,230	\$1,133,317	\$1,265,889	\$1,245,603

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,245,603	\$1,017,656	\$1,182,947	\$1,267,988	\$1,298,984
Annual Reserve Funding	\$164,334	\$169,264	\$174,342	\$179,573	\$184,960
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,311	\$10,998	\$12,249	\$12,829	\$13,389
Total Income	\$1,421,249	\$1,197,919	\$1,369,539	\$1,460,390	\$1,497,332
# Component					
Site/Grounds/Systems					
101 Culverts/Drainage - Ongoing	\$9,083	\$0	\$0	\$0	\$10,223
102 Wood Fence, Older - Repair/Replace	\$0	\$0	\$0	\$0	\$0
103 Wood Fence, Newer - Replace	\$0	\$0	\$0	\$23,834	\$0
104 Dog Park Fence, Gate - Repr/Replace	\$0	\$0	\$0	\$0	\$0
105 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Stairs at 1st St. - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
110 Gate Operators - Replace	\$25,551	\$0	\$0	\$0	\$0
111 Pressure Sensor - Replace	\$0	\$0	\$0	\$7,848	\$0
959 Electrical Infrastructure - Repair/Replc	\$7,790	\$0	\$8,264	\$0	\$8,768
Recreation					
300 Pool (Gunite) - Resurface	\$0	\$0	\$0	\$0	\$0
301 Pool Tile - Replace	\$0	\$0	\$0	\$0	\$0
302 Pool Heater/Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
306 Pool Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
307 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$4,384
308 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
309 Pool Ozonator - Replace	\$0	\$0	\$0	\$0	\$0
310 Pool Cover/Operator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
312 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
315 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
370 Heaters/Picnic Sets - Replace	\$0	\$0	\$8,314	\$0	\$0
402 Workout Bench - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
498 Laundry Ramp - Repair/Replace	\$0	\$0	\$0	\$0	\$0
499 Entry Deck, Office/Lounge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
501 Office/Lounge Roof/Gtr/Ds - Replace	\$50,634	\$0	\$0	\$0	\$0
502 O/L Structural/Siding/Wndws - Replc	\$98,464	\$0	\$0	\$0	\$0
511 Laundry Bldg Roof/Gtr/Dsp - Replace	\$0	\$0	\$0	\$0	\$0
512 Lndry Structural Sdng/Wndws - Repl	\$87,402	\$0	\$0	\$0	\$0
520 Lodge (Radclyffe) - Replace	\$0	\$0	\$0	\$0	\$0
522 Lodge Deck - Replace	\$0	\$0	\$0	\$0	\$0
530 Tool Shop - Replace	\$0	\$0	\$0	\$0	\$0
531 Tool Shop - Repair	\$0	\$0	\$0	\$0	\$0
535 Tractor Garage - Replace	\$0	\$0	\$0	\$0	\$0
536 Mower Sheds - Repair/Replace	\$0	\$0	\$0	\$0	\$0
537 Facilities Sheds 1st St - Repair/Replace	\$0	\$0	\$0	\$0	\$0
538 Guardhouse Bldg - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
540 Ramada Bldg - Replace	\$0	\$0	\$0	\$0	\$0
552 Rstrm Structural Siding/Wdw/Replace	\$31,159	\$0	\$0	\$0	\$0
560 Building Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
564 Emergency/CERT Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
700 Office/Lounge Flooring - Replace	\$0	\$0	\$0	\$0	\$14,238
701 Office/Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$6,137
702 Office/Lounge Appls - Replace 2030	\$0	\$3,739	\$0	\$0	\$0
703 Office Heat Pump - Replace	\$0	\$0	\$0	\$9,295	\$0
710 Laundry Flooring - Replace	\$0	\$0	\$0	\$0	\$0
711 Laundry Water Heater - Replace	\$0	\$0	\$10,082	\$0	\$0
712 Lower Restroom Water Heater - Repl	\$0	\$0	\$11,917	\$0	\$0
722 Radclyffe Appliances 2027 - Replace	\$0	\$0	\$0	\$0	\$0
723 Radclyffe Fireplace - Repr/Replace	\$0	\$0	\$0	\$0	\$0
724 Radclyffe Heat Pump - Replace	\$0	\$0	\$0	\$9,294	\$0
730 Tool Shop Furnace - Replace	\$0	\$0	\$0	\$0	\$0
750 Restroom Bldg Interior - Refurbish	\$0	\$0	\$0	\$56,691	\$0
910 Generator, Radclyffe - Replace	\$0	\$0	\$0	\$0	\$0
912 AED Units/Cabinets - Repair/Replace	\$0	\$0	\$0	\$7,661	\$0
Water System					
897 Well House Building - Replace	\$0	\$0	\$0	\$0	\$0
899 Well - Sanitary Survey	\$0	\$0	\$0	\$5,771	\$0

Fiscal Year	2041	2042	2043	2044	2045
900 Well - Replace	\$0	\$0	\$62,973	\$0	\$0
901 Water Tank - Clean	\$0	\$0	\$0	\$4,069	\$0
902 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
903 Well House Electrical - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
905 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
906 Water Distribution System - Replc	\$0	\$0	\$0	\$0	\$0
907 Water Distribution - Periodic Rprs	\$0	\$0	\$0	\$0	\$0
909 Water Hand Pump - Replace	\$0	\$0	\$0	\$4,597	\$0
917 Generator, Well - Replace	\$0	\$0	\$0	\$0	\$0
LOSS/Septic System					
908 LOSS Equipment Building - Replace	\$0	\$0	\$0	\$0	\$0
913 Conveyance Pipes/Etc. - Rpr/Rplc	\$0	\$11,233	\$0	\$0	\$12,275
921 Sewer Lines - Repair/Replace	\$0	\$0	\$0	\$0	\$0
922 Tanks - Professional Pumping	\$24,927	\$0	\$0	\$27,239	\$0
924 Filter Assemblies - Repair/Replace	\$0	\$0	\$0	\$0	\$35,070
927 Solenoid Valves - Replace	\$0	\$0	\$0	\$0	\$0
928 Dose Pump 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$13,151
929 Dose Pump 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$13,151
931 Recirc Tank Pumps - Replace	\$0	\$0	\$0	\$0	\$0
932 Gravel Filter Pumps - Replace	\$0	\$0	\$0	\$0	\$0
935 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
937 Generator - Replace	\$20,380	\$0	\$0	\$0	\$0
939 Electrical/Transfer Switch - Replace	\$0	\$0	\$0	\$5,107	\$0
959 Electrical Line Repairs - 2027/2029	\$0	\$0	\$0	\$0	\$0
OSS (B Field)					
914 "B" Field Drainfield - Repair/Replace	\$38,949	\$0	\$0	\$0	\$0
936 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
957 Generator, "B" Field - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
949 Kawasaki Mule - Replace	\$0	\$0	\$0	\$0	\$0
950 Polaris Ranger - Replace	\$0	\$0	\$0	\$0	\$0
952 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
953 John Deere Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
955 Walk Behind Mower - Replace	\$0	\$0	\$0	\$0	\$0
960 Utility Trailer - Repair/Replace	\$0	\$0	\$0	\$0	\$0
961 Dump Trailer - Repair/Replace	\$9,254	\$0	\$0	\$0	\$0
963 Tractor, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$403,593	\$14,972	\$101,551	\$161,406	\$117,397
Ending Reserve Balance	\$1,017,656	\$1,182,947	\$1,267,988	\$1,298,984	\$1,379,935

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,379,935	\$1,452,919	\$1,577,244	\$1,707,631	\$1,858,632
Annual Reserve Funding	\$190,509	\$196,224	\$202,111	\$208,174	\$214,419
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,158	\$15,144	\$16,417	\$17,824	\$19,091
Total Income	\$1,584,602	\$1,664,287	\$1,795,772	\$1,933,628	\$2,092,142
# Component					
Site/Grounds/Systems					
101 Culverts/Drainage - Ongoing	\$0	\$0	\$0	\$11,506	\$0
102 Wood Fence, Older - Repair/Replace	\$0	\$0	\$0	\$25,262	\$0
103 Wood Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
104 Dog Park Fence, Gate - Repr/Replace	\$0	\$0	\$0	\$0	\$0
105 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$7,765
107 Stairs at 1st St. - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
110 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
111 Pressure Sensor - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Infrastructure - Repair/Replc	\$0	\$9,301	\$0	\$9,868	\$0
Recreation					
300 Pool (Gunite) - Resurface	\$0	\$0	\$0	\$0	\$0
301 Pool Tile - Replace	\$0	\$0	\$0	\$0	\$0
302 Pool Heater/Heat Pump - Replace	\$0	\$19,161	\$0	\$0	\$0
304 Pool Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
306 Pool Shed - Repair/Replace	\$9,301	\$0	\$0	\$0	\$0
307 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
308 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
309 Pool Ozonator - Replace	\$0	\$0	\$0	\$6,098	\$0
310 Pool Cover/Operator - Repair/Replace	\$11,686	\$0	\$0	\$0	\$0
312 Pool Fence - Repair/Replace	\$12,841	\$0	\$0	\$0	\$0
315 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
370 Heaters/Picnic Sets - Replace	\$0	\$0	\$0	\$0	\$0
402 Workout Bench - Replace	\$4,786	\$0	\$0	\$0	\$0
Building Exteriors					
498 Laundry Ramp - Repair/Replace	\$0	\$0	\$0	\$5,921	\$0
499 Entry Deck, Office/Lounge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
501 Office/Lounge Roof/Gtr/Ds - Replace	\$0	\$0	\$0	\$0	\$0
502 O/L Structural/Siding/Wndws - Replc	\$0	\$0	\$0	\$0	\$0
511 Laundry Bldg Roof/Gtr/Dsp - Replace	\$0	\$0	\$0	\$0	\$0
512 Lndry Structural Sdng/Wndws - Repl	\$0	\$0	\$0	\$0	\$0
520 Lodge (Radclyffe) - Replace	\$0	\$0	\$0	\$0	\$0
522 Lodge Deck - Replace	\$0	\$0	\$0	\$0	\$0
530 Tool Shop - Replace	\$0	\$0	\$0	\$0	\$0
531 Tool Shop - Repair	\$0	\$0	\$0	\$0	\$0
535 Tractor Garage - Replace	\$0	\$0	\$0	\$0	\$0
536 Mower Sheds - Repair/Replace	\$0	\$0	\$0	\$0	\$18,315
537 Facilities Sheds 1st St - Repair/Replace	\$0	\$0	\$0	\$0	\$0
538 Guardhouse Bldg - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
540 Ramada Bldg - Replace	\$0	\$0	\$0	\$0	\$0
552 Rstrm Structural Siding/Wdw/Replace	\$0	\$0	\$0	\$0	\$0
560 Building Exteriors - Paint	\$0	\$0	\$30,083	\$0	\$0
564 Emergency/CERT Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
700 Office/Lounge Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Office/Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$0
702 Office/Lounge Appls - Replace 2030	\$0	\$0	\$0	\$0	\$0
703 Office Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
710 Laundry Flooring - Replace	\$0	\$0	\$0	\$0	\$0
711 Laundry Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
712 Lower Restroom Water Heater - Repl	\$0	\$0	\$0	\$0	\$0
722 Radclyffe Appliances 2027 - Replace	\$0	\$0	\$0	\$0	\$0
723 Radclyffe Fireplace - Repr/Replace	\$3,612	\$0	\$0	\$0	\$0
724 Radclyffe Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
730 Tool Shop Furnace - Replace	\$0	\$6,511	\$0	\$0	\$0
750 Restroom Bldg Interior - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Generator, Radclyffe - Replace	\$4,515	\$0	\$0	\$0	\$0
912 AED Units/Cabinets - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Water System					
897 Well House Building - Replace	\$0	\$0	\$0	\$0	\$0
899 Well - Sanitary Survey	\$0	\$0	\$0	\$6,690	\$0

Fiscal Year	2046	2047	2048	2049	2050
900 Well - Replace	\$0	\$0	\$0	\$0	\$0
901 Water Tank - Clean	\$0	\$0	\$0	\$4,717	\$0
902 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
903 Well House Electrical - Replace	\$0	\$4,930	\$0	\$0	\$0
904 Well Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
905 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
906 Water Distribution System - Replc	\$0	\$0	\$0	\$0	\$0
907 Water Distribution - Periodic Rprs	\$0	\$0	\$0	\$0	\$23,580
909 Water Hand Pump - Replace	\$0	\$0	\$0	\$0	\$0
917 Generator, Well - Replace	\$4,515	\$0	\$0	\$0	\$0
LOSS/Septic System					
908 LOSS Equipment Building - Replace	\$0	\$0	\$0	\$0	\$0
913 Conveyance Pipes/Etc. - Rpr/Rplc	\$0	\$0	\$13,413	\$0	\$0
921 Sewer Lines - Repair/Replace	\$0	\$0	\$0	\$0	\$0
922 Tanks - Professional Pumping	\$0	\$29,765	\$0	\$0	\$32,525
924 Filter Assemblies - Repair/Replace	\$0	\$0	\$0	\$0	\$0
927 Solenoid Valves - Replace	\$0	\$0	\$0	\$0	\$0
928 Dose Pump 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
929 Dose Pump 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$0
931 Recirc Tank Pumps - Replace	\$19,867	\$0	\$0	\$0	\$0
932 Gravel Filter Pumps - Replace	\$0	\$0	\$0	\$0	\$18,295
935 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$30,492
937 Generator - Replace	\$0	\$0	\$0	\$0	\$0
939 Electrical/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Line Repairs - 2027/2029	\$0	\$0	\$0	\$0	\$0
OSS (B Field)					
914 "B" Field Drainfield - Repair/Replace	\$0	\$0	\$0	\$0	\$0
936 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
957 Generator, "B" Field - Replace	\$4,515	\$0	\$0	\$0	\$0
Equipment					
949 Kawasaki Mule - Replace	\$0	\$0	\$39,472	\$0	\$0
950 Polaris Ranger - Replace	\$0	\$0	\$0	\$0	\$0
952 Zero Turn Mower - Replace	\$0	\$17,375	\$0	\$0	\$0
953 John Deere Riding Mower - Replace	\$0	\$0	\$5,173	\$0	\$0
955 Walk Behind Mower - Replace	\$0	\$0	\$0	\$4,934	\$0
960 Utility Trailer - Repair/Replace	\$5,653	\$0	\$0	\$0	\$0
961 Dump Trailer - Repair/Replace	\$0	\$0	\$0	\$0	\$0
963 Tractor, Kubota - Replace	\$50,391	\$0	\$0	\$0	\$0
Total Expenses	\$131,684	\$87,043	\$88,141	\$74,996	\$130,973
Ending Reserve Balance	\$1,452,919	\$1,577,244	\$1,707,631	\$1,858,632	\$1,961,169

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$1,961,169	\$2,098,670	\$2,267,094	\$2,422,477	\$2,638,055
Annual Reserve Funding	\$220,852	\$227,477	\$234,302	\$241,331	\$248,571
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,291	\$21,820	\$23,438	\$25,292	\$26,899
Total Income	\$2,202,312	\$2,347,966	\$2,524,834	\$2,689,099	\$2,913,525
# Component					
Site/Grounds/Systems					
101 Culverts/Drainage - Ongoing	\$0	\$0	\$12,950	\$0	\$0
102 Wood Fence, Older - Repair/Replace	\$0	\$0	\$0	\$0	\$0
103 Wood Fence, Newer - Replace	\$0	\$0	\$0	\$0	\$0
104 Dog Park Fence, Gate - Repr/Replace	\$0	\$0	\$0	\$0	\$0
105 Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Stairs at 1st St. - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
110 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
111 Pressure Sensor - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Infrastructure - Repair/Replc	\$10,469	\$0	\$11,106	\$0	\$11,783
Recreation					
300 Pool (Gunitite) - Resurface	\$0	\$36,446	\$0	\$0	\$0
301 Pool Tile - Replace	\$0	\$0	\$0	\$0	\$0
302 Pool Heater/Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
304 Pool Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
306 Pool Shed - Repair/Replace	\$0	\$0	\$0	\$0	\$0
307 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$5,891
308 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
309 Pool Ozonator - Replace	\$0	\$0	\$0	\$0	\$0
310 Pool Cover/Operator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
312 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
315 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
370 Heaters/Picnic Sets - Replace	\$0	\$0	\$0	\$0	\$0
402 Workout Bench - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
498 Laundry Ramp - Repair/Replace	\$0	\$0	\$0	\$0	\$0
499 Entry Deck, Office/Lounge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
501 Office/Lounge Roof/Gtr/Ds - Replace	\$0	\$0	\$0	\$0	\$0
502 O/L Structural/Siding/Wndws - Replc	\$0	\$0	\$0	\$0	\$0
511 Laundry Bldg Roof/Gtr/Dsp - Replace	\$0	\$0	\$0	\$0	\$0
512 Lndry Structural Sdng/Wndws - Repl	\$0	\$0	\$0	\$0	\$0
520 Lodge (Radclyffe) - Replace	\$0	\$0	\$0	\$0	\$0
522 Lodge Deck - Replace	\$0	\$0	\$0	\$0	\$75,174
530 Tool Shop - Replace	\$0	\$0	\$0	\$0	\$0
531 Tool Shop - Repair	\$0	\$0	\$0	\$0	\$0
535 Tractor Garage - Replace	\$0	\$0	\$0	\$0	\$0
536 Mower Sheds - Repair/Replace	\$0	\$0	\$0	\$0	\$0
537 Facilities Sheds 1st St - Repair/Replace	\$0	\$0	\$0	\$0	\$24,273
538 Guardhouse Bldg - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
540 Ramada Bldg - Replace	\$0	\$0	\$0	\$0	\$0
552 Rstrm Structural Siding/Wdw/Replace	\$0	\$0	\$0	\$0	\$0
560 Building Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
564 Emergency/CERT Shed - Repair/Replace	\$15,703	\$0	\$0	\$0	\$0
Building Interiors					
700 Office/Lounge Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Office/Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$8,248
702 Office/Lounge Appls - Replace 2030	\$0	\$0	\$0	\$5,331	\$0
703 Office Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
710 Laundry Flooring - Replace	\$0	\$0	\$0	\$0	\$0
711 Laundry Water Heater - Replace	\$0	\$0	\$13,550	\$0	\$0
712 Lower Restroom Water Heater - Repl	\$0	\$0	\$16,015	\$0	\$0
722 Radclyffe Appliances 2027 - Replace	\$0	\$0	\$0	\$0	\$0
723 Radclyffe Fireplace - Repr/Replace	\$0	\$0	\$0	\$0	\$0
724 Radclyffe Heat Pump - Replace	\$0	\$0	\$0	\$0	\$0
730 Tool Shop Furnace - Replace	\$0	\$0	\$0	\$0	\$0
750 Restroom Bldg Interior - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Generator, Radclyffe - Replace	\$0	\$0	\$0	\$0	\$0
912 AED Units/Cabinets - Repair/Replace	\$0	\$0	\$0	\$10,296	\$0
Water System					
897 Well House Building - Replace	\$0	\$0	\$0	\$0	\$0
899 Well - Sanitary Survey	\$0	\$0	\$0	\$7,756	\$0

Fiscal Year	2051	2052	2053	2054	2055
900 Well - Replace	\$0	\$0	\$0	\$0	\$0
901 Water Tank - Clean	\$0	\$0	\$0	\$5,468	\$0
902 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
903 Well House Electrical - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
905 Well Pump - Replace	\$0	\$0	\$0	\$0	\$8,719
906 Water Distribution System - Replc	\$0	\$0	\$0	\$0	\$0
907 Water Distribution - Periodic Rprs	\$0	\$0	\$0	\$0	\$0
909 Water Hand Pump - Replace	\$0	\$0	\$0	\$6,177	\$0
917 Generator, Well - Replace	\$0	\$0	\$0	\$0	\$0
LOSS/Septic System					
908 LOSS Equipment Building - Replace	\$62,813	\$0	\$0	\$0	\$0
913 Conveyance Pipes/Etc. - Rpr/Rplc	\$14,656	\$0	\$0	\$16,015	\$0
921 Sewer Lines - Repair/Replace	\$0	\$0	\$0	\$0	\$0
922 Tanks - Professional Pumping	\$0	\$0	\$35,541	\$0	\$0
924 Filter Assemblies - Repair/Replace	\$0	\$0	\$0	\$0	\$0
927 Solenoid Valves - Replace	\$0	\$0	\$0	\$0	\$0
928 Dose Pump 1 of 2 - Replace	\$0	\$0	\$0	\$0	\$17,674
929 Dose Pump 2 of 2 - Replace	\$0	\$0	\$0	\$0	\$17,674
931 Recirc Tank Pumps - Replace	\$0	\$0	\$0	\$0	\$0
932 Gravel Filter Pumps - Replace	\$0	\$0	\$0	\$0	\$0
935 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
937 Generator - Replace	\$0	\$0	\$0	\$0	\$0
939 Electrical/Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
959 Electrical Line Repairs - 2027/2029	\$0	\$0	\$0	\$0	\$0
OSS (B Field)					
914 "B" Field Drainfield - Repair/Replace	\$0	\$0	\$0	\$0	\$0
936 Control Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
957 Generator, "B" Field - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
949 Kawasaki Mule - Replace	\$0	\$0	\$0	\$0	\$0
950 Polaris Ranger - Replace	\$0	\$44,426	\$0	\$0	\$0
952 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
953 John Deere Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
955 Walk Behind Mower - Replace	\$0	\$0	\$0	\$0	\$0
960 Utility Trailer - Repair/Replace	\$0	\$0	\$0	\$0	\$0
961 Dump Trailer - Repair/Replace	\$0	\$0	\$13,194	\$0	\$0
963 Tractor, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$103,642	\$80,872	\$102,357	\$51,044	\$169,437
Ending Reserve Balance	\$2,098,670	\$2,267,094	\$2,422,477	\$2,638,055	\$2,744,088



Accuracy, Limitations, and Disclosures

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

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

Site/Grounds/Systems

Comp #: 100 Gravel Roads - Resurface Approx Quantity: 87,000 GSF

Location: Common roadways of property

Funded?: No. Useful life not predictable

History: Major replenishment in 2015 following some in 2013

Comments: Gravel roadways appear stable without major depressions or loss of rock. A major replenishment of gravel at roadways was performed in 2015 following addition in 2013. As discussed with Association, annual operating budget funding for localized replenishment, grading, etc. is included (\$5,000 in 2025 budget) and should be adequate to maintain for extended period of time. At one point, Client discussed possibility of spray coating. Assuming proactive care and annual maintenance, no major replenishment anticipated.

Useful Life:

Remaining Life:



Lower Estimate:	\$ 0	Higher Estimate:	\$ 0
Cost Source:			

Comp #: 101 Culverts/Drainage - Ongoing**Approx Quantity: 1 Open ditches, pipe, etc.****Location:** Adjacent to roads within community**Funded?:** Yes.**History:** Work anticipated in 2025. Assumed work in 2021. Some in 2020, previous to this some work in 2013 near lower restroom**Comments:** Client reports work needed and anticipated to occur in 2025 subsequent to our May 2025 site visit to dig out North end of West ditch. No bids/scope at the time of this report writing. Routine mowing appears to be completed.

Past periodic work at culverts, replacing and repairing as needed. Although difficult to predict future scope and timing, this component factors an allowance for larger repair work.

Useful Life:

4 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 5,250

Higher Estimate:

\$ 6,410

Cost Source: Client Estimate/Allowance

Comp #: 102 Wood Fence, Older - Repair/Replace**Approx Quantity: 320 LF board, 6' tall****Location:** Along Highway 101 at the East end (newer fencing installed at West end - see next component)**Funded?:** Yes.**History:** Installed about 2004**Comments:** Fence appears stable but weathered as older fencing. Some new fencing was installed which is in next component (103).

Factored here is funding for replacement due to typical deterioration that occurs of these wood surfaces in exposed areas. Regular sealer applications as maintenance project will help to extend life and maintain appearance; we assume funded out of operating budget. In our experience, quality solid-bodied stain yields best result. Remove contact with ground and surrounding landscape, avoid sprinkler patterns.

Useful Life:

20 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 11,500

Higher Estimate:

\$ 14,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 103 Wood Fence, Newer - Replace**Approx Quantity: 350 LF board, 6' tall****Location:** Along Highway 101 at the West end (older fencing at at East end - see previous component)**Funded?:** Yes.**History:** Installed in 2024 (\$12.3K)**Comments:** New fencing shows no signs of instability or major damage. Reported to us would be stained in summer 2025 subsequent to our May 2025 site visit.

Factored here is funding for replacement due to typical deterioration that occurs of these wood surfaces in exposed areas. Regular sealer applications as maintenance project will help to extend life and maintain appearance; we assume funded out of operating budget. In our experience, quality solid-bodied stain yields best result. Remove contact with ground and surrounding landscape, avoid sprinkler patterns.

Useful Life:
20 years**Remaining Life:**
18 years**Lower Estimate:**

\$ 12,600

Higher Estimate:

\$ 15,400

Cost Source: Inflated Client Cost History: \$12.3K in 2024

Comp #: 104 Dog Park Fence, Gate - Repr/Replace**Approx Quantity: 250 LF chain link****Location:** Dog park area near 2nd St. at east side of site**Funded?:** Yes.**History:** Unknown**Comments:** Galvanized, chain link fencing appears stable with some minor bent areas, however no major damage.

For financial planning purposes due to typical deterioration that will occur over time, factored here is replacement at roughly the time frame shown below. Evaluate fence as remaining useful life approaches zero years and adjust life accordingly. Chain link fencing is generally a low maintenance item. Inspect periodically and repair as needed. If corrosion is observed, apply rust inhibitor to prevent corrosion from decreasing the useful life.

Useful Life:
30 years**Remaining Life:**
6 years**Lower Estimate:**

\$ 5,180

Higher Estimate:

\$ 6,330

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 105 Concrete - Repair/Replace**Approx Quantity: 1 Allowance****Location:** Sidewalks/walkways, Ramada building floor, basketball court, concrete well house, etc.**Funded?:** Yes.**History:** Repairs in 2017, previous to this in 2012**Comments:** While local minor cracking/damage and evidence of spot replacement in the past, no widespread or significant deterioration noted.

Factored is funding allowance for larger repairs/replacement due to deterioration that will occur over time caused by general age and wear. As routine maintenance utilizing operating funds, inspect regularly and pressure wash for appearance. Repair promptly as needed to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality of the concrete include; the preparation of the underlying soil and drainage, thickness and strength of concrete used, steel reinforcement (none likely), and amount and weight of vehicle traffic, if any.

Useful Life:

10 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 3,440

Higher Estimate:

\$ 4,200

Cost Source: Budget Allowance

Comp #: 106 Pedestrian Bridges - Rpr/Replace**Approx Quantity: 2 wood****Location:** (1) from West Street to Ramada area and (1) at South end of West St. to lower meadow**Funded?:** No. Too small for reserve funding**History:** No major projects; composite walkways added in 2012**Comments:** The wood pedestrian bridges have weathered wood but appear to be stable. The open boards allow water to drain between them.

With small total area, no large scale repair/replacement meriting reserve funding anticipated. Treat as general maintenance expense, inspecting routinely and repairing locally as needed.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 107 Stairs at 1st St. - Rpr/Replace**Approx Quantity: 1 wood staircase****Location:** From 1st Street down to lots**Funded?:** Yes.**History:** No major projects known**Comments:** No major damage/deterioration noted of wood staircase and railings. The open boards allow water to drain between them.

While local repairs/replacement and staining can be funded from operating budget, funding included here for eventual replacement. Inspect the stairs and railings annually, and repair as needed. As part of maintenance, apply water repellent stain/preservative every two to three years. Almost all exterior wood exposed to the Puget Sound area weather will decay over time, and require replacement.

Useful Life:

25 years

Remaining Life:

10 years

**Lower Estimate:**

\$ 6,750

Higher Estimate:

\$ 8,250

Cost Source: Budget Allowance

Comp #: 110 Gate Operators - Replace**Approx Quantity: 2 DKS sally arms****Location:** Main vehicle entry/exit of property along Highway 101**Funded?:** Yes.**History:** Installed in 2007**Comments:** No functional problems observed or reported to us.

Factored in funding for replacement. Regular professional inspections and maintenance are recommended as general operating expense for continued smoother operation.

Useful Life:

15 years

Remaining Life:

0 years

**Lower Estimate:**

\$ 14,800

Higher Estimate:

\$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 111 Pressure Sensor - Replace**Approx Quantity: 1 vehicle sensor****Location:** Exit lane of property**Funded?:** Yes.**History:** Replaced in 2011**Comments:** Reported to us, no problems with pressure sensor at exit gate.

Factored is replacement as shown. Inspect and maintain as needed from operating budget.

Useful Life:

15 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 4,150

Higher Estimate:

\$ 5,070

Cost Source: Client Cost History, Inflation Adjusted

Comp #: 959 Electrical Infrastructure - Repair/Replc**Approx Quantity: 1 System****Location:** Throughout community**Funded?:** Yes.**History:** Various work but no comprehensive replacement project**Comments:** The majority of electrical throughout the community is original to age of the community. Some various projects have been completed but no comprehensive replacement project. Some discussion in community of residents considering adding solar and upgrading service to site to 220AMP. This will require professional evaluation by licensed electrician. At this time, periodic funding added here to accumulate funds for projects. This is only budget allowance and to be adjusted based on professional inspection.**Useful Life:**

2 years

Remaining Life:

1 years

No Photo Available

Lower Estimate:

\$ 4,500

Higher Estimate:

\$ 5,500

Cost Source: Budget Allowance

Recreation

Comp #: 300 Pool (Gunitite) - Resurface**Approx Quantity: 16 16 X 36 plaster finish****Location:** Common area between office & laundry buildings**Funded?:** Yes.**History:** New pool installed in 2016**Comments:** Pool was covered during our off-season site visit. No problems reported to us. New pool in 2016 is gunite pool shell with plaster finish.

Resurface funding factored at typical useful life; every other resurface cycle plan for tile replacement (see #301). Proactive cleaning, proper chemical balance and the use of a cover when possible are keys to maximum service life of plaster. There are a variety of pool surface types - plan in advance as cost and life cycle can vary.

Useful Life:

12 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 15,200

Higher Estimate:

\$ 18,600

Cost Source: Cost provided by Aqua Rec's

Comp #: 301 Pool Tile - Replace**Approx Quantity: 100 LF fill level tiles****Location:** Installed at fill level of pool (common area between office & laundry buildings)**Funded?:** Yes.**History:** Installed in 2016**Comments:** Pool covered during our off-season site visit. Reported a few missing tiles but not widespread or significant.

Factored is replacement of tile every other resurface (#300) cycle. Proactive cleaning, proper chemical balance and the use of a cover when possible are keys to maximum service life.

Useful Life:

24 years

Remaining Life:

14 years

**Lower Estimate:**

\$ 5,820

Higher Estimate:

\$ 7,120

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 302 Pool Heater/Heat Pump - Replace

Approx Quantity: 1 TropiCal Heat Pump

Location: Installed outside pool equipment shed

Funded?: Yes.

History: Installed in 2016 as part of major pool replacement

Comments: No problems of heat pump/pool heater reported.

Factor replacement as shown which is typical useful life. Inspect and service routinely as part of maintenance.

Useful Life:

10 years

Remaining Life:

1 years



Lower Estimate:

\$ 9,270

Higher Estimate:

\$ 11,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 304 Pool Lift - Repair/Replace

Approx Quantity: 1 SR Smith Chair

Location: Installed at pool deck

Funded?: Yes.

History: Installed in 2016

Comments: We did not test pool lift/chair installed at pool deck, however no problems reported to us. Contacts report rarely, if ever, used.

Factor replacement as shown. As routine maintenance, have inspected and serviced.

Useful Life:

20 years

Remaining Life:

10 years



Lower Estimate:

\$ 5,820

Higher Estimate:

\$ 7,120

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 306 Pool Shed - Repair/Replace**Approx Quantity: 1 80 SF shed wood****Location:** Adjacent to pool**Funded?:** Yes.**History:** Installed in 2016**Comments:** Wood structure shed shows no major signs of damage/deterioration. This structure was installed in 2016 as part of overall pool replacement project.

Factored here is repairs/replacement of this wood structure. Inspect and repair locally as needed.

Useful Life:

15 years

Remaining Life:

5 years

**Lower Estimate:**

\$ 4,640

Higher Estimate:

\$ 5,670

Cost Source: Client provided cost

Comp #: 307 Pool Pump - Replace**Approx Quantity: 1 Pump****Location:** Pool shed**Funded?:** Yes.**History:** 2025: being replaced (\$2500) New pump installed in 2016 with major pool replacement project**Comments:** This pump anticipated to be replaced in 2025.

While lower cost, Client would like to have as funded component. Proactively maintain with rebuild possible.

Useful Life:

10 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 2,250

Higher Estimate:

\$ 2,750

Cost Source: Client Estimate

Comp #: 308 Pool Filter - Replace**Approx Quantity: 1 Sand filter, pump****Location:** Pool shed**Funded?:** Yes.**History:** Sand filter installed in 2016 with major pool replacement project**Comments:** Like our last site visit, no problems reported of pool sand filter; new equipment with pool work in 2016. Filter can last for extended period with ordinary care and maintenance including changing of sand and grids, regular backwash. Pump and motor can fail periodically, but typically can be rebuilt for less than \$500.**Useful Life:**

20 years

Remaining Life:

10 years

**Lower Estimate:**

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 309 Pool Ozonator - Replace**Approx Quantity: 1 UltraPure system****Location:** Pool shed**Funded?:** Yes.**History:** Installed in 2016**Comments:** No problems reported of ozonator installed during 2016 pool replacement.

Factored in funding for replacement at typical useful life. Maintain regularly as part of operating/maintenance budget.

Useful Life:

10 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 2,780

Higher Estimate:

\$ 3,400

Cost Source: Inflated Client Provided Cost

Comp #: 310 Pool Cover/Operator - Repair/Replace**Approx Quantity: 1 Automatic cover****Location:** Installed in 2016 as part of the pool installation**Funded?:** Yes.**History:** Installed in 2016**Comments:** Pool covered reported as damaged and in need of replacement.

Funding factored for replacement of vinyl cover; metal frame work not anticipated to need replacement with proper maintenance/care. Inspect and maintain regularly.

Useful Life:

10 years

Remaining Life:

0 years

**Lower Estimate:**

\$ 5,820

Higher Estimate:

\$ 7,120

Cost Source: Inflated Cost per Aqua Rec's

Comp #: 312 Pool Fence - Repair/Replace**Approx Quantity: 115 LF 6 wood board****Location:** North and South side of pool**Funded?:** Yes.**History:** Installed in 2016**Comments:** Wood board fencing is stable with no widespread or major damage noted.

Funding factored for repairs/replacement at typical useful life. Typical failures occur from deterioration through end grains, contact with ground and surrounding landscape. As routine maintenance, inspect regularly for any damage and repair as needed. Avoid unnecessary contact with ground, sprinkler patterns and surrounding vegetation. Regular cycles of stain/paint will help to maintain appearance. Painting or staining the fence has a higher overall life cycle cost but may extend life somewhat in addition to aesthetic benefit. Assume stain/paint out of the operating budget.

Useful Life:

15 years

Remaining Life:

5 years

**Lower Estimate:**

\$ 6,400

Higher Estimate:

\$ 7,820

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 315 Pool Deck - Resurface/Replace**Approx Quantity: 1,250 SF concrete****Location:** Surrounding pool**Funded?:** Yes.**History:** Installed in 2016**Comments:** No major or widespread cracks/damage noted of broom finish, concrete patio. New as part of the 2016 pool replacement project.

Although vendor does not anticipate complete replacement, a funding allowance for some larger repairs/section replacements as shown here due to typical damage (cracking, etc.) that will occur over time. Costs/timing can vary. Inspect periodically and repair as needed through operating budget.

Useful Life:

20 years

Remaining Life:

14 years

**Lower Estimate:**

\$ 20,300

Higher Estimate:

\$ 24,900

Cost Source: Inflated allowance per Aqua Rec's

Comp #: 370 Heaters/Picnic Sets - Replace**Approx Quantity: 4 Heaters/12+ Picnic****Location:** Ramada building and scattered common area exteriors**Funded?:** Yes.**History:** Some picnic sets replaced 2024/2025**Comments:** Metal and wood picnic sets are being replaced with plastic seat/table picnic sets which are much lighter in weight. No problems with outdoor heaters noted. All generally set beneath Ramada building structure.

Factored in replacement due to cost efficiency/consistency As routine maintenance, inspect and maintain locally within annual budget.

Useful Life:

15 years

Remaining Life:

2 years

**Lower Estimate:**

\$ 4,530

Higher Estimate:

\$ 5,530

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 402 Workout Bench - Replace**Approx Quantity: 1 workout bench****Location:** Within laundry room building at exercise room**Funded?:** Yes.**History:** Replaced in 2017**Comments:** No problems reported of this piece.

Funding included here for replacement due to typical deterioration/functional problems that will occur. As routine maintenance, inspect regularly and service.

Useful Life:

15 years

Remaining Life:

5 years

**Lower Estimate:**

\$ 2,390

Higher Estimate:

\$ 2,920

Cost Source: Inflated Estimate Provided by Client

Comp #: 403 Workout Equipment - Repair/Replace**Approx Quantity: 4 cardio pieces****Location:** Within laundry room building at exercise room**Funded?:** No. No plans for replacement within reserves; replace individually or donations**History:** Unknown**Comments:** There are two treadmills, an exercise bike and rowing machine. No problems reported with this equipment. We assume can be repaired/replaced individually as needed out of the operating budget with no anticipation for comprehensive replacement meriting reserves.**Useful Life:****Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Building Exteriors

Comp #: 498 Laundry Ramp - Repair/Replace**Approx Quantity: 70 SF composite boards****Location:** Ramp to entry of Laundry/Exercise Building**Funded?:** Yes.**History:** Installed in 2024**Comments:** This composite decking at entry was added in 2012 (\$460) at the office building. No major damage/deterioration observed.

With small total area, no large scale repair/replacement meriting reserve funding anticipated. Treat as general maintenance expense, inspecting routinely and repairing locally as needed.

Useful Life:

25 years

Remaining Life:

23 years

**Lower Estimate:**

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: Client Cost History

Comp #: 499 Entry Deck, Office/Lounge - Rpr/Replace**Approx Quantity: 50 SF composite boards****Location:** Entry deck at Office/Lounge building**Funded?:** Yes.**History:** Installed in 2012**Comments:** This composite decking at entry was added in 2012 at the office building. No major damage/deterioration observed.

With small total area, no large scale repair/replacement meriting reserve funding anticipated. Treat as general maintenance expense, inspecting routinely and repairing locally as needed.

Useful Life:

25 years

Remaining Life:

11 years

**Lower Estimate:**

\$ 1,930

Higher Estimate:

\$ 2,360

Cost Source:

Comp #: 500 Office / Lounge Building - Replace**Approx Quantity: 1,250 SF building****Location:** Common area near main entrance of community**Funded?:** No. Useful life not predictable**History:** See comments**Comments:** The age of this structure is thought to be about circa 1973. The roof was replaced in 2006 (see #501).

Siding/exterior materials utilized are typical of that era - site built on slab foundation. Prior reserve studies had factored complete replacement of the building per the direction of the Board of Directors. As this building is not a manufactured structure, service to the community can be extended for many years with periodic component replacement (see #501 & #502). Complete replacement of this structure is not included for reserve funding as it is inappropriate to include lifetime components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss. No total replacement funding therefore factored in this report.

Useful Life:**Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 501 Office/Lounge Roof/Gtr/Ds - Replace**Approx Quantity: 1,900 GSF roof 120LF gt****Location:** Rooftop of Office / Lounge building**Funded?:** Yes.**History:** Roof installed 2006

Comments: Our visibility was limited from ground level with no obvious major damage or problems observed and none reported of roof/gutters/downspouts. Standing seam metal roofing installed in 2006. Gutters and downspouts are aluminum. We assume designed and installed properly with adequate underlying waterproofing details.

While sturdy materials, replacement factored as shown here at typical 30 to 40 year service life which is mostly prompted by underlying waterproofing of roofing. Inspect regularly to ensure seams are tight and that fasteners are secure, including any grommets to protect finish and prevent water penetration. Clean as needed. We assume a commercially applied surface finish.

Useful Life:

35 years

Remaining Life:

15 years

**Lower Estimate:**

\$ 29,300

Higher Estimate:

\$ 35,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 502 O/L Structural/Siding/Wndws - Replc

Approx Quantity: 1,500 GSF siding (8) wd

Location: Building exterior siding, trim, and windows

Funded?: Yes.

History: Unknown

Comments: Siding is a T-111 panel product and vinyl frame, double glass windows. No obvious widespread issues noted of siding/windows (structure) based on our limited visual inspection. We assume designed and installed properly with adequate underlying waterproofing details.

Factored is replacement at typical useful life for these type of buildings. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. When practical, align siding replacement with window replacement for cost efficiencies and building envelope integrity. Inspect annually, and repair locally, as needed, using general operating maintenance funds. Keep the wood siding painted to protect it from water decay - see component #560.

Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define the scope, timing, and costs; including a plan for some margin of contingency.

Useful Life:
50 years

Remaining Life:
15 years



Lower Estimate:

\$ 56,900

Higher Estimate:

\$ 69,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 510 Laundry/Exercise Building - Replace**Approx Quantity: 1,250 GSF footprint****Location:** Just west of Office/Lounge building near entry to community**Funded?:** No. Useful life not predictable**History:** See comments**Comments:** The age of this structure is thought to be about circa 1973. The roof was replaced in 2005 (see #511).

Siding/exterior materials utilized are typical of that era - site built on slab foundation. Prior reserve studies had factored complete replacement of the building per the direction of the Board of Directors. As this building is not a manufactured structure, service to the community can be extended for many years with periodic component replacement (see #511 & #512). Complete replacement of this structure is not included for reserve funding as it is inappropriate to include lifetime components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss. No total replacement funding therefore factored in this report.

Useful Life:**Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 511 Laundry Bldg Roof/Gtr/Dsp - Replace**Approx Quantity: 1,900 GSF metal/120LF gt****Location:** Rooftop of Laundry Bldg.**Funded?:** Yes.**History:** Roof replaced in 2005

Comments: Our visibility was limited from ground level with no obvious major damage or problems observed and none reported of roof/gutters/downspouts. Standing seam metal roofing installed in 2005. Gutters and downspouts are aluminum. We assume designed and installed properly with adequate underlying waterproofing details.

While sturdy materials, replacement factored as shown here at typical 30 to 40 year service life which is mostly prompted by underlying waterproofing of roofing. Inspect regularly to ensure seams are tight and that fasteners are secure, including any grommets to protect finish and prevent water penetration. Clean as needed. We assume a commercially applied surface finish.

Useful Life:

35 years

Remaining Life:

14 years

**Lower Estimate:**

\$ 29,300

Higher Estimate:

\$ 35,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 512 Lndry Structural Sdng/Wndws - Repl

Approx Quantity: 1,500 GSF siding (4) wd

Location: Exterior siding, trim, etc...

Funded?: Yes.

History: Unknown

Comments: Siding is a T-111 panel product and vinyl frame, double glass windows. No obvious widespread issues noted of siding/windows (structure) based on our limited visual inspection. We assume designed and installed properly with adequate underlying waterproofing details.

Factored is replacement at typical useful life for these type of buildings. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. When practical, align siding replacement with window replacement for cost efficiencies and building envelope integrity. Inspect annually, and repair locally, as needed, using general operating maintenance funds. Keep the wood siding painted to protect it from water decay - see component #560.

Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define the scope, timing, and costs; including a plan for some margin of contingency.

Useful Life:
50 years

Remaining Life:
15 years



Lower Estimate:

\$ 50,500

Higher Estimate:

\$ 61,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 520 Lodge (Radclyffe) - Replace**Approx Quantity: 1 28 x 40 manufactured****Location:** Off 1st St. at West side of site**Funded?:** Yes.**History:** Exact age unknown

Comments: Although the actual age of this manufactured home is not known, assumed to be constructed after June 1976 when HUD tag numbers were a requirement to be attached to the exterior of the pieces. HUD tags are attached to this "double wide" unit (ORE144665 & ORE 144705). The roof was replaced in 2006 (#521), however majority of components appear to be original and showing wear. The life of a manufactured home can vary with estimates in the 30-55 year range. As discussed with Association, this structure is nearing the end of it's useful life and we are factoring replacement as shown here. Association may want to consider replacement with stick-built structure. Costs will vary depending on replacement types, options chosen.

Useful Life:

40 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 283,000

Higher Estimate:

\$ 345,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 521 Lodge Roof - Replace**Approx Quantity: 1,300 GSF metal****Location:** Rooftop of lodge building**Funded?:** No. Life anticipated to be beyond building life**History:** Roof installed about 2006

Comments: Standing seam metal roof installed in 2006. This installation should last for the remaining life of the structure (#520) assuming replacement of structure timing followed in that component. When new structure installed, that roof may need to be included in future reserve study updates when material type and estimated life is established. No basis for reserve funding at this time. Inspect current roof routinely to ensure tight seams, fasteners, etc.

Useful Life:**Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 522 Lodge Deck - Replace**Approx Quantity: 700 SF wood planks****Location:** Perimeter of lodge building**Funded?:** Yes.**History:** Unknown**Comments:** Wood boards are grayed and have weathered appearance, however no major damage noted and replacement boards noted.

Factored is replacement which aligns with the building replacement (#520). Our contacts report prior to replacement, a proactive approach to local repairs/replacements will be instituted. Inspect deck, stairs, and railings annually and repair as needed. As part of maintenance, apply water repellent stain/preservative at least every other year; assumed an operating budget item. Almost all exterior wood exposed to Puget Sound area weather will decay over time and require replacement. Current building code requires flashing of the ledger joist (at the exterior building wall) to prevent decay from compromising the structural integrity. Options for a longer lasting deck include using thick wood boards or a composite product (increased cost).

Useful Life:

20 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 28,700

Higher Estimate:

\$ 35,100

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 530 Tool Shop - Replace**Approx Quantity: 620 SF****Location:** Off 1st St. at West side of site near Radclyffe Lodge**Funded?:** Yes.**History:** Installed 2001**Comments:** This steel building is built on concrete slab with metal siding and roofing; Garco is manufacturer. Reportedly installed in approximately 2001. No major damage noted, however some dents of siding.

Although no major issues observed or reported, plan for roughly thirty years of service life before replacement is warranted. See next component for repair funding requested by Association contacts.

Useful Life:

30 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 64,300

Higher Estimate:

\$ 78,500

Cost Source: Estimate Provided by Client, Inflated

Comp #: 531 Tool Shop - Repair**Approx Quantity: 620 SF****Location:** Off 1st St. at West side of site near Radclyffe Lodge**Funded?:** Yes.**History:** Installed 2001**Comments:** This component is periodic funding for repairs prior to the replacement (see previous component) as discussed with Association contacts.**Useful Life:**

4 years

Remaining Life:

1 years

No Photo Available

Lower Estimate:

\$ 2,670

Higher Estimate:

\$ 3,270

Cost Source: Allowance provided by Association

Comp #: 532 Tool Shop Rollup Door - Replace**Approx Quantity: 1 8' x 12' metal****Location:** Maintenance building**Funded?:** No. No predictable replacement; replace with building**History:** Building installed 2011**Comments:** Some local dents of metal door, however no widespread or major damage known. Assumed to be opened / closed infrequently. This door will be replaced along with overall larger building replacement (#530), with no separate replacement anticipated.**Useful Life:****Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 535 Tractor Garage - Replace**Approx Quantity: 2 200 SF (10X20)****Location:** Behind tool shop**Funded?:** Yes.**History:** Installed bout 2007**Comments:** Panel wood siding and metal roofing with some local dirt/grime, however no widespread or significant damage noted.

Factored is funding for roughly thirty year service life before replacement is warranted. Paint and repair as needed using general operating/maintenance funds.

Useful Life:
30 years**Remaining Life:**
12 years**Lower Estimate:**

\$ 10,800

Higher Estimate:

\$ 13,200

Cost Source: Inflated Client Cost History

Comp #: 536 Mower Sheds - Repair/Replace**Approx Quantity: 1 (1) ~100 SF, (about 12X7)****Location:** Behind tool shop**Funded?:** Yes.**History:** Repairs planned for 2022**Comments:** White building in photo here. Building has wood panel siding and composition shingle roofing. No major damage/deterioration noted.

Factored here is larger replacement funding that will eventually be needed. Paint and repair as needed using general operating/maintenance funds.

Useful Life:
17 years**Remaining Life:**
7 years**Lower Estimate:**

\$ 8,110

Higher Estimate:

\$ 9,910

Cost Source: Estimate by Client

Comp #: 537 Facilities Sheds 1st St - Repair/Replace

Approx Quantity: 240 SF wood

Location: Three sheds side-by-side on First St.

Funded?: Yes.

History: Unknown

Comments: No major damage noted of shed.

Factored here is replacement due to typical deterioration that will occur. Paint and repair as needed using general operating/maintenance funds.

Useful Life:

25 years

Remaining Life:

4 years



Lower Estimate:

\$ 9,270

Higher Estimate:

\$ 11,300

Cost Source: Estimate Provided by Client, Inflated

Comp #: 538 Guardhouse Bldg - Refurbish/Replace

Approx Quantity: 30 SF wood stucture

Location: Main entryway into property at Highway 101

Funded?: Yes.

History: Unknown

Comments: Guardhouse is not actively utilized with no major damage/deterioration noted. Wood panel siding and metal roofing.

Factor funding for major refurbish/replacement. Maintain out of the operating budget as needed.

Useful Life:

30 years

Remaining Life:

9 years



Lower Estimate:

\$ 3,580

Higher Estimate:

\$ 4,380

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 540 Ramada Bldg - Replace**Approx Quantity: 1,800 GSF****Location:** General common area**Funded?:** Yes.**History:** Installed around 2005**Comments:** Ramada building is covered outdoor space open on the sides with metal roofing and supported with wood posts. Reportedly, installed around 2005. No major damage/deterioration noted.

Funding factored for replacement as shown. Maintain routinely as part of annual maintenance.

Useful Life:

30 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 49,600

Higher Estimate:

\$ 60,600

Cost Source: Cost adjusted per client

Comp #: 551 Lower Restroom Bldg - Replace**Approx Quantity: 400 GSF wood structure****Location:** Rooftop of restroom**Funded?:** No.**History:** Replaced in 2014**Comments:** The age of this structure is thought to be about circa 1973. The roof was replaced in 2014 with standing seam metal. Siding/exterior materials utilized are typical of that era (wood panel material) - site built on slab foundation. Prior reserve studies had factored complete replacement of the building per the direction of the Board of Directors. As this building is not a manufactured structure, service to the community can be extended for many years with periodic component replacement (#552). Complete replacement of this structure is not included for reserve funding as it is inappropriate to include lifetime components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss. No total replacement funding therefore factored in this report.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 552 Rstrm Structural Siding/Wdw/Replace

Approx Quantity: 900 GSF sdg (2) wdws

Location: Exterior walls of lower restroom building

Funded?: Yes.

History: Unknown

Comments: No major problems observed of this building from visual limited inspection. Some local wear of siding but no obvious major damage noted and no problems reported to us (see #560 for paint). Positive drainage from rain and groundwater is important to protect against water intrusion at the base - inspect regularly. No obvious issues with double pane, vinyl frame windows observed during our site visit.

This type of siding is generally life limited in the 30 to 50-year range depending upon maintenance over time and exposure to weather elements. . Windows are also life limited and should be replaced at the time of siding for proper integration of waterproofing details (flashings, WRB, etc...). As useful life approaches zero, evaluate closely, including select removal to view and assess underlying structure - if still functional life can be extended with reserve plan.

Useful Life:
50 years

Remaining Life:
15 years



Lower Estimate:

\$ 18,000

Higher Estimate:

\$ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 560 Building Exteriors - Paint

Approx Quantity: 1 Numerous buildings

Location: Exterior siding, trim, etc. at Association Buildings

Funded?: Yes.

History: Touch-up in 2025 anticipated

Comments: Some touch-up is anticipated in 2025. Overall, no widespread or major fading/wear noted of painted surfaces. In the past, some buildings have been painted individually and typically completed by on-site staff. As previously discussed with Association, we are including a funded component to repaint all buildings as comprehensive project as shown here. The cost reflects on-site staff painting so reduced cost.

As routine maintenance, inspect regularly (including sealants) repair locally, and touch-up paint as needed. Typical Northwest paint cycles vary greatly depending upon many factors including type of material painted, surface preparation, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Repair areas as needed prior to painting/caulking. Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. Incorrect installations of sealant are very common and can greatly decrease its useful life. Inspect sealant (more frequently as it ages) to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and due to exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealant at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate:	\$ 14,100	Higher Estimate:	\$ 17,300
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Cost Source: Client Provided Estimate

Comp #: 564 Emergency/CERT Shed - Repair/Replace

Approx Quantity: 1 wood structure

Location: To the west of Laundry buiding

Funded?: Yes.

History: Installed in 2021

Comments: The Association has constructed an emergency shed based on Community Emergency Response Team (CERT) Program information which

prepares/educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, life search and rescue, team organization, and disaster medical operations. Cascadia Rising being the impetus. Factored is replacement as shown.

Useful Life:
15 years

Remaining Life:
10 years



Lower Estimate:	\$ 6,750	Higher Estimate:	\$ 8,250
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Cost Source: Client Budget Estimate

Building Interiors

Comp #: 700 Office/Lounge Flooring - Replace

Approx Quantity: 185 SY laminate/hard surface

Location: Interior flooring surfaces within lounge building

Funded?: Yes.

History: Replaced around 2012

Comments: Some local scrapes/scratches, but not widespread or significant.

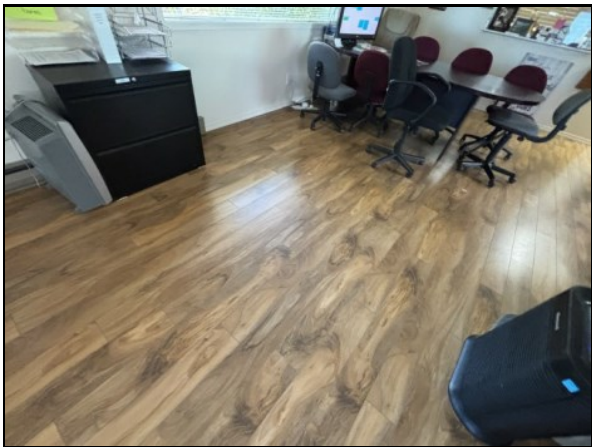
Factored here is replacement for cost efficiency/consistency. Wide variety of type and quality available; a mid-range funding allowance is factored below for financial planning purposes. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Replacement best timed just after repainting for cost efficiency and to maintain a quality appearance.

Useful Life:

15 years

Remaining Life:

4 years



Lower Estimate:

\$ 7,310

Higher Estimate:

\$ 8,930

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 701 Office/Lounge Furniture - Replace**Approx Quantity: 1 Pieces****Location:** Office / lounge building**Funded?:** Yes.**History:** Anticipated for 2025. Desk replaced in 2014**Comments:** While some variation in furnishing styles/ages, no major damage/deterioration noted. Anticipated replacement subsequent to our 2025 site visit

Prudent financial planning suggests setting aside funds for periodic large scale refurbishing to maintain consistent aesthetic, marketability. Costs can vary greatly; adjust costs below when a better estimate of replacements become known. As routine maintenance, inspect regularly and perform any needed repairs promptly using general maintenance funds.

Useful Life:

10 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 3,150

Higher Estimate:

\$ 3,850

Cost Source: Inflated Estimate Provided by Client

Comp #: 702 Office/Lounge Appls - Replace 2030**Approx Quantity: 3 pieces****Location:** Kitchen area of Office/Lounge interior**Funded?:** Yes.**History:** Unknown**Comments:** Like our previous site visit, no major issues/problems reported of appliances, however older; refrigerator, stove/range, microwave, refrigerator and freezer.

Prudent planning suggests setting aside funds for the periodic replacement of appliances at regular intervals to maintain function. Clean, maintain, and provide service as needed to extend useful life.

Useful Life:

12 years

Remaining Life:

4 years

**Lower Estimate:**

\$ 2,100

Higher Estimate:

\$ 2,560

Cost Source: Client Estimate

Comp #: 703 Office Heat Pump - Replace

Approx Quantity: 1 Mitsubishi Mini-Split

Location: Office building

Funded?: Yes.

History: Installed March 2024 (\$5,185)

Comments: No problems of mini-split system installed recently.

We have factored replacement below at the typical service life expectancy per the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) standards. With proactive service and maintenance, the useful life can often be extended. Have service vendors evaluate the unit(s) periodically and adjust the useful life/remaining useful life as indicated within reserve study updates. Treat routine maintenance and local repair/replacement needs below the association's reserves funding threshold (~1% of annual operating expenses, not including reserves) as a general operating and maintenance expense.

Air conditioning manufacturers are required to cease all production utilizing R22 refrigerant (AC Freon) by Jan 1, 2020 in favor of more environmentally friendly products (currently R410A). There are currently no reported service restrictions by the EPA for existing R22 units. New equipment utilizing R410A is readily available. When replacement of your system is necessary, a changeover to R410A may necessitate replacement of the refrigerant lines as they use different lubricants for the compressors (costs of refrigerant lines is not included in our allowances below - discuss this and other potential costs with your service vendor). Evaluate all options for annualized costs and environmental impact as well as comfort.

Useful Life:
20 years

Remaining Life:
18 years



Lower Estimate:	\$ 4,910	Higher Estimate:	\$ 6,010
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Cost Source: Inflated Client Cost History: \$5,185 (2024)

Comp #: 704 Office, Tech Equipment - Replace**Approx Quantity: 1 Assorted office equipment****Location:** General office area**Funded?:** No. Assumed to be operating funding not Reserves**History:** Some various items in 2018 (small copier, PC's, etc), computer purchased in 2017, Laptop, printer, file cabinet and software purchased in 2014; new desktop in 2015**Comments:** Nominal equipment that is typically replaced individually as needed without need for reserve funding. Expense records for community note purchases in 2018 include small copier, two PC's, square trade and other ancillary equipment (just under \$1,000).

No funding included here assuming periodic replacement as needed of pieces through operating budget.

Useful Life:**Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 705 Office/Lounge Conference Tables**Approx Quantity: 3 tables (6) chairs****Location:** Office / lounge area**Funded?:** No. Assumed to be operating funding not Reserves**History:** Unknown**Comments:** No major damage/wear to these furnishings. Association reported to us in previous update, these furnishings can be replaced within the annual operating budget, not anticipated as reserve item.**Useful Life:****Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 710 Laundry Flooring - Replace**Approx Quantity: 300 SF tile/carpet****Location:** Interior of Laundry / Exercise building**Funded?:** Yes.**History:** Unknown**Comments:** Some local wear at high traffic areas, however no major or widespread deterioration at tile flooring in laundry area and carpeting in exercise area.

Factored is replacement at typical useful life. Spot work may be needed as part of routine maintenance between these cycles.

Useful Life:

20 years

Remaining Life:

10 years

**Lower Estimate:**

\$ 5,400

Higher Estimate:

\$ 6,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 711 Laundry Water Heater - Replace**Approx Quantity: 1 Rinnai Propane On-Demand****Location:** Laundry building mechanical area - laundry**Funded?:** Yes.**History:** Water tanks replaced with wall-mounted on-demand unit in 2023**Comments:** No problems reported of on-demand water heater.

Funding factored for replacement at typical useful life. Due to the many variables that affect the useful life, we have used a relatively conservative projection. Regular maintenance should include annual flushing and changing the sacrificial anode rod every few years. All water heater tanks fail. Failure is typically a leak in the tank's metal wall caused by corrosion and results in an unchecked constant flow of water onto the floor until the leak is observed and the water valve is shut off. If not observe quickly, this can allow a significant amount of water to damage the building/finishes adjacent to, and beneath the water heater tank.

Useful Life:

10 years

Remaining Life:

7 years

**Lower Estimate:**

\$ 5,490

Higher Estimate:

\$ 6,710

Cost Source: Inflated Cost History: Mountain Pumps and Plumbing (\$5,563 in 2023)

Comp #: 712 Lower Restroom Water Heater - Repl**Approx Quantity: 1 Rudd 50 gallon****Location:** Mechanical area of restroom building**Funded?:** Yes.**History:** Replaced in 2023**Comments:** No problems current reported of water heater that is only a few years old. .

Factored in funding at typical useful life. Due to the many variables that affect the useful life, we have used a relatively conservative projection. Regular maintenance should include annual flushing and changing the sacrificial anode rod every few years. All water heater tanks fail. Failure is typically a leak in the tank's metal wall caused by corrosion and results in an unchecked constant flow of water onto the floor until the leak is observed and the water valve is shut off. If not observed quickly, this can allow a significant amount of water to damage the building/finishes adjacent to, and beneath the water heater tank.

Useful Life:

10 years

Remaining Life:

7 years

**Lower Estimate:**

\$ 6,490

Higher Estimate:

\$ 7,930

Cost Source: Inflated Actual: Mountain Pumps and Plumbing

Comp #: 720 Lodge (Radclyffe) Flooring, Paint**Approx Quantity: 1,120 square feet****Location:** Interior of Radclyffe Lodge manufactured unit**Funded?:** No. This component not funded as replacement of structure funded within #520 in 2018**History:** Unknown**Comments:** With eventual replacement of entire structure anticipated (see component #520), replacement funding not included as cost will be included in overall replacement cost. Once new structure is in place, include funding as appropriate for type and quantity of flooring for cyclical funding.**Useful Life:****Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 721 Radclyffe Furniture/ Décor -Replace**Approx Quantity: 1 Assorted furniture****Location:** Interior of lodge building**Funded?:** No. This component not funded as replacement of structure funded within #520**History:** Unknown**Comments:** Varying age and condition with no major problems noted at the time of our inspection. At this time we are not including funding for replacement, as assumed cost of replacement included within #520 . Once replaced, assess quantity, type, etc. and include cyclical funding. Some furnishings replaced with donated items in the past.**Useful Life:****Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 722 Radclyffe Appliances 2027 - Replace**Approx Quantity: 1 Refrigerator/freezer****Location:** Interior of Radclyffe building**Funded?:** Yes.**History:** Gas fireplace replaced less than 10 years ago, dishwasher, microwave and stove/range replaced in 2020, North fridge replaced in 2006, South fridge replaced in 2005**Comments:** Varying age and condition of appliances. No specific issues reported to us currently.

Funding factored each cycle for partial, not all, appliances at one time.

Useful Life:

16 years

Remaining Life:

1 years

**Lower Estimate:**

\$ 2,120

Higher Estimate:

\$ 2,590

Cost Source: Inflated Client Estimate

Comp #: 723 Radclyffe Fireplace - Repr/Replace
Location: Interior of Radclyffe building
Funded?: Yes.
History: Gas fireplace replaced 2005
Comments: One of the three gas panes is currently cracked.

Approx Quantity: 1 Gas

Funding factored at typical useful life.

Useful Life:
20 years

Remaining Life:
0 years



Lower Estimate:	\$ 1,800	Higher Estimate:	\$ 2,200
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Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 724 Radclyffe Heat Pump - Replace

Approx Quantity: 1 Mitsubishi Mini-Split

Location: Radclyffe building

Funded?: Yes.

History: Installed 2024 (\$4,537 with rebate)

Comments: No problems of mini-split system installed recently.

We have factored replacement below at the typical service life expectancy per the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) standards. With proactive service and maintenance, the useful life can often be extended. Have service vendors evaluate the unit(s) periodically and adjust the useful life/remaining useful life as indicated within reserve study updates. Treat routine maintenance and local repair/replacement needs below the association's reserves funding threshold (~1% of annual operating expenses, not including reserves) as a general operating and maintenance expense.

Air conditioning manufacturers are required to cease all production utilizing R22 refrigerant (AC Freon) by Jan 1, 2020 in favor of more environmentally friendly products (currently R410A). There are currently no reported service restrictions by the EPA for existing R22 units. New equipment utilizing R410A is readily available. When replacement of your system is necessary, a changeover to R410A may necessitate replacement of the refrigerant lines as they use different lubricants for the compressors (costs of refrigerant lines is not included in our allowances below - discuss this and other potential costs with your service vendor). Evaluate all options for annualized costs and environmental impact as well as comfort.

Useful Life:
20 years

Remaining Life:
18 years



Lower Estimate:	\$ 4,910	Higher Estimate:	\$ 6,000
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Cost Source: Inflated Client Cost History

Comp #: 725 Radclyffe Propane Heater - Replace

Approx Quantity: 1 Coleman unit

Location: Interior of Radclyffe Lodge building

Funded?: No. Anticipated will be replaced with overall building (#520)

History: Unknown

Comments: Recently a mini-split heat pump system installed at this building (#724) and existing furnace here could be used as backup but not primary system. With new added system and this manufactured building anticipated for replacement within #520, no separate funding included here.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 730 Tool Shop Furnace - Replace

Approx Quantity: 1 ceiling unit

Location: Ceiling suspended unit at interior of Tool Shop Building

Funded?: Yes.

History: Replaced in 2017

Comments: No problems reported of heater.

Factor replacement as shown. Have serviced and maintained professionally.

Useful Life:

15 years

Remaining Life:

6 years



Lower Estimate:

\$ 3,150

Higher Estimate:

\$ 3,850

Cost Source: Inflated Client Cost History

Comp #: 750 Restroom Bldg Interior - Refurbish**Approx Quantity: 2 restrooms****Location:** Lower restroom building**Funded?:** Yes.**History:** Major refurbish/remodel in 2014**Comments:** Some variation in condition but no widespread major damage/deterioration observed and no major problems reported to us.

Factored funding for cyclical renovations / refurbish projects which includes flooring, stalls, plumbing fixtures, ventilation, lighting, accessories, etc. As routine maintenance, inspect and repair locally.

Useful Life:
30 years**Remaining Life:**
18 years**Lower Estimate:**

\$ 30,000

Higher Estimate:

\$ 36,600

Cost Source: Inflated Client Cost History (\$24,033 in 2014)

Comp #: 755 Baseboard Heaters - Replace**Approx Quantity: 1 Electric baseboards****Location:** Interiors of Office/Lounge, Laundry/Exercise and Lower Restroom Building**Funded?:** No. Too small for reserve funding**History:** Unknown**Comments:** No problems reported of electric baseboard units. While replacement might be needed, not anticipated as comprehensive project and lower cost therefore reserved funding not recommended.**Useful Life:****Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 760 Building Interiors - Paint**Approx Quantity: 1 Numerous buildings****Location:** Interior walls, ceilings, etc.**Funded?:** No. History of on-site staff completing interior paint with reserve funding not needed**History:** Varies**Comments:** Some local fading/wear, but not widespread at this time. The Association history has been interior painting if completed by on-site staff and no history of utilizing reserve funds. Funding removed from the reserve study based on successful completion of interior painting outside reserves.**Useful Life:****Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 910 Generator, Radclyffe - Replace**Approx Quantity: 1 Generac 5000 watt****Location:** Unknown**Funded?:** Yes.**History:** Purchase around 1999**Comments:** No problems reported of portable generator; reportedly tested occasionally. Although low usage, funding included at typical useful life.**Useful Life:**

20 years

Remaining Life:

0 years

No Photo Available

Lower Estimate:

\$ 2,250

Higher Estimate:

\$ 2,750

Cost Source: Inflated Cost Provided by client

Comp #: 912 AED Units/Cabinets - Repair/Replace

Approx Quantity: 3 Phillips Headstart

Location: Mounted on the wall at Office, Laundry and Radclyffe buildings

Funded?: Yes.

History: New in 2024

Comments: These AED units were recently purchased. Testing should be performed routinely and replacement of things such as pads, batteries, etc. should be completed at manufacture recommended time periods as part of operating budget. While difficult to determine life of entire unit, we are showing here as often parts can become obsolete.

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate:	\$ 4,050	Higher Estimate:	\$ 4,950
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Cost Source: ARI Cost Database: Similar Project Cost History

Water System

Comp #: 897 Well House Building - Replace

Approx Quantity: 1 wood structure

Location: Across highway from DBLA

Funded?: Yes.

History:

Comments: We did not view during our May 2025 site visit with no major damage reported.

Factored in funding for roughly thirty year service life before replacement is warranted. Paint and repair as needed using general operating/maintenance funds.

Useful Life:
25 years

Remaining Life:
6 years

No Photo Available

Lower Estimate:

\$ 30,400

Higher Estimate:

\$ 37,200

Cost Source: Client Budget Estimate Inflated

Comp #: 899 Well - Sanitary Survey

Approx Quantity: 1 State Survey

Location: Well components

Funded?: Yes.

History: Last completed in 2024. Assumed in 2020, previous to this last performed in 2013

Comments: This component factors cyclical funding for the Washington State required water system sanitary survey, historically every three to five years for your community.

Useful Life:
5 years

Remaining Life:
3 years

No Photo Available

Lower Estimate:

\$ 3,050

Higher Estimate:

\$ 3,730

Cost Source: Inflated Estimate by Solmar Water Systems

Comp #: 900 Well - Replace**Approx Quantity: 1 domestic well****Location:** Across highway from DBLA**Funded?:** Yes.**History:** Unknown

Comments: No problems with well reported to us. We did not view during our 2025 site visit. We are unsure when the single well for this system was put in service; community was developed as a recreational property early 1970's with no reports of replacement of this well since this. Well is reportedly 150' deep with no capacity issues reported.

The well casing may eventually deteriorate and collapse and because of the cost and operating significance of the well, even though timing is difficult to predict, reserve funding shown here. We are including this funding at the recommendation of the water service company (Solmar Water Systems). The Washington State Department of Health Small Water System Management Program Guide recommends planning for a useful life of 50 - 100 years; we have used an average of 70 years of useful life here for financial planning purposes. Consulting engineer(s) can help further assess and predict replacement timing.

The WA State Department of Health (DOH) has a variety of helpful publications and resources on its web site.
<http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/WaterSystemAssistance>

Useful Life:
80 years

Remaining Life:
17 years

No Photo Available

Lower Estimate:

\$ 34,300

Higher Estimate:

\$ 41,900

Cost Source: Inflated estimate: Solmar Water Company

Comp #: 901 Water Tank - Clean**Approx Quantity: 1 6500 gallon conc.****Location:** Wooded location across highway**Funded?:** Yes.**History:** Completed recently but date not provided. Assumed in 2020. Installed in 2009; previous last major inspection/cleaning in 2013**Comments:** We did not inspect during our 2025 site visit. A new 6" thick concrete tank was installed in 2009 replacing previous wood tank. No problems reported of tank. Client reports cleaning recently completed and not due for inspection again until late 2026/early 2027 which is shown here.

In addition to regular internal inspections and testing, funding factored for dive inspection and cleaning every 3-5 years as shown here (recommended by Solmar Water). See next component for replacement.

Useful Life:
5 years**Remaining Life:**
3 years

No Photo Available

Lower Estimate:

\$ 2,150

Higher Estimate:

\$ 2,630

Cost Source: Inflated cost: Solmar Water

Comp #: 902 Water Tank - Replace**Approx Quantity: 1 6500 gallon concrete tank****Location:** Wooded location across highway**Funded?:** Yes.**History:** Installed in 2009**Comments:** We did not inspect during our 2025 site visit. A new 6" thick concrete tank was installed in 2009 replacing previous wood tank. No problems reported of tank.

In addition to regular internal inspections and testing, funding factored for dive inspection and cleaning every 3-5 years (see previous component), best to plan for replacement as shown here.

Useful Life:
50 years**Remaining Life:**
33 years

No Photo Available

Lower Estimate:

\$ 72,000

Higher Estimate:

\$ 88,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 903 Well House Electrical - Replace**Approx Quantity: 1 Service, branch, etc.****Location:** Well house, interior location**Funded?:** Yes.**History:** Repairs in 2009**Comments:** No problems reported of electrical in conjunction with well system. Some local repair work in the past, but very localized and minimal. Allowance factored here for planning. We did not inspect during our 2025 site visit.**Useful Life:**

10 years

Remaining Life:

1 years

No Photo Available

Lower Estimate:

\$ 2,390

Higher Estimate:

\$ 2,920

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 904 Well Control Panel - Replace**Approx Quantity: 1 Grenco Panel****Location:** Installed within well house**Funded?:** Yes.**History:** Unknown**Comments:** No problems reported of well control panel. The actual age not known. We did not inspect during our 2025 site visit.

Factored is funding for replacement to ensure functionality and offset potential parts obsolescence.

Useful Life:

30 years

Remaining Life:

11 years

No Photo Available

Lower Estimate:

\$ 5,820

Higher Estimate:

\$ 7,120

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 905 Well Pump - Replace**Approx Quantity: 1 well pump****Location:** Well house**Funded?:** Yes.**History:** Replaced in 2025 (\$3,586); previously replaced in 2009**Comments:** The well pump was replaced in early 2025 with vendor reporting typically a 15-20 year life. This was a preemptive replacement. There is a 5 year warranty however useful life estimated as shown.

Funding included here for replacement. We did not inspect during our 2025 site visit.

Useful Life:
15 years**Remaining Life:**
14 years

No Photo Available

Lower Estimate:

\$ 3,330

Higher Estimate:

\$ 4,070

Cost Source: Inflated Client Cost History (\$3586 in 2025 Mountain Pumps)

Comp #: 906 Water Distribution System - Replc**Approx Quantity: 9,170 LF****Location:** Water system from source to individual lots**Funded?:** Yes.**History:** Varies - no major projects. Some work in 2020-21**Comments:** As with our previous reserve studies, reportedly while some minor issues, no major problems with water lines currently or in the past. However, PVC has typical Useful Life of 40 to 70 years and it would be wise to start reserving for replacement. As previously discussed with Solmar Water Systems, large comprehensive project not anticipated but reserve funding should be accumulated for replacement of sections.

No as-built plans available for our review or professional evaluation of the system. Stated to be a combination of PVC and galvanized lines from artesian well. If widening of Highway occurs, Discovery Bay may be required to modify, change level of piping. Engineering drawings have not been prepared to date, and no scope, cost and specifications are therefore known. Too indeterminate to allocate reserve funding at this time for that project.

Useful Life:
100 years**Remaining Life:**
35 years

No Photo Available

Lower Estimate:

\$ 314,000

Higher Estimate:

\$ 384,000

Cost Source: Estimate per Client

Comp #: 907 Water Distribution - Periodic Rprs
Location: Water system from source to individual lots
Funded?: Yes.
History: Varies - no major projects

Approx Quantity: 9,170 LF

Comments: As previously discussed with Client, this component for periodic repairs prior to the replacement project shown in component #906. This is an budget allowance and could vary greatly.

Useful Life:
10 years

Remaining Life:
4 years

No Photo Available

Lower Estimate:

\$ 10,400

Higher Estimate:

\$ 12,800

Cost Source: Allowance Provided by Association

Comp #: 909 Water Hand Pump - Replace
Location: Just South of restroom building/North of Radclyffe Bldg.
Funded?: Yes.
History: Installed in 2024 (\$2,584)
Comments: This hand pump was installed new in 2024. Factor replacement as shown.

Approx Quantity: 1 Simple Pump brand

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate:

\$ 2,430

Higher Estimate:

\$ 2,970

Cost Source: Inflated Client Cost History: Mountain Pumps (\$2584 in 2024)

Comp #: 912 Water Treatment Sys - Replace**Approx Quantity: 1 Chemical feed/tank****Location:** Well house**Funded?:** No. Cost does not meet typical reserve funding threshold**History:** Unknown

Comments: As previously discussed with Solmar Water Systems, there is a chemical feed chlorination treatment system and tank. The total cost for replacement of both pieces combined does not meet typical reserve fund threshold so no funding included here. Our assumption is can be funded as operating budget item when needed, not reserves.

Useful Life:**Remaining Life:**

No Photo Available

Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 915 Water Cross Connection Control**Approx Quantity: 1 Cross connection****Location:** Throughout water system**Funded?:** No. More research to scope, need, costs needed - no basis for reliable funding at this time**History:** Unknown

Comments: As previously discussed with Solmar Water Systems, although regulations regarding cross connection have been in place for decades, the state has recently started enforcing. As discussed with Solmar, more investigation as to Association governing documents and system itself are needed before any scope/costs can be determined. We highly recommend Association have this issue investigated.

Useful Life:**Remaining Life:**

No Photo Available

Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

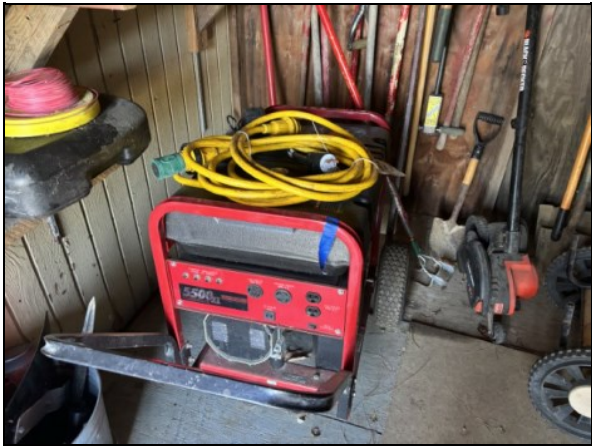
Cost Source:

Comp #: 917 Generator, Well - Replace
Location: Within storage shed just to South of community building
Funded?: Yes.
History: Purchase around 1999
Comments: No problems reported of portable generator; reportedly tested occasionally. Although low usage, funding included at typical useful life.

Approx Quantity: 1 Generac 5500 watt

Useful Life:
20 years

Remaining Life:
0 years



Lower Estimate:	\$ 2,250	Higher Estimate:	\$ 2,750
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Cost Source: Inflated Cost Provided by client

LOSS/Septic System

Comp #: 898 LOSS System - Rpr/Rplc**Approx Quantity: 1 Large on-site system****Location:** Common areas of property**Funded?:** No. No comprehensive replacement project anticipated - see other components for specifics**History:** Replaced in 2020-2021

Comments: Due to failure of originally installed, antiquated septic system, the system was replaced in 2020-2021 for about \$750,000 (funded through both existing reserves and special assessment). The original system had one of the only Evapotranspiration (ET) basins. The system renovations/replacements generally consisted of (but not limited to) replacing a majority of the ET distribution laterals and trench gravel, replacing tanks with new and larger tanks to allow for flow equalization, adding a treatment system and a new control panel to allow for timed dosing to the sub-surface dripfield. While difficult to estimate major capital needs for this system going forward, using plans/specifications and other resources, we have included funding for some specific components within this reserve study.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 908 LOSS Equipment Building - Replace**Approx Quantity: 1 wood structure****Location:** Lower meadow**Funded?:** Yes.**History:** Installed 2020-2021 as part of new septic system**Comments:** No major problems with structure observed.

Factored in funding for roughly thirty year service life before replacement is warranted. Paint and repair as needed using general operating/maintenance funds.

Useful Life:

30 years

Remaining Life:

25 years

**Lower Estimate:**

\$ 27,000

Higher Estimate:

\$ 33,000

Cost Source: Budget Allowance

Comp #: 911 Sub-Surface Dripfield - Refurbish**Approx Quantity: 1 Six zone, 39,600 field****Location:** Located at the SE areas of the site just North of Highway 1010**Funded?:** No. No predictable basis for funding - no estimates for work**History:** Installed as part of the 2020-21 septic replacement project

Comments: The subsurface drip dispersal area includes 20,000 LF of dripper line with auto flush return and six zone manifold comprised of solenoid valves. According to the Client, problems with the system function specifically having to do with filtering and draining area have been identified. The Client is working with the Department of Health to determine best course of action. At this point, while work to the system will be needed, not enough information to include funding. This component should be adjusted once information is known.

Useful Life:**Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 913 Conveyance Pipes/Etc. - Rpr/Rplc**Approx Quantity: 1 Budget allowance****Location:** On-site community wide sewer lines**Funded?:** Yes.**History:** 2024 & 2025 some local repairs. Considerable replacement as part of septic project (#920) in 2020-2021

Comments: The conveyance system and accessories for the system includes, but not limited to, PVC pipe, air release valves, other valves, risers, covers and vents and clean outs.

Some broken pipe has occurred since the major septic project in 2020-2021. Client reports pressure bursts has caused broken pipe at installed Schedule 40 pipe with replacements utilizing Schedule 80 pipe. This component is an allowance for ongoing larger work that will be needed. This may vary in costs/timing and to be used as placemaker.

Useful Life:

3 years

Remaining Life:

1 years

No Photo Available

Lower Estimate:

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: Budget Allowance

Comp #: 916 Recirculating Gravel Filter - Repair/Rpl

Approx Quantity: 1 Area - 24' x 67'

Location: Lower field at Meadow

Funded?: No. The useful life is not predictable.

History: Installed in 2020-2021 as part of septic system

Comments: As part of the 2020-21 LOSS system replacement project, a recirculating gravel filter (RGF) system was installed. Effluent quality prior to dispersion to the drain field is required to meet treatment level E. Due to site constraints subsurface drip was used for dispersion and for this reason a recirculating gravel filter was constructed to improve water quality.

The recirculating gravel filter includes, but not limited to, pump basins with two pumps (#932)/basin, media (bedding sand, filter media - gravel, drain rock and pea gravel) 30 mil PVC liner, lateral lines, gravelless chambers, solenoids (#927), etc.

Currently no reported problems of the RGF system reported. We contacted both DOH and a system engineer regarding these type of systems to determine what type of capital budget planning for the system might be needed. It was relayed to us that as long as the system is routinely inspected, monitored and maintained, there is no predictable basis for major reserve funding. The most important considerations are the septic effluent tank should be regularly pumped (#922) and the drip holes in the lateral lines should be kept clean (assume maintenance). It is recommended the system have maintenance 2-3 times a year.

For Recommended Standards and Guidance for Performance, Application, Design, and Operation & Maintenance Recirculating Gravel Filter Systems by Washington State Department of Health, see:

<https://doh.wa.gov/sites/default/files/legacy/Documents/Pubs/337-011.pdf>

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 920 Tanks - Repair/Replace

Approx Quantity: 2 fiberglass tanks

Location: Underground at lower meadow field: Septic tank (26,000 gallons) and recirculation/SDS does tank (20,000 gallons)

Funded?: No.

History: Installed as part of the system in 2020-2021

Comments: Based on plans, there is a septic tank (26,000 gallons) and recirculation/SDS does tank (20,000 gallons). No anticipated replacement of tanks known. See next component for pumping.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 921 Sewer Lines - Repair/Replace

Approx Quantity: 1 Budget Allowance

Location: Lines throughout

Funded?: Yes.

History: See comments

Comments: This component is at the direction of the Client and set for work at \$4,000 annually starting in 2026 for 6 years as shown.

Useful Life:

1 years

Remaining Life:

0 years

No Photo Available

Lower Estimate:

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: Client Estimate

Comp #: 922 Tanks - Professional Pumping**Approx Quantity: 28,000 gallons****Location:** Septic tank (26,000 gallons) and recirculation/SDS does tank (20,000 gallons)**Funded?:** Yes.**History:** Anticipated in 2026

Comments: As discussed with Client, pumping of the septic system is anticipated to occur every three years to aid in proper functionality of system. The 2026 pumping will be the first comprehensive pumping since the new system was installed in 2020-2021. There was about 3600 gallons pumped early 2025 from dosing tank due to emergency. This component may need to be adjusted once there are a few cycles and the problems with the system currently have been resolved.

Useful Life:

3 years

Remaining Life:

0 years

**Lower Estimate:**

\$ 14,400

Higher Estimate:

\$ 17,600

Cost Source: Client Provided Estimate per Vendor

Comp #: 924 Filter Assemblies - Repair/Replace**Approx Quantity: 2 Netafim 2" Disk-Kleen****Location:** Located inside LOSS equipment Building**Funded?:** Yes.**History:** Installed during LOSS system replacement in 2020-21

Comments: These filter assemblies are part of the subsurface drip dispersal system (#910).

Plan for replacement as shown here.

Useful Life:

25 years

Remaining Life:

19 years

**Lower Estimate:**

\$ 18,000

Higher Estimate:

\$ 22,000

Cost Source:

Comp #: 927 Solenoid Valves - Replace**Approx Quantity: 11 Two inch solenoid valves****Location:** Within LOSS equipment building**Funded?:** Yes.**History:** One replaced in 2025; remainder installed as part of the 2020-21 septic replacement project**Comments:** One solenoid was replaced in 2025, however no other problems noted.

Plan for replacement as shown. These may not occur or be needed all at once, however best to factor funding. Follow manufacture recommended care and usage.

Useful Life:

7 years

Remaining Life:

1 years

**Lower Estimate:**

\$ 11,900

Higher Estimate:

\$ 14,500

Cost Source: Inflated History for one in 2025 (\$1030)

Comp #: 928 Dose Pump 1 of 2 - Replace**Approx Quantity: 1 Pump, ~1.5 HP****Location:** Dose tank**Funded?:** Yes.**History:** Replaced in 2025 (\$7205), previously replaced during the 2020-21 septic replacement**Comments:** This pump recently replaced with no current problems. Premature failure most likely caused by other problems with system as tank lids leaking and main drainfield not properly functioning.

Useful life shown here is typical life under normal circumstances as we assume current issues with system will be resolved soon. Follow recommended manufacture care and usage.

Useful Life:

10 years

Remaining Life:

9 years

No Photo Available

Lower Estimate:

\$ 6,750

Higher Estimate:

\$ 8,250

Cost Source: Inflated Cost History (\$7,205 Goodman Septic Service)

Comp #: 929 Dose Pump 2 of 2 - Replace**Approx Quantity: 1 Pump, ~1.5 HP****Location:** Dose tank**Funded?:** Yes.**History:** Rebuilt in 2025 (\$4705), previously replaced during the 2020-21 septic replacement**Comments:** This pump recently rebuilt. Premature failure most likely caused by other problems with system as tank lids leaking and main drainfield not properly functioning.

Useful life shown here is typical life under normal circumstances as we assume current issues with system will be resolved soon.
Future cost shown for replacement pump. Follow recommended manufacture care and usage.

Useful Life:
10 years**Remaining Life:**
9 years

No Photo Available

Lower Estimate:

\$ 6,750

Higher Estimate:

\$ 8,250

Cost Source: Inflated Cost History (\$7,205 Goodman Septic Service for #928)

Comp #: 931 Recirc Tank Pumps - Replace**Approx Quantity: 2 Pumps, -3/4 HP****Location:** Recirculation tank**Funded?:** Yes.**History:** Replaced during the 2020-21 septic replacement**Comments:** Client reports anticipation to replace in 2026 or 2027 based on failure at dose tank and other problems with system not yet resolved during our report preparation in May 2025.

Useful life shown here is typical life under normal circumstances with remaining useful life shorter based on Client information.
Follow recommended manufacture care and usage.

Useful Life:
10 years**Remaining Life:**
0 years

No Photo Available

Lower Estimate:

\$ 9,900

Higher Estimate:

\$ 12,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 932 Gravel Filter Pumps - Replace**Approx Quantity: 2 Pumps, 1/2 HP****Location:** Recirculating gravel filter system**Funded?:** Yes.**History:** Replaced during the 2020-21 septic replacement**Comments:** No problems with this system known

Useful life shown here is typical life under normal circumstances, however could be sooner as problems with overall system reported during our May 2025 report preparation. Follow recommended manufacture care and usage.

Useful Life:

10 years

Remaining Life:

4 years

No Photo Available

Lower Estimate:

\$ 8,100

Higher Estimate:

\$ 9,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 935 Control Panel - Repair/Replace**Approx Quantity: 1 Orenco Panel****Location:** Installed on Septic Building**Funded?:** Yes.**History:** Installed in 2020**Comments:** No problems reported of control panel installed at time of septic upgrade in 2020-2021.

Factored in funding for replacement to ensure functionality and offset potential parts obsolescence.

Useful Life:

30 years

Remaining Life:

24 years

**Lower Estimate:**

\$ 13,500

Higher Estimate:

\$ 16,500

Cost Source: ARI Cost Database/Similar Project Cost History

Comp #: 937 Generator - Replace

Approx Quantity: 1 Cummins unit, hardwire

Location: Outside septic equipment shed

Funded?: Yes.

History: Installed as part of the 2020-2021 septic system replacement project

Comments: Factor replacement as shown. Assumption is proactive testing/inspections and low usage.

Useful Life:

20 years

Remaining Life:

15 years



Lower Estimate:

\$ 11,800

Higher Estimate:

\$ 14,400

Cost Source: Inflated Cost Provided by client

Comp #: 939 Electrical/Transfer Switch - Replace

Approx Quantity: 1 OSS Septic B

Location: For OSS Septic B

Funded?: Yes.

History: Installed in 2024

Comments: An emergency use electrical transfer switch for OSS Septic B was installed in 2024 as show.

Useful Life:

20 years

Remaining Life:

18 years



Lower Estimate:

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: Inflated Cost History: Discovery Bay Electric (\$1455 in 2024)

Comp #: 959 Electrical Line Repairs - 2027/2029

Approx Quantity: 1 Special Project

Location: Electrical

Funded?: Yes.

History: Work in 2025

Comments: The Client reported electrical line repairs anticipated in 2025, 2027 and 2029. Funding included here based on this information.

Useful Life:

2 years

Remaining Life:

1 years

No Photo Available

Lower Estimate:

\$ 4,500

Higher Estimate:

\$ 5,500

Cost Source: Client Estimate

Comp #: 964 Electrical Infrastructure - Rpr/Replc

Approx Quantity: 1 Unfunded component

Location: Electrical infrastructure

Funded?: No. No predictable large scale replacement projected

History: Varies

Comments: Some various electrical work in the past. This component can be used for electrical infrastructure work and best to consult with master electrician to determine what is needed. Funding can be added as needed. See previous component for anticipated line work.

Useful Life:

Remaining Life:

No Photo Available

Lower Estimate:

Higher Estimate:

Cost Source:

OSS (B Field)

Comp #: 914 "B" Field Drainfield - Repair/Replace**Approx Quantity: 1 Area, ~12,000 SF****Location:** Just West of Laundry Building adjacent**Funded?:** Yes.**History:** Older system - unknown installation date**Comments:** This Meadow drainfield was in use prior to the 2020-2021 septic replacement project. This drainfield was retained and set aside as reserve area - known as Meadow Drainfield. Due to problems with the sub-surface dripfield (#910), this drainfield has been utilized in 2025. Client reports funding should be factored as shown here.**Useful Life:**

40 years

Remaining Life:

15 years

**Lower Estimate:**

\$ 22,500

Higher Estimate:

\$ 27,500

Cost Source: Client Estimate

Comp #: 936 Control Panel - Repair/Replace**Approx Quantity: 1 Panel****Location:** For OSS/B field**Funded?:** Yes.**History:** Unknown**Comments:** Funding factored here as directed by client.**Useful Life:**

30 years

Remaining Life:

10 years

No Photo Available

Lower Estimate:

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: Client Estimate

Comp #: 957 Generator, "B" Field - Replace

Approx Quantity: 1 Honda EU3000 portable

Location: Stored in big mower shed

Funded?: Yes.

History: Estimated 2003 by Client

Comments: This generator for restroom building. No problems reported of portable generator; reportedly tested occasionally. Although low usage, funding included at typical useful life.

Useful Life:
20 years

Remaining Life:
0 years



Lower Estimate:	\$ 2,250	Higher Estimate:	\$ 2,750
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Cost Source: ARI Cost Database: Similar Project Cost History

Equipment

Comp #: 949 Kawasaki Mule - Replace**Approx Quantity: 1 4X4 utility vehicle, 2023****Location:** On-site**Funded?:** Yes.**History:** Replaced in April 2024 (2023 model) at \$18,956**Comments:** Purchased in 2024. No problems reported. Factored is replacement. Have serviced as part of annual operating budget.**Useful Life:**
12 years**Remaining Life:**
10 years**Lower Estimate:**

\$ 18,500

Higher Estimate:

\$ 22,700

Cost Source: Inflated Client Cost History: \$18,956 in 2024

Comp #: 950 Polaris Ranger - Replace**Approx Quantity: 1 Utility vehicle****Location:** Parked near Garden Shop during our July 2019 site visit**Funded?:** Yes.**History:** Purchased in 2011**Comments:** As previously reported, no problems at this time; purchased 2011, replacing Dodge truck. Factored is replacement. Have serviced as part of annual operating budget.**Useful Life:**
12 years**Remaining Life:**
2 years**Lower Estimate:**

\$ 18,500

Higher Estimate:

\$ 22,700

Cost Source: Inflated Client Cost History for Kawasaki in next component

Comp #: 951 Work Horse - Replace

Approx Quantity: 1 utility vehicle

Location: Maintenance, general purpose

Funded?: No. Association reports will not replace

History: Unknown

Comments: Was overhauled in the past. As reiterated during our 2025 site visit, Client reports this vehicle will not be replaced therefore no reserve funding included here.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 952 Zero Turn Mower - Replace

Approx Quantity: 1 ProZ 100 Cub Cadet

Location: Parked in large mower shed during our July 2019 site visit

Funded?: Yes.

History: Purchased in 2019

Comments: Reported this piece has high usage and replacement moved up in this reserve study. Have serviced as part of annual operating budget.

Useful Life:
10 years

Remaining Life:
1 years



Lower Estimate:

\$ 8,410

Higher Estimate:

\$ 10,300

Cost Source: Inflated Client Cost History: Port Angeles Power Equip. (\$7,578)

Comp #: 953 John Deere Riding Mower - Replace

Approx Quantity: 1 John Deere

Location: Parked within Big Mower shed during our July 2019 site visit

Funded?: Yes.

History: Replaced in 2018

Comments: No problems reported of this piece. Funding included for replacement. Have serviced as part of annual operating budget.

Useful Life:

10 years

Remaining Life:

2 years



Lower Estimate:

\$ 2,430

Higher Estimate:

\$ 2,970

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 955 Walk Behind Mower - Replace

Approx Quantity: 1 Cub Cadet CC800 33"

Location: Out in the field working

Funded?: Yes.

History: Purchased in 2019

Comments: No problems reported. Funding included for replacement. Have serviced as part of annual operating budget.

Useful Life:

10 years

Remaining Life:

3 years



Lower Estimate:

\$ 2,250

Higher Estimate:

\$ 2,750

Cost Source: Inflated Client Cost History

Comp #: 956 Craftsman Mower - Replace

Approx Quantity: 1 Craftsman YTS 4000

Location: Maintenance area

Funded?: No. Reportedly will not replace

History: Unknown

Comments: Although no problems reported of this mower, reported to us this piece will not be replaced but removed from fleet at one point and not replaced.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 960 Utility Trailer - Repair/Replace

Approx Quantity: 1 flatbed trailer

Location: Parked to the East of Lodge/Office near storage unit area

Funded?: Yes.

History: New in 2016

Comments: No problems reported of trailer purchased for hauling recycle. Funding included for replacement. Have serviced as part of annual operating budget.

Useful Life:

10 years

Remaining Life:

0 years



Lower Estimate:

\$ 2,820

Higher Estimate:

\$ 3,440

Cost Source: Inflated Cost Provided by Client

Comp #: 961 Dump Trailer - Repair/Replace

Approx Quantity: 1 Big Tex 70SR

Location: Parked to the East of Lodge/Office near storage unit area

Funded?: Yes.

History: Purchased in 2017

Comments: No problems reported of dump trailer generally used for yard waste. Funding included for replacement. Have serviced as part of annual operating budget.

Useful Life:

12 years

Remaining Life:

3 years



Lower Estimate:

\$ 5,350

Higher Estimate:

\$ 6,530

Cost Source: Inflated Client Cost History

Comp #: 962 Landscape Equipment - Replace

Approx Quantity: 1 Mowers, blowers, trimmers

Location: Stored at Garden/Maintenance Shed just North of Lodge/Office

Funded?: No. Too small for reserve funding - assume can be funded from operating budget

History: Varies

Comments: In addition to larger mowers already funded for within this study, Association owns various smaller push mowers, blowers, weed-eaters, trimmers, etc. for Association landscape purposes. As discussed with Association, history of successfully repairing/replacing through operating budget therefore no reserve funding included.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 963 Tractor, Kubota - Replace

Approx Quantity: 1 Kubota BX25D

Location: Parked behind Raydcliffe building during our July 2019 site visit

Funded?: Yes.

History: Purchased new in 2016

Comments: No problems reported. Funding included for replacement. Have serviced as part of annual operating budget.

Useful Life:
15 years

Remaining Life:
5 years



Lower Estimate:	\$ 25,100	Higher Estimate:	\$ 30,700
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Cost Source: ARI Cost Database: Similar Project Cost History