Serving the Pacific Northwest
10900 NE 4th St, Suite 2300
Bellevue, WA 98004

Tel: (253) 661-5437
www.reservestudy.com

ASSOCIATION RESERVES®
Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington

Discovery Bay Women's Club

Sequim, WA

SUSAN OORD
CAI-RS
00191
DESIGNATION
RESERVE SPECIALIST

Report #: 8592-18
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY

Update "No-Site-Visit"

July 6, 2026

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.

ASSOCIATION RESERVES®

Planning For The Inevitable

www.reservestudy.com

Table of Contents

Reserve Study Executive Summary — No-Site-Visit

Discovery Bay Women's Club
Sequim, WA
Level of Service: **Update "No-Site-Visit"**

Report #: **8592-18**
# of Units: 115
January 1, 2027 through **December 31, 2027**

Findings & Recommendations

as of January 1, 2027

Starting Reserve Balance	**$1,020,075**
Current Fully Funded Reserve Balance	**$1,250,193**
Percent Funded	**81.6 %**
Average Reserve (Deficit) or Surplus Per Unit	**($2,001)**
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	**$8,790**
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	**$7,520**
2027 "Baseline Funding" minimum to keep Reserves above $0	**$5,000**
Most Recent Budgeted Reserve Transfer Rate	**$8,790**

Reserve Fund Strength: 81.6%

Weak	Fair	Strong	
< 30%	< 70%		> 130%
		X	
High	Medium	Low	

Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.60 %**
Annual Inflation Rate	**3.00 %**

• This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 81.6 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. 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 $88,194 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site/Grounds/Systems			
101	Culverts/Drainage - Ongoing	4	2	$6,010
102	Wood Fence, Older - Repair/Replace	20	2	$13,200
103	Wood Fence, Newer - Replace	20	17	$14,400
104	Dog Park Fence, Gate - Repr/Replace	30	5	$5,920
105	Concrete - Repair/Replace	10	3	$3,940
107	Stairs at 1st St. - Rpr/Replace	25	9	$7,730
110	Gate Operators - Replace	15	0	$16,900
111	Pressure Sensor - Replace	15	2	$4,750
959	Electrical Infrastructure - Repair/Replc	2	0	$5,150
	Recreation			
300	Pool (Gunite) - Resurface	16	4	$17,400
301	Pool Tile - Replace	24	13	$12,000
302	Pool Heater/Heat Pump - Replace	10	0	$10,600
304	Pool Lift - Repair/Replace	20	9	$6,660
306	Pool Shed - Repair/Replace	15	4	$5,300
307	Pool Pump - Replace	10	8	$2,580
308	Pool Filter - Replace	20	9	$4,120
310	Pool Cover/Operator - Repair/Replace	10	9	$5,000
312	Pool Fence - Repair/Replace	15	4	$7,330
315	Pool Deck - Resurface/Replace	20	13	$23,200
370	Heaters/Picnic Sets - Replace	15	1	$5,180
402	Workout Bench - Replace	15	4	$2,730
	Building Exteriors			
498	Laundry Ramp - Repair/Replace	25	22	$3,090
499	Entry Deck, Office/Lounge - Rpr/Replace	25	10	$2,210
501	Office/Lounge Roof/Gtr/Ds - Replace	35	14	$33,500
502	O/L Structural/Siding/Wndws - Replc	50	14	$65,100
511	Laundry Bldg Roof/Gtr/Dsp - Replace	35	13	$33,500
512	Lndry Structural Sdng/Wndws - Repl	50	14	$57,800
520	Lodge (Radclyffe) - Replace	40	8	$323,000
522	Lodge Deck - Replace	20	8	$32,900
530	Tool Shop - Replace	30	8	$73,500
531	Tool Shop - Repair	4	0	$3,060
535	Tractor Garage - Replace	30	11	$12,400
536	Mower Sheds - Repair/Replace	17	6	$9,280
537	Facilities Sheds 1st St - Repair/Replace	25	3	$10,600
538	Guardhouse Bldg - Refurbish/Replace	30	8	$4,100
540	Ramada Bldg - Replace	30	8	$56,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
552	Rstrm Structural Siding/Wdw/Replace	50	14	$20,600
560	Building Exteriors - Paint	10	1	$16,200
564	Emergency/CERT Shed - Repair/Replace	15	9	$7,730
	Building Interiors			
700	Office/Lounge Flooring - Replace	15	3	$8,360
701	Office/Lounge Furniture - Replace	10	8	$3,610
702	Office/Lounge Appls - Replace 2030	12	3	$2,400
703	Office Heat Pump - Replace	20	17	$5,620
710	Laundry Flooring - Replace	20	9	$6,180
711	Laundry Water Heater - Replace	10	6	$6,280
712	Lower Restroom Water Heater - Repl	10	6	$7,430
722	Radclyffe Appliances 2027 - Replace	16	1	$2,420
723	Radclyffe Fireplace - Repr/Replace	30	10	$6,300
724	Radclyffe Heat Pump - Replace	20	17	$5,620
730	Tool Shop Furnace - Replace	15	5	$3,610
750	Restroom Bldg Interior - Refurbish	30	17	$34,300
910	Generator, Radclyffe - Replace	20	1	$2,580
912	AED Units/Cabinets - Repair/Replace	10	7	$4,640
	Water System			
897	Well House Building - Replace	25	5	$34,900
899	Well - Sanitary Survey	5	2	$3,500
900	Well - Replace	80	16	$39,200
901	Water Tank - Clean	5	2	$2,460
902	Water Tank - Replace	50	32	$82,400
903	Well House Electrical - Replace	10	2	$2,730
904	Well Control Panel - Replace	30	10	$6,660
905	Well Pump - Replace	15	13	$3,810
906	Water Distribution System - Replc	100	34	$359,000
907	Water Distribution - Periodic Rprs	10	3	$12,000
909	Water Hand Pump - Replace	10	7	$2,780
917	Generator, Well - Replace	20	3	$2,580
	LOSS/Septic System			
908	LOSS Equipment Building - Replace	30	24	$30,900
913	Conveyance Pipes/Etc. - Rpr/Rplc	3	0	$7,210
921	Sewer Lines - Repair/Replace	1	0	$4,120
922	Tanks - Professional Pumping	3	0	$16,500
924	Filter Assemblies - Repair/Replace	25	18	$20,600
927	Solenoid Valves - Replace	7	0	$13,600
928	Dose Pump 1 of 2 - Replace	5	2	$7,730
929	Dose Pump 2 of 2 - Replace	5	2	$7,730
930	Recirc Tank Pump #1 - Replace	5	2	$3,200
931	Recirc Tank Pump #2 - Replace	5	0	$3,200
932	Gravel Filter Pumps - Replace	10	4	$9,270
935	Control Panel - Repair/Replace	30	23	$15,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
937	Generator - Replace	20	14	$13,500
939	Electrical/Transfer Switch - Replace	20	17	$3,090
959	Electrical Line Repairs - 2027/2029	2	0	$5,150
	OSS (B Field)			
914	"B" Field Drainfield - Repair/Replace	40	14	$25,800
936	Control Panel - Repair/Replace	30	9	$4,120
957	Generator, "B" Field - Replace	20	2	$2,580
	Equipment			
949	Kawasaki Mule - Replace	12	9	$21,200
950	Polaris Ranger - Replace	12	1	$21,200
952	Zero Turn Mower - Replace	10	1	$9,620
953	John Deere Riding Mower - Replace	10	1	$3,500
955	Walk Behind Mower - Replace	10	2	$2,580
960	Utility Trailer - Repair/Replace	10	1	$3,230
961	Dump Trailer - Repair/Replace	10	9	$7,800
963	Tractor, Kubota - Replace	15	4	$28,700

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.

2027

#	Component	Quantity	Unit of Measure	Expenses
	Site/Grounds/Systems			
110	Gate Operators - Replace	2	DKS sally arms	$16,900
959	Electrical Infrastructure - Repair/Replc	1	System	$5,150
	Chapter Cost			**$22,050**
	Recreation			
302	Pool Heater/Heat Pump - Replace	1	TropiCal Heat Pump	$10,600
	Chapter Cost			**$10,600**
	Building Exteriors			
531	Tool Shop - Repair	620	SF	$3,060
	Chapter Cost			**$3,060**
	LOSS/Septic System			
913	Conveyance Pipes/Etc. - Rpr/Rplc	1	Budget allowance	$7,210
921	Sewer Lines - Repair/Replace	1	Budget Allowance	$4,120
922	Tanks - Professional Pumping	28,000	gallons	$16,500
927	Solenoid Valves - Replace	11	Two inch solenoid valves	$13,600
931	Recirc Tank Pump #2 - Replace	1	Pump, -3/4 HP	$3,200
959	Electrical Line Repairs - 2027/2029	1	Special Project	$5,150
	Chapter Cost			**$49,780**

Annual Total: **$85,490**

2028

#	Component	Quantity	Unit of Measure	Expenses
	Recreation			
370	Heaters/Picnic Sets - Replace	4	Heaters/12+ Picnic	$5,335
	Chapter Cost			**$5,335**
	Building Exteriors			
560	Building Exteriors - Paint	1	Numerous buildings	$16,686
	Chapter Cost			**$16,686**
	Building Interiors			
910	Generator, Radclyffe - Replace	1	Generac 5000 watt	$2,657
	Chapter Cost			**$2,657**
	LOSS/Septic System			
921	Sewer Lines - Repair/Replace	1	Budget Allowance	$4,244
	Chapter Cost			**$4,244**
	Equipment			
950	Polaris Ranger - Replace	1	Utility vehicle	$21,836
952	Zero Turn Mower - Replace	1	ProZ 100 Cub Cadet	$9,909
953	John Deere Riding Mower - Replace	1	John Deere	$3,605
960	Utility Trailer - Repair/Replace	1	flatbed trailer	$3,327
	Chapter Cost			**$38,677**

Annual Total: **$67,599**

2029

#	Component	Quantity	Unit of Measure	Expenses
	Site/Grounds/Systems			
101	Culverts/Drainage - Ongoing	1	Open ditches, pipe, etc.	$6,376
102	Wood Fence, Older - Repair/Replace	320	LF board, 6' tall	$14,004
111	Pressure Sensor - Replace	1	vehicle sensor	$5,039
959	Electrical Infrastructure - Repair/Replc	1	System	$5,464
	Chapter Cost			**$30,883**
	Water System			
899	Well - Sanitary Survey	1	State Survey	$3,713
901	Water Tank - Clean	1	6500 gallon conc.	$2,610
903	Well House Electrical - Replace	1	Service, branch, etc.	$2,896
	Chapter Cost			**$9,219**
	LOSS/Septic System			
921	Sewer Lines - Repair/Replace	1	Budget Allowance	$4,371
928	Dose Pump 1 of 2 - Replace	1	Pump, ~1.5 HP	$8,201
929	Dose Pump 2 of 2 - Replace	1	Pump, ~1.5 HP	$8,201
930	Recirc Tank Pump #1 - Replace	1	Pump, -3/4 HP	$3,395
959	Electrical Line Repairs - 2027/2029	1	Special Project	$5,464
	Chapter Cost			**$29,632**
	OSS (B Field)			
957	Generator, "B" Field - Replace	1	Honda EU3000 portable	$2,737
	Chapter Cost			**$2,737**
	Equipment			
955	Walk Behind Mower - Replace	1	Cub Cadet CC800 33"	$2,737
	Chapter Cost			**$2,737**

Annual Total: **$75,208**

2030

#	Component	Quantity	Unit of Measure	Expenses
	Site/Grounds/Systems			
105	Concrete - Repair/Replace	1	Allowance	$4,305
	Chapter Cost			**$4,305**
	Building Exteriors			
537	Facilities Sheds 1st St - Repair/Replace	240	SF wood	$11,583
	Chapter Cost			**$11,583**
	Building Interiors			
700	Office/Lounge Flooring - Replace	185	SY laminate/hard surface	$9,135
702	Office/Lounge Appls - Replace 2030	3	pieces	$2,623
	Chapter Cost			**$11,758**
	Water System			
907	Water Distribution - Periodic Rprs	9,170	LF	$13,113
917	Generator, Well - Replace	1	Generac 5500 watt	$2,819
	Chapter Cost			**$15,932**
	LOSS/Septic System			
913	Conveyance Pipes/Etc. - Rpr/Rplc	1	Budget allowance	$7,879
921	Sewer Lines - Repair/Replace	1	Budget Allowance	$4,502
922	Tanks - Professional Pumping	28,000	gallons	$18,030
	Chapter Cost			**$30,411**

Annual Total: **$73,989**

2031

#	Component	Quantity	Unit of Measure	Expenses
	Site/Grounds/Systems			
959	Electrical Infrastructure - Repair/Replc	1	System	$5,796
	Chapter Cost			**$5,796**
	Recreation			
300	Pool (Gunite) - Resurface	1	plaster finish, 16 X 36	$19,584
306	Pool Shed - Repair/Replace	1	80 SF shed wood	$5,965
312	Pool Fence - Repair/Replace	115	LF 6 wood board	$8,250
402	Workout Bench - Replace	1	workout bench	$3,073
	Chapter Cost			**$36,872**
	Building Exteriors			
531	Tool Shop - Repair	620	SF	$3,444
	Chapter Cost			**$3,444**
	LOSS/Septic System			
921	Sewer Lines - Repair/Replace	1	Budget Allowance	$4,637
932	Gravel Filter Pumps - Replace	2	Pumps, 1/2 HP	$10,433
	Chapter Cost			**$15,070**
	Equipment			
963	Tractor, Kubota - Replace	1	Kubota BX25D	$32,302
	Chapter Cost			**$32,302**

Annual Total: **$93,484**

Grand Total: **$395,770**

Introduction

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

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

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

Methodology

For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

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

RESERVE COMPONENT "THREE-PART TEST"

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?

RESERVE FUNDING PRINCIPLES

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.*

FUNDING OBJECTIVES

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

Projected Expenses

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

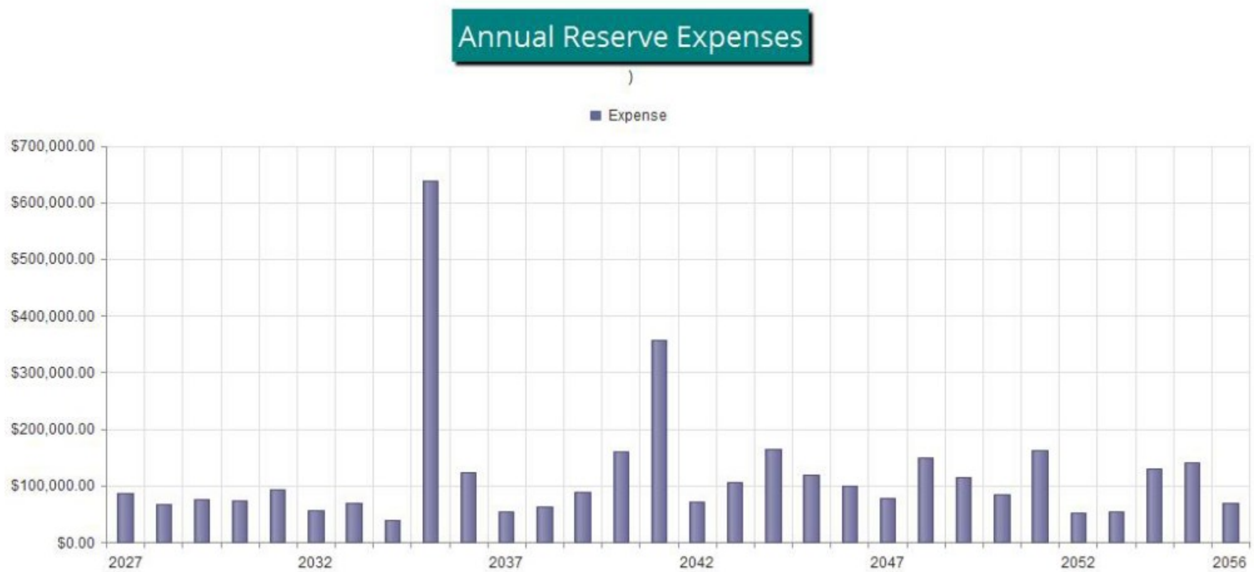

Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $1,020,075 as-of the start of your Fiscal Year on 1/1/2027. Your Starting Reserve Balance was provided directly by the bookeeper for the Association and we assume it accounts for expenses and deposits to reserves through 2026. As of 1/1/2027, your Fully Funded Balance is computed to be $1,250,193 (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.

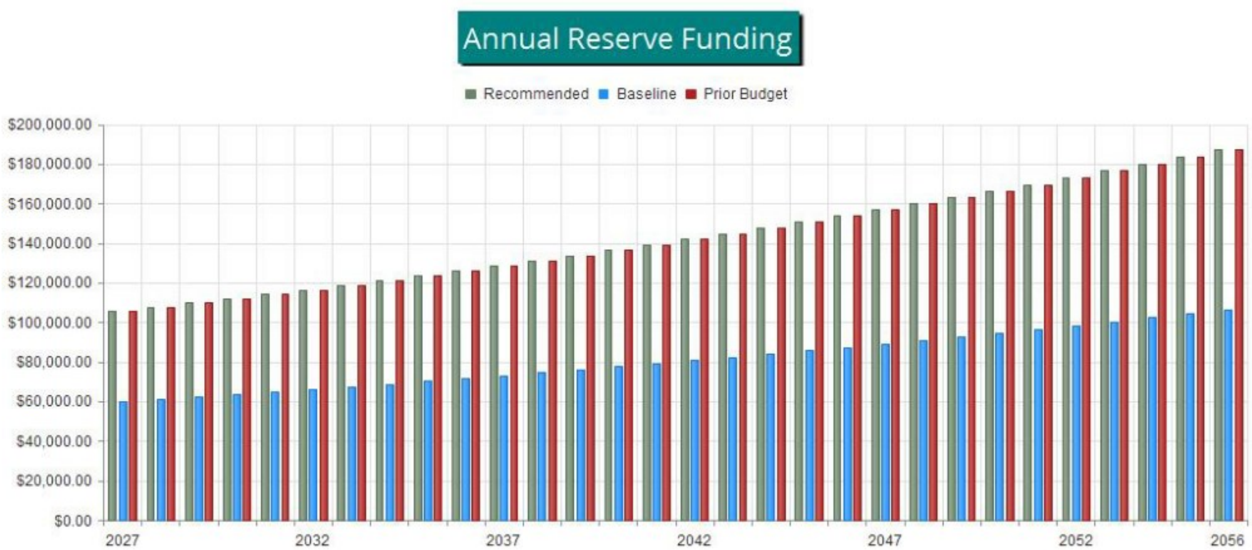

Figure 2

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.

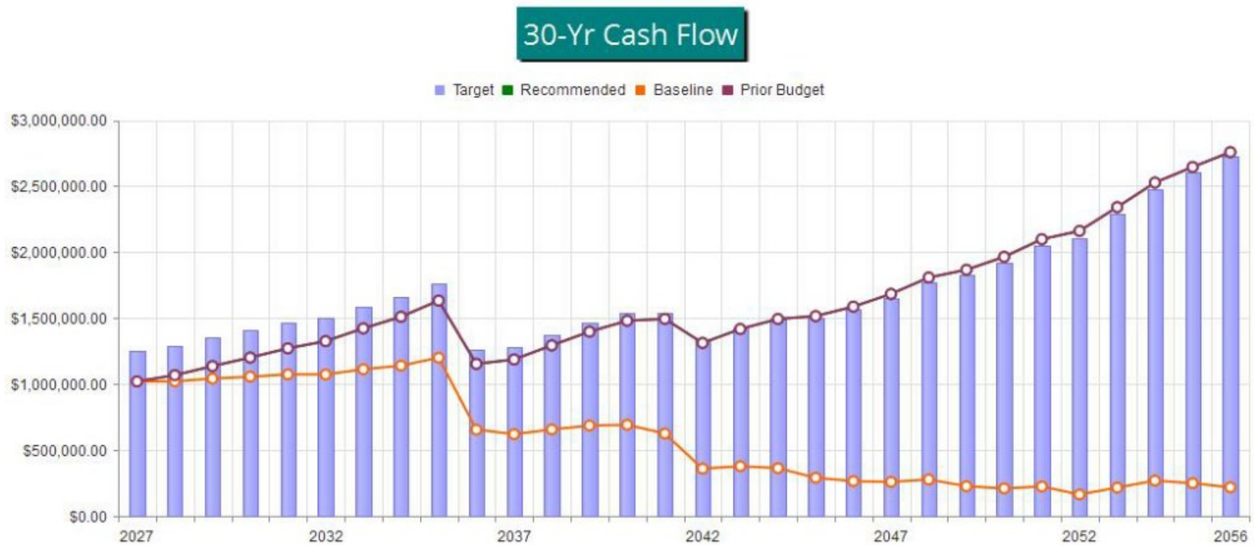

Figure 3

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.

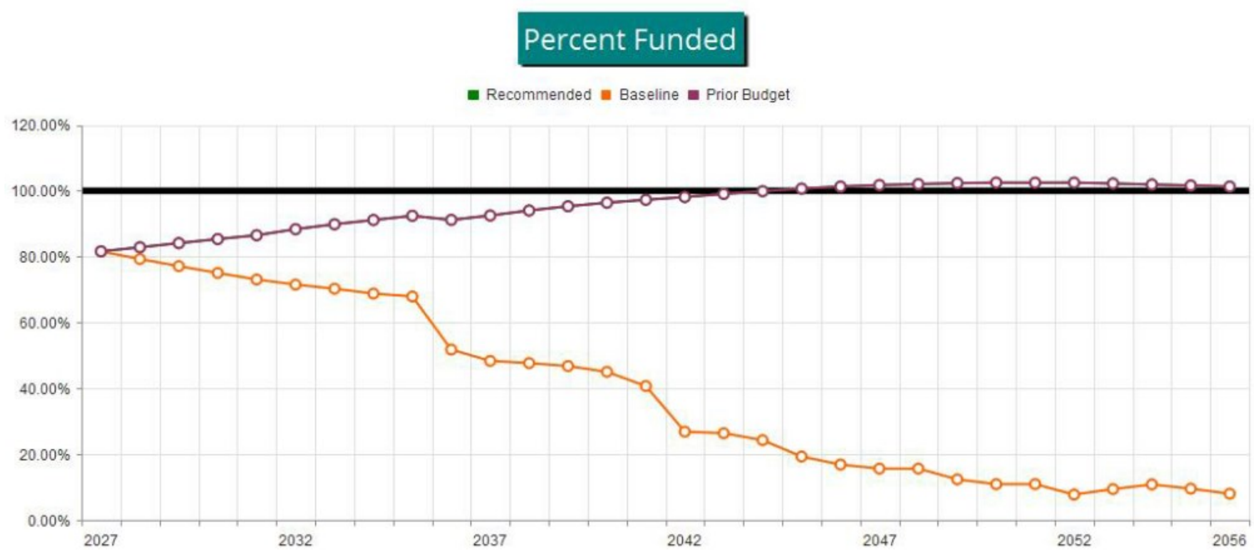

Figure 4

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.

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
	Site/Grounds/Systems						
101	Culverts/Drainage - Ongoing	1	Open ditches, pipe, etc.	4	2	$5,410	$6,610
102	Wood Fence, Older - Repair/Replace	320	LF board, 6' tall	20	2	$11,900	$14,500
103	Wood Fence, Newer - Replace	350	LF board, 6' tall	20	17	$13,000	$15,800
104	Dog Park Fence, Gate - Repr/Replace	250	LF chain link	30	5	$5,330	$6,510
105	Concrete - Repair/Replace	1	Allowance	10	3	$3,550	$4,330
107	Stairs at 1st St. - Rpr/Replace	1	wood staircase	25	9	$6,960	$8,500
110	Gate Operators - Replace	2	DKS sally arms	15	0	$15,200	$18,600
111	Pressure Sensor - Replace	1	vehicle sensor	15	2	$4,280	$5,220
959	Electrical Infrastructure - Repair/Replc	1	System	2	0	$4,640	$5,660
	Recreation						
300	Pool (Gunite) - Resurface	1	plaster finish, 16 X 36	16	4	$15,700	$19,100
301	Pool Tile - Replace	100	LF fill level tiles	24	13	$10,800	$13,200
302	Pool Heater/Heat Pump - Replace	1	TropiCal Heat Pump	10	0	$9,540	$11,700
304	Pool Lift - Repair/Replace	1	SR Smith Chair	20	9	$5,990	$7,330
306	Pool Shed - Repair/Replace	1	80 SF shed wood	15	4	$4,770	$5,830
307	Pool Pump - Replace	1	Pump	10	8	$2,320	$2,840
308	Pool Filter - Replace	1	Sand filter, pump	20	9	$3,710	$4,530
310	Pool Cover/Operator - Repair/Replace	1	Automatic cover	10	9	$4,500	$5,500
312	Pool Fence - Repair/Replace	115	LF 6 wood board	15	4	$6,600	$8,060
315	Pool Deck - Resurface/Replace	1,250	SF concrete	20	13	$20,900	$25,500
370	Heaters/Picnic Sets - Replace	4	Heaters/12+ Picnic	15	1	$4,660	$5,700
402	Workout Bench - Replace	1	workout bench	15	4	$2,460	$3,000
	Building Exteriors						
498	Laundry Ramp - Repair/Replace	70	SF composite boards	25	22	$2,780	$3,400
499	Entry Deck, Office/Lounge - Rpr/Replace	50	SF composite boards	25	10	$1,990	$2,430
501	Office/Lounge Roof/Gtr/Ds - Replace	1,900	GSF roof 120LF gt	35	14	$30,200	$36,800
502	O/L Structural/Siding/Wndws - Replc	1,500	GSF siding (8) windows	50	14	$58,600	$71,600
511	Laundry Bldg Roof/Gtr/Dsp - Replace	1,900	GSF metal/120LF gt	35	13	$30,200	$36,800
512	Lndry Structural Sdng/Wndws - Repl	1,500	GSF siding (4) wd	50	14	$52,000	$63,600
520	Lodge (Radclyffe) - Replace	1	28 x 40 manufactured	40	8	$291,000	$355,000
522	Lodge Deck - Replace	700	SF wood planks	20	8	$29,600	$36,200
530	Tool Shop - Replace	620	SF	30	8	$66,200	$80,800
531	Tool Shop - Repair	620	SF	4	0	$2,750	$3,370
535	Tractor Garage - Replace	2	200 SF (10X20)	30	11	$11,200	$13,600
536	Mower Sheds - Repair/Replace	1	(1) ~100 SF, (about 12X7)	17	6	$8,350	$10,200
537	Facilities Sheds 1st St - Repair/Replace	240	SF wood	25	3	$9,540	$11,700
538	Guardhouse Bldg - Refurbish/Replace	30	SF wood stucture	30	8	$3,690	$4,510
540	Ramada Bldg - Replace	1,800	GSF	30	8	$51,000	$62,400
552	Rstrm Structural Siding/Wdw/Replace	900	GSF sdg (2) wdws	50	14	$18,500	$22,700
560	Building Exteriors - Paint	1	Numerous buildings	10	1	$14,600	$17,800
564	Emergency/CERT Shed - Repair/Replace	1	wood structure	15	9	$6,960	$8,500
	Building Interiors						

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
700	Office/Lounge Flooring - Replace	185	SY laminate/hard surface	15	3	$7,520	$9,200
701	Office/Lounge Furniture - Replace	1	Pieces	10	8	$3,250	$3,970
702	Office/Lounge Appls - Replace 2030	3	pieces	12	3	$2,160	$2,640
703	Office Heat Pump - Replace	1	Mitsubish Mini-Split	20	17	$5,060	$6,180
710	Laundry Flooring - Replace	300	SF tile/carpet	20	9	$5,560	$6,800
711	Laundry Water Heater - Replace	1	Rinnai Propane On-Demand	10	6	$5,650	$6,910
712	Lower Restroom Water Heater - Repl	1	Rudd 50 gallon	10	6	$6,690	$8,170
722	Radclyffe Appliances 2027 - Replace	1	Refrigerator/freezer	16	1	$2,180	$2,660
723	Radclyffe Fireplace - Repr/Replace	1	Gas	30	10	$5,670	$6,930
724	Radclyffe Heat Pump - Replace	1	Mitsubish Mini-Split	20	17	$5,060	$6,180
730	Tool Shop Furnace - Replace	1	ceiling unit	15	5	$3,250	$3,970
750	Restroom Bldg Interior - Refurbish	2	restrooms	30	17	$30,900	$37,700
910	Generator, Radclyffe - Replace	1	Generac 5000 watt	20	1	$2,320	$2,840
912	AED Units/Cabinets - Repair/Replace	3	Phillips Headstart	10	7	$4,180	$5,100
	Water System						
897	Well House Building - Replace	1	wood structure	25	5	$31,400	$38,400
899	Well - Sanitary Survey	1	State Survey	5	2	$3,150	$3,850
900	Well - Replace	1	domestic well	80	16	$35,300	$43,100
901	Water Tank - Clean	1	6500 gallon conc.	5	2	$2,210	$2,710
902	Water Tank - Replace	1	6500 gallon concrete tank	50	32	$74,200	$90,600
903	Well House Electrical - Replace	1	Service, branch, etc.	10	2	$2,460	$3,000
904	Well Control Panel - Replace	1	Grenco Panel	30	10	$5,990	$7,330
905	Well Pump - Replace	1	well pump	15	13	$3,430	$4,190
906	Water Distribution System - Replc	9,170	LF	100	34	$323,000	$395,000
907	Water Distribution - Periodic Rprs	9,170	LF	10	3	$10,800	$13,200
909	Water Hand Pump - Replace	1	Simple Pump brand	10	7	$2,500	$3,060
917	Generator, Well - Replace	1	Generac 5500 watt	20	3	$2,320	$2,840
	LOSS/Septic System						
908	LOSS Equipment Building - Replace	1	wood structure	30	24	$27,800	$34,000
913	Conveyance Pipes/Etc. - Rpr/Rplc	1	Budget allowance	3	0	$6,490	$7,930
921	Sewer Lines - Repair/Replace	1	Budget Allowance	1	0	$3,710	$4,530
922	Tanks - Professional Pumping	28,000	gallons	3	0	$14,800	$18,200
924	Filter Assemblies - Repair/Replace	2	Netafim 2" Disk-Kleen	25	18	$18,500	$22,700
927	Solenoid Valves - Replace	11	Two inch solenoid valves	7	0	$12,200	$15,000
928	Dose Pump 1 of 2 - Replace	1	Pump, ~1.5 HP	5	2	$6,960	$8,500
929	Dose Pump 2 of 2 - Replace	1	Pump, ~1.5 HP	5	2	$6,960	$8,500
930	Recirc Tank Pump #1 - Replace	1	Pump, -3/4 HP	5	2	$2,880	$3,520
931	Recirc Tank Pump #2 - Replace	1	Pump, -3/4 HP	5	0	$2,880	$3,520
932	Gravel Filter Pumps - Replace	2	Pumps, 1/2 HP	10	4	$8,340	$10,200
935	Control Panel - Repair/Replace	1	Orenco Panel	30	23	$14,000	$17,000
937	Generator - Replace	1	Cummins unit, hardwire	20	14	$12,200	$14,800
939	Electrical/Transfer Switch - Replace	1	OSS Septic B	20	17	$2,780	$3,400
959	Electrical Line Repairs - 2027/2029	1	Special Project	2	0	$4,640	$5,660
	OSS (B Field)						
914	"B" Field Drainfield - Repair/Replace	1	Area, ~12,000 SF	40	14	$23,200	$28,400
936	Control Panel - Repair/Replace	1	Panel	30	9	$3,710	$4,530
957	Generator, "B" Field - Replace	1	Honda EU3000 portable	20	2	$2,320	$2,840

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
	Equipment						
949	Kawasaki Mule - Replace	1	4X4 utility vehicle, 2023	12	9	$19,100	$23,300
950	Polaris Ranger - Replace	1	Utility vehicle	12	1	$19,100	$23,300
952	Zero Turn Mower - Replace	1	ProZ 100 Cub Cadet	10	1	$8,660	$10,600
953	John Deere Riding Mower - Replace	1	John Deere	10	1	$3,150	$3,850
955	Walk Behind Mower - Replace	1	Cub Cadet CC800 33"	10	2	$2,320	$2,840
960	Utility Trailer - Repair/Replace	1	flatbed trailer	10	1	$2,910	$3,550
961	Dump Trailer - Repair/Replace	1	trailer	10	9	$7,020	$8,580
963	Tractor, Kubota - Replace	1	Kubota BX25D	15	4	$25,800	$31,600
91	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Site/Grounds/Systems							
101	Culverts/Drainage - Ongoing	$6,010	X	2	/	4	=	$3,005
102	Wood Fence, Older - Repair/Replace	$13,200	X	18	/	20	=	$11,880
103	Wood Fence, Newer - Replace	$14,400	X	3	/	20	=	$2,160
104	Dog Park Fence, Gate - Repr/Replace	$5,920	X	25	/	30	=	$4,933
105	Concrete - Repair/Replace	$3,940	X	7	/	10	=	$2,758
107	Stairs at 1st St. - Rpr/Replace	$7,730	X	16	/	25	=	$4,947
110	Gate Operators - Replace	$16,900	X	15	/	15	=	$16,900
111	Pressure Sensor - Replace	$4,750	X	13	/	15	=	$4,117
959	Electrical Infrastructure - Repair/Replc	$5,150	X	2	/	2	=	$5,150
	Recreation							
300	Pool (Gunite) - Resurface	$17,400	X	12	/	16	=	$13,050
301	Pool Tile - Replace	$12,000	X	11	/	24	=	$5,500
302	Pool Heater/Heat Pump - Replace	$10,600	X	10	/	10	=	$10,600
304	Pool Lift - Repair/Replace	$6,660	X	11	/	20	=	$3,663
306	Pool Shed - Repair/Replace	$5,300	X	11	/	15	=	$3,887
307	Pool Pump - Replace	$2,580	X	2	/	10	=	$516
308	Pool Filter - Replace	$4,120	X	11	/	20	=	$2,266
310	Pool Cover/Operator - Repair/Replace	$5,000	X	1	/	10	=	$500
312	Pool Fence - Repair/Replace	$7,330	X	11	/	15	=	$5,375
315	Pool Deck - Resurface/Replace	$23,200	X	7	/	20	=	$8,120
370	Heaters/Picnic Sets - Replace	$5,180	X	14	/	15	=	$4,835
402	Workout Bench - Replace	$2,730	X	11	/	15	=	$2,002
	Building Exteriors							
498	Laundry Ramp - Repair/Replace	$3,090	X	3	/	25	=	$371
499	Entry Deck, Office/Lounge - Rpr/Replace	$2,210	X	15	/	25	=	$1,326
501	Office/Lounge Roof/Gtr/Ds - Replace	$33,500	X	21	/	35	=	$20,100
502	O/L Structural/Siding/Wndws - Replc	$65,100	X	36	/	50	=	$46,872
511	Laundry Bldg Roof/Gtr/Dsp - Replace	$33,500	X	22	/	35	=	$21,057
512	Lndry Structural Sdng/Wndws - Repl	$57,800	X	36	/	50	=	$41,616
520	Lodge (Radclyffe) - Replace	$323,000	X	32	/	40	=	$258,400
522	Lodge Deck - Replace	$32,900	X	12	/	20	=	$19,740
530	Tool Shop - Replace	$73,500	X	22	/	30	=	$53,900
531	Tool Shop - Repair	$3,060	X	4	/	4	=	$3,060
535	Tractor Garage - Replace	$12,400	X	19	/	30	=	$7,853
536	Mower Sheds - Repair/Replace	$9,280	X	11	/	17	=	$6,005
537	Facilities Sheds 1st St - Repair/Replace	$10,600	X	22	/	25	=	$9,328
538	Guardhouse Bldg - Refurbish/Replace	$4,100	X	22	/	30	=	$3,007
540	Ramada Bldg - Replace	$56,700	X	22	/	30	=	$41,580
552	Rstrm Structural Siding/Wdw/Replace	$20,600	X	36	/	50	=	$14,832
560	Building Exteriors - Paint	$16,200	X	9	/	10	=	$14,580
564	Emergency/CERT Shed - Repair/Replace	$7,730	X	6	/	15	=	$3,092
	Building Interiors							
700	Office/Lounge Flooring - Replace	$8,360	X	12	/	15	=	$6,688

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
701	Office/Lounge Furniture - Replace	$3,610	X	2	/	10	=	$722
702	Office/Lounge Appls - Replace 2030	$2,400	X	9	/	12	=	$1,800
703	Office Heat Pump - Replace	$5,620	X	3	/	20	=	$843
710	Laundry Flooring - Replace	$6,180	X	11	/	20	=	$3,399
711	Laundry Water Heater - Replace	$6,280	X	4	/	10	=	$2,512
712	Lower Restroom Water Heater - Repl	$7,430	X	4	/	10	=	$2,972
722	Radclyffe Appliances 2027 - Replace	$2,420	X	15	/	16	=	$2,269
723	Radclyffe Fireplace - Repr/Replace	$6,300	X	20	/	30	=	$4,200
724	Radclyffe Heat Pump - Replace	$5,620	X	3	/	20	=	$843
730	Tool Shop Furnace - Replace	$3,610	X	10	/	15	=	$2,407
750	Restroom Bldg Interior - Refurbish	$34,300	X	13	/	30	=	$14,863
910	Generator, Radclyffe - Replace	$2,580	X	19	/	20	=	$2,451
912	AED Units/Cabinets - Repair/Replace	$4,640	X	3	/	10	=	$1,392
	Water System							
897	Well House Building - Replace	$34,900	X	20	/	25	=	$27,920
899	Well - Sanitary Survey	$3,500	X	3	/	5	=	$2,100
900	Well - Replace	$39,200	X	64	/	80	=	$31,360
901	Water Tank - Clean	$2,460	X	3	/	5	=	$1,476
902	Water Tank - Replace	$82,400	X	18	/	50	=	$29,664
903	Well House Electrical - Replace	$2,730	X	8	/	10	=	$2,184
904	Well Control Panel - Replace	$6,660	X	20	/	30	=	$4,440
905	Well Pump - Replace	$3,810	X	2	/	15	=	$508
906	Water Distribution System - Replc	$359,000	X	66	/	100	=	$236,940
907	Water Distribution - Periodic Rprs	$12,000	X	7	/	10	=	$8,400
909	Water Hand Pump - Replace	$2,780	X	3	/	10	=	$834
917	Generator, Well - Replace	$2,580	X	17	/	20	=	$2,193
	LOSS/Septic System							
908	LOSS Equipment Building - Replace	$30,900	X	6	/	30	=	$6,180
913	Conveyance Pipes/Etc. - Rpr/Rplc	$7,210	X	3	/	3	=	$7,210
921	Sewer Lines - Repair/Replace	$4,120	X	1	/	1	=	$4,120
922	Tanks - Professional Pumping	$16,500	X	3	/	3	=	$16,500
924	Filter Assemblies - Repair/Replace	$20,600	X	7	/	25	=	$5,768
927	Solenoid Valves - Replace	$13,600	X	7	/	7	=	$13,600
928	Dose Pump 1 of 2 - Replace	$7,730	X	3	/	5	=	$4,638
929	Dose Pump 2 of 2 - Replace	$7,730	X	3	/	5	=	$4,638
930	Recirc Tank Pump #1 - Replace	$3,200	X	3	/	5	=	$1,920
931	Recirc Tank Pump #2 - Replace	$3,200	X	5	/	5	=	$3,200
932	Gravel Filter Pumps - Replace	$9,270	X	6	/	10	=	$5,562
935	Control Panel - Repair/Replace	$15,500	X	7	/	30	=	$3,617
937	Generator - Replace	$13,500	X	6	/	20	=	$4,050
939	Electrical/Transfer Switch - Replace	$3,090	X	3	/	20	=	$464
959	Electrical Line Repairs - 2027/2029	$5,150	X	2	/	2	=	$5,150
	OSS (B Field)							
914	"B" Field Drainfield - Repair/Replace	$25,800	X	26	/	40	=	$16,770
936	Control Panel - Repair/Replace	$4,120	X	21	/	30	=	$2,884
957	Generator, "B" Field - Replace	$2,580	X	18	/	20	=	$2,322
	Equipment							
949	Kawasaki Mule - Replace	$21,200	X	3	/	12	=	$5,300
950	Polaris Ranger - Replace	$21,200	X	11	/	12	=	$19,433

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
952	Zero Turn Mower - Replace	$9,620	X	9	/	10	=	$8,658
953	John Deere Riding Mower - Replace	$3,500	X	9	/	10	=	$3,150
955	Walk Behind Mower - Replace	$2,580	X	8	/	10	=	$2,064
960	Utility Trailer - Repair/Replace	$3,230	X	9	/	10	=	$2,907
961	Dump Trailer - Repair/Replace	$7,800	X	1	/	10	=	$780
963	Tractor, Kubota - Replace	$28,700	X	11	/	15	=	$21,047
								$1,250,193

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Site/Grounds/Systems				
101	Culverts/Drainage - Ongoing	4	$6,010	$1,503	1.70 %
102	Wood Fence, Older - Repair/Replace	20	$13,200	$660	0.75 %
103	Wood Fence, Newer - Replace	20	$14,400	$720	0.82 %
104	Dog Park Fence, Gate - Repr/Replace	30	$5,920	$197	0.22 %
105	Concrete - Repair/Replace	10	$3,940	$394	0.45 %
107	Stairs at 1st St. - Rpr/Replace	25	$7,730	$309	0.35 %
110	Gate Operators - Replace	15	$16,900	$1,127	1.28 %
111	Pressure Sensor - Replace	15	$4,750	$317	0.36 %
959	Electrical Infrastructure - Repair/Replc	2	$5,150	$2,575	2.92 %
	Recreation				
300	Pool (Gunite) - Resurface	16	$17,400	$1,088	1.23 %
301	Pool Tile - Replace	24	$12,000	$500	0.57 %
302	Pool Heater/Heat Pump - Replace	10	$10,600	$1,060	1.20 %
304	Pool Lift - Repair/Replace	20	$6,660	$333	0.38 %
306	Pool Shed - Repair/Replace	15	$5,300	$353	0.40 %
307	Pool Pump - Replace	10	$2,580	$258	0.29 %
308	Pool Filter - Replace	20	$4,120	$206	0.23 %
310	Pool Cover/Operator - Repair/Replace	10	$5,000	$500	0.57 %
312	Pool Fence - Repair/Replace	15	$7,330	$489	0.55 %
315	Pool Deck - Resurface/Replace	20	$23,200	$1,160	1.32 %
370	Heaters/Picnic Sets - Replace	15	$5,180	$345	0.39 %
402	Workout Bench - Replace	15	$2,730	$182	0.21 %
	Building Exteriors				
498	Laundry Ramp - Repair/Replace	25	$3,090	$124	0.14 %
499	Entry Deck, Office/Lounge - Rpr/Replace	25	$2,210	$88	0.10 %
501	Office/Lounge Roof/Gtr/Ds - Replace	35	$33,500	$957	1.09 %
502	O/L Structural/Siding/Wndws - Replc	50	$65,100	$1,302	1.48 %
511	Laundry Bldg Roof/Gtr/Dsp - Replace	35	$33,500	$957	1.09 %
512	Lndry Structural Sdng/Wndws - Repl	50	$57,800	$1,156	1.31 %
520	Lodge (Radclyffe) - Replace	40	$323,000	$8,075	9.16 %
522	Lodge Deck - Replace	20	$32,900	$1,645	1.87 %
530	Tool Shop - Replace	30	$73,500	$2,450	2.78 %
531	Tool Shop - Repair	4	$3,060	$765	0.87 %
535	Tractor Garage - Replace	30	$12,400	$413	0.47 %
536	Mower Sheds - Repair/Replace	17	$9,280	$546	0.62 %
537	Facilities Sheds 1st St - Repair/Replace	25	$10,600	$424	0.48 %
538	Guardhouse Bldg - Refurbish/Replace	30	$4,100	$137	0.15 %
540	Ramada Bldg - Replace	30	$56,700	$1,890	2.14 %
552	Rstrm Structural Siding/Wdw/Replace	50	$20,600	$412	0.47 %
560	Building Exteriors - Paint	10	$16,200	$1,620	1.84 %
564	Emergency/CERT Shed - Repair/Replace	15	$7,730	$515	0.58 %
	Building Interiors				
700	Office/Lounge Flooring - Replace	15	$8,360	$557	0.63 %
701	Office/Lounge Furniture - Replace	10	$3,610	$361	0.41 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
702	Office/Lounge Appls - Replace 2030	12	$2,400	$200	0.23 %
703	Office Heat Pump - Replace	20	$5,620	$281	0.32 %
710	Laundry Flooring - Replace	20	$6,180	$309	0.35 %
711	Laundry Water Heater - Replace	10	$6,280	$628	0.71 %
712	Lower Restroom Water Heater - Repl	10	$7,430	$743	0.84 %
722	Radclyffe Appliances 2027 - Replace	16	$2,420	$151	0.17 %
723	Radclyffe Fireplace - Repr/Replace	30	$6,300	$210	0.24 %
724	Radclyffe Heat Pump - Replace	20	$5,620	$281	0.32 %
730	Tool Shop Furnace - Replace	15	$3,610	$241	0.27 %
750	Restroom Bldg Interior - Refurbish	30	$34,300	$1,143	1.30 %
910	Generator, Radclyffe - Replace	20	$2,580	$129	0.15 %
912	AED Units/Cabinets - Repair/Replace	10	$4,640	$464	0.53 %
	Water System				
897	Well House Building - Replace	25	$34,900	$1,396	1.58 %
899	Well - Sanitary Survey	5	$3,500	$700	0.79 %
900	Well - Replace	80	$39,200	$490	0.56 %
901	Water Tank - Clean	5	$2,460	$492	0.56 %
902	Water Tank - Replace	50	$82,400	$1,648	1.87 %
903	Well House Electrical - Replace	10	$2,730	$273	0.31 %
904	Well Control Panel - Replace	30	$6,660	$222	0.25 %
905	Well Pump - Replace	15	$3,810	$254	0.29 %
906	Water Distribution System - Replc	100	$359,000	$3,590	4.07 %
907	Water Distribution - Periodic Rprs	10	$12,000	$1,200	1.36 %
909	Water Hand Pump - Replace	10	$2,780	$278	0.32 %
917	Generator, Well - Replace	20	$2,580	$129	0.15 %
	LOSS/Septic System				
908	LOSS Equipment Building - Replace	30	$30,900	$1,030	1.17 %
913	Conveyance Pipes/Etc. - Rpr/Rplc	3	$7,210	$2,403	2.73 %
921	Sewer Lines - Repair/Replace	1	$4,120	$4,120	4.67 %
922	Tanks - Professional Pumping	3	$16,500	$5,500	6.24 %
924	Filter Assemblies - Repair/Replace	25	$20,600	$824	0.93 %
927	Solenoid Valves - Replace	7	$13,600	$1,943	2.20 %
928	Dose Pump 1 of 2 - Replace	5	$7,730	$1,546	1.75 %
929	Dose Pump 2 of 2 - Replace	5	$7,730	$1,546	1.75 %
930	Recirc Tank Pump #1 - Replace	5	$3,200	$640	0.73 %
931	Recirc Tank Pump #2 - Replace	5	$3,200	$640	0.73 %
932	Gravel Filter Pumps - Replace	10	$9,270	$927	1.05 %
935	Control Panel - Repair/Replace	30	$15,500	$517	0.59 %
937	Generator - Replace	20	$13,500	$675	0.77 %
939	Electrical/Transfer Switch - Replace	20	$3,090	$155	0.18 %
959	Electrical Line Repairs - 2027/2029	2	$5,150	$2,575	2.92 %
	OSS (B Field)				
914	"B" Field Drainfield - Repair/Replace	40	$25,800	$645	0.73 %
936	Control Panel - Repair/Replace	30	$4,120	$137	0.16 %
957	Generator, "B" Field - Replace	20	$2,580	$129	0.15 %
	Equipment				
949	Kawasaki Mule - Replace	12	$21,200	$1,767	2.00 %
950	Polaris Ranger - Replace	12	$21,200	$1,767	2.00 %
952	Zero Turn Mower - Replace	10	$9,620	$962	1.09 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
953	John Deere Riding Mower - Replace	10	$3,500	$350	0.40 %
955	Walk Behind Mower - Replace	10	$2,580	$258	0.29 %
960	Utility Trailer - Repair/Replace	10	$3,230	$323	0.37 %
961	Dump Trailer - Repair/Replace	10	$7,800	$780	0.88 %
963	Tractor, Kubota - Replace	15	$28,700	$1,913	2.17 %
91	Total Funded Components			$88,194	100.00 %

Fiscal Year Start: 2027	Net After Tax Interest: 2.60 %	Avg 30-Yr Inflation: 3.00 %
Reserve Fund Strength (as-of Fiscal Year Start)	**Projected Reserve Balance Changes**	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$1,020,075	$1,250,193	81.6 %	Low	0.00 %	$105,480	$0	$27,103	$85,490
2028	$1,067,168	$1,287,991	82.9 %	Low	2.00 %	$107,590	$0	$28,606	$67,599
2029	$1,135,765	$1,350,408	84.1 %	Low	2.00 %	$109,741	$0	$30,339	$75,207
2030	$1,200,637	$1,406,850	85.3 %	Low	2.00 %	$111,936	$0	$32,091	$73,989
2031	$1,270,676	$1,469,041	86.5 %	Low	2.00 %	$114,175	$0	$33,706	$93,485
2032	$1,325,072	$1,499,866	88.3 %	Low	2.00 %	$116,458	$0	$35,671	$55,216
2033	$1,421,985	$1,582,802	89.8 %	Low	2.00 %	$118,788	$0	$38,069	$69,088
2034	$1,509,754	$1,656,783	91.1 %	Low	2.00 %	$121,163	$0	$40,800	$39,405
2035	$1,632,313	$1,766,487	92.4 %	Low	2.00 %	$123,587	$0	$36,166	$639,212
2036	$1,152,853	$1,264,698	91.2 %	Low	2.00 %	$126,058	$0	$30,375	$122,975
2037	$1,186,311	$1,282,688	92.5 %	Low	2.00 %	$128,580	$0	$32,196	$53,931
2038	$1,293,156	$1,375,533	94.0 %	Low	2.00 %	$131,151	$0	$34,932	$62,221
2039	$1,397,018	$1,465,923	95.3 %	Low	2.00 %	$133,774	$0	$37,358	$88,183
2040	$1,479,967	$1,535,680	96.4 %	Low	2.00 %	$136,450	$0	$38,618	$161,025
2041	$1,494,010	$1,536,002	97.3 %	Low	2.00 %	$139,179	$0	$36,431	$358,075
2042	$1,311,544	$1,336,974	98.1 %	Low	2.00 %	$141,962	$0	$35,430	$71,994
2043	$1,416,942	$1,430,351	99.1 %	Low	2.00 %	$144,801	$0	$37,788	$106,392
2044	$1,493,140	$1,494,921	99.9 %	Low	2.00 %	$147,697	$0	$39,060	$164,987
2045	$1,514,910	$1,505,013	100.7 %	Low	2.00 %	$150,651	$0	$40,274	$119,204
2046	$1,586,631	$1,566,619	101.3 %	Low	2.00 %	$153,664	$0	$42,457	$99,704
2047	$1,683,049	$1,654,335	101.7 %	Low	2.00 %	$156,738	$0	$45,324	$77,699
2048	$1,807,412	$1,771,651	102.0 %	Low	2.00 %	$159,872	$0	$47,701	$148,898
2049	$1,866,088	$1,823,583	102.3 %	Low	2.00 %	$163,070	$0	$49,735	$114,890
2050	$1,964,003	$1,916,666	102.5 %	Low	2.00 %	$166,331	$0	$52,741	$85,456
2051	$2,097,619	$2,047,559	102.4 %	Low	2.00 %	$169,658	$0	$55,290	$162,258
2052	$2,160,309	$2,108,116	102.5 %	Low	2.00 %	$173,051	$0	$58,447	$51,088
2053	$2,340,719	$2,289,982	102.2 %	Low	2.00 %	$176,512	$0	$63,206	$53,634
2054	$2,526,802	$2,479,818	101.9 %	Low	2.00 %	$180,042	$0	$67,155	$129,168
2055	$2,644,832	$2,602,842	101.6 %	Low	2.00 %	$183,643	$0	$70,150	$141,188
2056	$2,757,436	$2,722,625	101.3 %	Low	2.00 %	$187,316	$0	$74,096	$70,131

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 8592-18
No-Site-Visit

Fiscal Year Start: 2027	Net After Tax Interest: 2.60 %	Avg 30-Yr Inflation: 3.00 %

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
	Reserve Fund Strength (as-of Fiscal Year Start)				**Projected Reserve Balance Changes**				
2027	$1,020,075	$1,250,193	81.6 %	Low	-43.12 %	$60,000	$0	$26,505	$85,490
2028	$1,021,090	$1,287,991	79.3 %	Low	2.00 %	$61,200	$0	$26,783	$67,599
2029	$1,041,474	$1,350,408	77.1 %	Low	2.00 %	$62,424	$0	$27,235	$75,207
2030	$1,055,926	$1,406,850	75.1 %	Low	2.00 %	$63,672	$0	$27,648	$73,989
2031	$1,073,258	$1,469,041	73.1 %	Low	2.00 %	$64,946	$0	$27,864	$93,485
2032	$1,072,583	$1,499,866	71.5 %	Low	2.00 %	$66,245	$0	$28,367	$55,216
2033	$1,111,979	$1,582,802	70.3 %	Low	2.00 %	$67,570	$0	$29,239	$69,088
2034	$1,139,699	$1,656,783	68.8 %	Medium	2.00 %	$68,921	$0	$30,376	$39,405
2035	$1,199,591	$1,766,487	67.9 %	Medium	2.00 %	$70,300	$0	$24,079	$639,212
2036	$654,758	$1,264,698	51.8 %	Medium	2.00 %	$71,706	$0	$16,554	$122,975
2037	$620,042	$1,282,688	48.3 %	Medium	2.00 %	$73,140	$0	$16,567	$53,931
2038	$655,817	$1,375,533	47.7 %	Medium	2.00 %	$74,602	$0	$17,419	$62,221
2039	$685,617	$1,465,923	46.8 %	Medium	2.00 %	$76,095	$0	$17,881	$88,183
2040	$691,410	$1,535,680	45.0 %	Medium	2.00 %	$77,616	$0	$17,095	$161,025
2041	$625,096	$1,536,002	40.7 %	Medium	2.00 %	$79,169	$0	$12,778	$358,075
2042	$358,968	$1,336,974	26.8 %	High	2.00 %	$80,752	$0	$9,560	$71,994
2043	$377,287	$1,430,351	26.4 %	High	2.00 %	$82,367	$0	$9,611	$106,392
2044	$362,873	$1,494,921	24.3 %	High	2.00 %	$84,014	$0	$8,483	$164,987
2045	$290,383	$1,505,013	19.3 %	High	2.00 %	$85,695	$0	$7,200	$119,204
2046	$264,073	$1,566,619	16.9 %	High	2.00 %	$87,409	$0	$6,787	$99,704
2047	$258,564	$1,654,335	15.6 %	High	2.00 %	$89,157	$0	$6,954	$77,699
2048	$276,976	$1,771,651	15.6 %	High	2.00 %	$90,940	$0	$6,525	$148,898
2049	$225,543	$1,823,583	12.4 %	High	2.00 %	$92,759	$0	$5,643	$114,890
2050	$209,056	$1,916,666	10.9 %	High	2.00 %	$94,614	$0	$5,621	$85,456
2051	$223,835	$2,047,559	10.9 %	High	2.00 %	$96,506	$0	$5,025	$162,258
2052	$163,108	$2,108,116	7.7 %	High	2.00 %	$98,436	$0	$4,915	$51,088
2053	$215,371	$2,289,982	9.4 %	High	2.00 %	$100,405	$0	$6,282	$53,634
2054	$268,424	$2,479,818	10.8 %	High	2.00 %	$102,413	$0	$6,711	$129,168
2055	$248,380	$2,602,842	9.5 %	High	2.00 %	$104,461	$0	$6,052	$141,188
2056	$217,705	$2,722,625	8.0 %	High	2.00 %	$106,551	$0	$6,207	$70,131

#	Fiscal Year	2027	2028	2029	2030	2031
	Starting Reserve Balance	$1,020,075	$1,067,168	$1,135,765	$1,200,637	$1,270,676
	Annual Reserve Funding	$105,480	$107,590	$109,741	$111,936	$114,175
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$27,103	$28,606	$30,339	$32,091	$33,706
	Total Income	$1,152,658	$1,203,363	$1,275,845	$1,344,664	$1,418,557
#	Component					
	Site/Grounds/Systems					
101	Culverts/Drainage - Ongoing	$0	$0	$6,376	$0	$0
102	Wood Fence, Older - Repair/Replace	$0	$0	$14,004	$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	$4,305	$0
107	Stairs at 1st St. - Rpr/Replace	$0	$0	$0	$0	$0
110	Gate Operators - Replace	$16,900	$0	$0	$0	$0
111	Pressure Sensor - Replace	$0	$0	$5,039	$0	$0
959	Electrical Infrastructure - Repair/Replc	$5,150	$0	$5,464	$0	$5,796
	Recreation					
300	Pool (Gunite) - Resurface	$0	$0	$0	$0	$19,584
301	Pool Tile - Replace	$0	$0	$0	$0	$0
302	Pool Heater/Heat Pump - Replace	$10,600	$0	$0	$0	$0
304	Pool Lift - Repair/Replace	$0	$0	$0	$0	$0
306	Pool Shed - Repair/Replace	$0	$0	$0	$0	$5,965
307	Pool Pump - Replace	$0	$0	$0	$0	$0
308	Pool Filter - 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	$8,250
315	Pool Deck - Resurface/Replace	$0	$0	$0	$0	$0
370	Heaters/Picnic Sets - Replace	$0	$5,335	$0	$0	$0
402	Workout Bench - Replace	$0	$0	$0	$0	$3,073
	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	$3,060	$0	$0	$0	$3,444
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	$11,583	$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	$16,686	$0	$0	$0
564	Emergency/CERT Shed - Repair/Replace	$0	$0	$0	$0	$0
	Building Interiors					
700	Office/Lounge Flooring - Replace	$0	$0	$0	$9,135	$0
701	Office/Lounge Furniture - Replace	$0	$0	$0	$0	$0
702	Office/Lounge Appls - Replace 2030	$0	$0	$0	$2,623	$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	$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	$2,657	$0	$0	$0

	Fiscal Year	2027	2028	2029	2030	2031
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	$3,713	$0	$0
900	Well - Replace	$0	$0	$0	$0	$0
901	Water Tank - Clean	$0	$0	$2,610	$0	$0
902	Water Tank - Replace	$0	$0	$0	$0	$0
903	Well House Electrical - Replace	$0	$0	$2,896	$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	$13,113	$0
909	Water Hand Pump - Replace	$0	$0	$0	$0	$0
917	Generator, Well - Replace	$0	$0	$0	$2,819	$0
	LOSS/Septic System					
908	LOSS Equipment Building - Replace	$0	$0	$0	$0	$0
913	Conveyance Pipes/Etc. - Rpr/Rplc	$7,210	$0	$0	$7,879	$0
921	Sewer Lines - Repair/Replace	$4,120	$4,244	$4,371	$4,502	$4,637
922	Tanks - Professional Pumping	$16,500	$0	$0	$18,030	$0
924	Filter Assemblies - Repair/Replace	$0	$0	$0	$0	$0
927	Solenoid Valves - Replace	$13,600	$0	$0	$0	$0
928	Dose Pump 1 of 2 - Replace	$0	$0	$8,201	$0	$0
929	Dose Pump 2 of 2 - Replace	$0	$0	$8,201	$0	$0
930	Recirc Tank Pump #1 - Replace	$0	$0	$3,395	$0	$0
931	Recirc Tank Pump #2 - Replace	$3,200	$0	$0	$0	$0
932	Gravel Filter Pumps - Replace	$0	$0	$0	$0	$10,433
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	$5,150	$0	$5,464	$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	$2,737	$0	$0
	Equipment					
949	Kawasaki Mule - Replace	$0	$0	$0	$0	$0
950	Polaris Ranger - Replace	$0	$21,836	$0	$0	$0
952	Zero Turn Mower - Replace	$0	$9,909	$0	$0	$0
953	John Deere Riding Mower - Replace	$0	$3,605	$0	$0	$0
955	Walk Behind Mower - Replace	$0	$0	$2,737	$0	$0
960	Utility Trailer - Repair/Replace	$0	$3,327	$0	$0	$0
961	Dump Trailer - Repair/Replace	$0	$0	$0	$0	$0
963	Tractor, Kubota - Replace	$0	$0	$0	$0	$32,302
	Total Expenses	$85,490	$67,599	$75,207	$73,989	$93,485
	Ending Reserve Balance	$1,067,168	$1,135,765	$1,200,637	$1,270,676	$1,325,072

#	Fiscal Year	2032	2033	2034	2035	2036
	Starting Reserve Balance	$1,325,072	$1,421,985	$1,509,754	$1,632,313	$1,152,853
	Annual Reserve Funding	$116,458	$118,788	$121,163	$123,587	$126,058
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$35,671	$38,069	$40,800	$36,166	$30,375
	Total Income	$1,477,202	$1,578,842	$1,671,718	$1,792,066	$1,309,286
#	Component					
	Site/Grounds/Systems					
101	Culverts/Drainage - Ongoing	$0	$7,176	$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	$6,863	$0	$0	$0	$0
105	Concrete - Repair/Replace	$0	$0	$0	$0	$0
107	Stairs at 1st St. - Rpr/Replace	$0	$0	$0	$0	$10,086
110	Gate Operators - Replace	$0	$0	$0	$0	$0
111	Pressure Sensor - Replace	$0	$0	$0	$0	$0
959	Electrical Infrastructure - Repair/Replc	$0	$6,149	$0	$6,524	$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	$0	$0	$0	$0
304	Pool Lift - Repair/Replace	$0	$0	$0	$0	$8,690
306	Pool Shed - Repair/Replace	$0	$0	$0	$0	$0
307	Pool Pump - Replace	$0	$0	$0	$3,268	$0
308	Pool Filter - Replace	$0	$0	$0	$0	$5,376
310	Pool Cover/Operator - Repair/Replace	$0	$0	$0	$0	$6,524
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	$409,167	$0
522	Lodge Deck - Replace	$0	$0	$0	$41,677	$0
530	Tool Shop - Replace	$0	$0	$0	$93,108	$0
531	Tool Shop - Repair	$0	$0	$0	$3,876	$0
535	Tractor Garage - Replace	$0	$0	$0	$0	$0
536	Mower Sheds - Repair/Replace	$0	$11,081	$0	$0	$0
537	Facilities Sheds 1st St - Repair/Replace	$0	$0	$0	$0	$0
538	Guardhouse Bldg - Refurbish/Replace	$0	$0	$0	$5,194	$0
540	Ramada Bldg - Replace	$0	$0	$0	$71,826	$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	$0	$0	$0	$0	$10,086
	Building Interiors					
700	Office/Lounge Flooring - Replace	$0	$0	$0	$0	$0
701	Office/Lounge Furniture - Replace	$0	$0	$0	$4,573	$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	$8,063
711	Laundry Water Heater - Replace	$0	$7,499	$0	$0	$0
712	Lower Restroom Water Heater - Repl	$0	$8,872	$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	$4,185	$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	$5,707	$0	$0
	Water System					
897	Well House Building - Replace	$40,459	$0	$0	$0	$0
899	Well - Sanitary Survey	$0	$0	$4,305	$0	$0
900	Well - Replace	$0	$0	$0	$0	$0
901	Water Tank - Clean	$0	$0	$3,025	$0	$0

	Fiscal Year	2032	2033	2034	2035	2036
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	$3,419	$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	$0	$8,609	$0	$0	$9,407
921	Sewer Lines - Repair/Replace	$0	$0	$0	$0	$0
922	Tanks - Professional Pumping	$0	$19,702	$0	$0	$21,529
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	$9,507	$0	$0
929	Dose Pump 2 of 2 - Replace	$0	$0	$9,507	$0	$0
930	Recirc Tank Pump #1 - Replace	$0	$0	$3,936	$0	$0
931	Recirc Tank Pump #2 - Replace	$3,710	$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	$5,376
957	Generator, "B" Field - Replace	$0	$0	$0	$0	$0
	Equipment					
949	Kawasaki Mule - Replace	$0	$0	$0	$0	$27,661
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	$10,177
963	Tractor, Kubota - Replace	$0	$0	$0	$0	$0
	Total Expenses	$55,216	$69,088	$39,405	$639,212	$122,975
	Ending Reserve Balance	$1,421,985	$1,509,754	$1,632,313	$1,152,853	$1,186,311

#	Fiscal Year	2037	2038	2039	2040	2041
	Starting Reserve Balance	$1,186,311	$1,293,156	$1,397,018	$1,479,967	$1,494,010
	Annual Reserve Funding	$128,580	$131,151	$133,774	$136,450	$139,179
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$32,196	$34,932	$37,358	$38,618	$36,431
	Total Income	$1,347,087	$1,459,240	$1,568,151	$1,655,035	$1,669,619
#	Component					
	Site/Grounds/Systems					
101	Culverts/Drainage - Ongoing	$8,077	$0	$0	$0	$9,091
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	$5,786	$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	$6,921	$0	$7,343	$0	$7,790
	Recreation					
300	Pool (Gunite) - Resurface	$0	$0	$0	$0	$0
301	Pool Tile - Replace	$0	$0	$0	$17,622	$0
302	Pool Heater/Heat Pump - Replace	$14,246	$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	$0
308	Pool Filter - 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	$34,070	$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	$2,970	$0	$0	$0	$0
501	Office/Lounge Roof/Gtr/Ds - Replace	$0	$0	$0	$0	$50,672
502	O/L Structural/Siding/Wndws - Replc	$0	$0	$0	$0	$98,470
511	Laundry Bldg Roof/Gtr/Dsp - Replace	$0	$0	$0	$49,196	$0
512	Lndry Structural Sdng/Wndws - Repl	$0	$0	$0	$0	$87,428
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	$4,363	$0	$0
535	Tractor Garage - Replace	$0	$17,164	$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	$0	$0	$0	$0	$31,159
560	Building Exteriors - Paint	$0	$22,425	$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	$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	$8,467	$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	$4,990	$0	$0
900	Well - Replace	$0	$0	$0	$0	$0
901	Water Tank - Clean	$0	$0	$3,507	$0	$0

	Fiscal Year	2037	2038	2039	2040	2041
902	Water Tank - Replace	$0	$0	$0	$0	$0
903	Well House Electrical - Replace	$0	$0	$3,892	$0	$0
904	Well Control Panel - Replace	$8,950	$0	$0	$0	$0
905	Well Pump - Replace	$0	$0	$0	$5,595	$0
906	Water Distribution System - Replc	$0	$0	$0	$0	$0
907	Water Distribution - Periodic Rprs	$0	$0	$0	$17,622	$0
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	$0	$0	$10,280	$0	$0
921	Sewer Lines - Repair/Replace	$0	$0	$0	$0	$0
922	Tanks - Professional Pumping	$0	$0	$23,525	$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	$11,021	$0	$0
929	Dose Pump 2 of 2 - Replace	$0	$0	$11,021	$0	$0
930	Recirc Tank Pump #1 - Replace	$0	$0	$4,562	$0	$0
931	Recirc Tank Pump #2 - Replace	$4,301	$0	$0	$0	$0
932	Gravel Filter Pumps - Replace	$0	$0	$0	$0	$14,022
935	Control Panel - Repair/Replace	$0	$0	$0	$0	$0
937	Generator - Replace	$0	$0	$0	$0	$20,420
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	$39,025
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	$31,133	$0
952	Zero Turn Mower - Replace	$0	$13,316	$0	$0	$0
953	John Deere Riding Mower - Replace	$0	$4,845	$0	$0	$0
955	Walk Behind Mower - Replace	$0	$0	$3,678	$0	$0
960	Utility Trailer - Repair/Replace	$0	$4,471	$0	$0	$0
961	Dump Trailer - Repair/Replace	$0	$0	$0	$0	$0
963	Tractor, Kubota - Replace	$0	$0	$0	$0	$0
	Total Expenses	$53,931	$62,221	$88,183	$161,025	$358,075
	Ending Reserve Balance	$1,293,156	$1,397,018	$1,479,967	$1,494,010	$1,311,544

#	Fiscal Year	2042	2043	2044	2045	2046
	Starting Reserve Balance	$1,311,544	$1,416,942	$1,493,140	$1,514,910	$1,586,631
	Annual Reserve Funding	$141,962	$144,801	$147,697	$150,651	$153,664
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$35,430	$37,788	$39,060	$40,274	$42,457
	Total Income	$1,488,936	$1,599,532	$1,679,897	$1,705,836	$1,782,753
#	Component					
	Site/Grounds/Systems					
101	Culverts/Drainage - Ongoing	$0	$0	$0	$10,232	$0
102	Wood Fence, Older - Repair/Replace	$0	$0	$0	$0	$0
103	Wood Fence, Newer - Replace	$0	$0	$23,801	$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	$26,330	$0	$0	$0	$0
111	Pressure Sensor - Replace	$0	$0	$7,851	$0	$0
959	Electrical Infrastructure - Repair/Replc	$0	$8,264	$0	$8,768	$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	$0	$0	$0	$0
304	Pool Lift - Repair/Replace	$0	$0	$0	$0	$0
306	Pool Shed - Repair/Replace	$0	$0	$0	$0	$9,294
307	Pool Pump - Replace	$0	$0	$0	$4,392	$0
308	Pool Filter - Replace	$0	$0	$0	$0	$0
310	Pool Cover/Operator - Repair/Replace	$0	$0	$0	$0	$8,768
312	Pool Fence - Repair/Replace	$0	$0	$0	$0	$12,853
315	Pool Deck - Resurface/Replace	$0	$0	$0	$0	$0
370	Heaters/Picnic Sets - Replace	$0	$8,312	$0	$0	$0
402	Workout Bench - Replace	$0	$0	$0	$0	$4,787
	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	$4,910	$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	$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	$14,232	$0
701	Office/Lounge Furniture - Replace	$0	$0	$0	$6,146	$0
702	Office/Lounge Appls - Replace 2030	$3,739	$0	$0	$0	$0
703	Office Heat Pump - Replace	$0	$0	$9,289	$0	$0
710	Laundry Flooring - Replace	$0	$0	$0	$0	$0
711	Laundry Water Heater - Replace	$0	$10,078	$0	$0	$0
712	Lower Restroom Water Heater - Repl	$0	$11,923	$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	$9,289	$0	$0
730	Tool Shop Furnace - Replace	$0	$0	$0	$0	$0
750	Restroom Bldg Interior - Refurbish	$0	$0	$56,693	$0	$0
910	Generator, Radclyffe - Replace	$0	$0	$0	$0	$0
912	AED Units/Cabinets - Repair/Replace	$0	$0	$7,669	$0	$0
	Water System					
897	Well House Building - Replace	$0	$0	$0	$0	$0
899	Well - Sanitary Survey	$0	$0	$5,785	$0	$0
900	Well - Replace	$0	$62,904	$0	$0	$0
901	Water Tank - Clean	$0	$0	$4,066	$0	$0

	Fiscal Year	2042	2043	2044	2045	2046
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	$4,595	$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	$11,233	$0	$0	$12,275	$0
921	Sewer Lines - Repair/Replace	$0	$0	$0	$0	$0
922	Tanks - Professional Pumping	$25,706	$0	$0	$28,090	$0
924	Filter Assemblies - Repair/Replace	$0	$0	$0	$35,070	$0
927	Solenoid Valves - Replace	$0	$0	$0	$0	$0
928	Dose Pump 1 of 2 - Replace	$0	$0	$12,777	$0	$0
929	Dose Pump 2 of 2 - Replace	$0	$0	$12,777	$0	$0
930	Recirc Tank Pump #1 - Replace	$0	$0	$5,289	$0	$0
931	Recirc Tank Pump #2 - Replace	$4,985	$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	$5,107	$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	$13,677
963	Tractor, Kubota - Replace	$0	$0	$0	$0	$50,326
	Total Expenses	$71,994	$106,392	$164,987	$119,204	$99,704
	Ending Reserve Balance	$1,416,942	$1,493,140	$1,514,910	$1,586,631	$1,683,049

#	Fiscal Year	2047	2048	2049	2050	2051
	Starting Reserve Balance	$1,683,049	$1,807,412	$1,866,088	$1,964,003	$2,097,619
	Annual Reserve Funding	$156,738	$159,872	$163,070	$166,331	$169,658
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$45,324	$47,701	$49,735	$52,741	$55,290
	Total Income	$1,885,111	$2,014,986	$2,078,892	$2,183,075	$2,322,567
#	Component					
	Site/Grounds/Systems					
101	Culverts/Drainage - Ongoing	$0	$0	$11,516	$0	$0
102	Wood Fence, Older - Repair/Replace	$0	$0	$25,293	$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	$7,776	$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	$9,301	$0	$9,868	$0	$10,469
	Recreation					
300	Pool (Gunite) - Resurface	$31,426	$0	$0	$0	$0
301	Pool Tile - Replace	$0	$0	$0	$0	$0
302	Pool Heater/Heat Pump - Replace	$19,145	$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	$0
308	Pool Filter - 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	$5,921	$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	$5,527	$0	$0	$0	$6,220
535	Tractor Garage - Replace	$0	$0	$0	$0	$0
536	Mower Sheds - Repair/Replace	$0	$0	$0	$18,315	$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	$30,137	$0	$0	$0
564	Emergency/CERT Shed - Repair/Replace	$0	$0	$0	$0	$15,713
	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	$0	$0	$0	$0	$0
724	Radclyffe Heat Pump - Replace	$0	$0	$0	$0	$0
730	Tool Shop Furnace - Replace	$6,520	$0	$0	$0	$0
750	Restroom Bldg Interior - Refurbish	$0	$0	$0	$0	$0
910	Generator, Radclyffe - Replace	$0	$4,800	$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	$6,706	$0	$0
900	Well - Replace	$0	$0	$0	$0	$0
901	Water Tank - Clean	$0	$0	$4,714	$0	$0

	Fiscal Year	2047	2048	2049	2050	2051
902	Water Tank - Replace	$0	$0	$0	$0	$0
903	Well House Electrical - Replace	$0	$0	$5,231	$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	$23,683	$0
909	Water Hand Pump - Replace	$0	$0	$0	$0	$0
917	Generator, Well - Replace	$0	$0	$0	$5,092	$0
	LOSS/Septic System					
908	LOSS Equipment Building - Replace	$0	$0	$0	$0	$62,813
913	Conveyance Pipes/Etc. - Rpr/Rplc	$0	$13,413	$0	$0	$14,656
921	Sewer Lines - Repair/Replace	$0	$0	$0	$0	$0
922	Tanks - Professional Pumping	$0	$30,695	$0	$0	$33,541
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	$14,811	$0	$0
929	Dose Pump 2 of 2 - Replace	$0	$0	$14,811	$0	$0
930	Recirc Tank Pump #1 - Replace	$0	$0	$6,132	$0	$0
931	Recirc Tank Pump #2 - Replace	$5,780	$0	$0	$0	$0
932	Gravel Filter Pumps - Replace	$0	$0	$0	$0	$18,844
935	Control Panel - Repair/Replace	$0	$0	$0	$30,591	$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	$4,944	$0	$0
	Equipment					
949	Kawasaki Mule - Replace	$0	$39,438	$0	$0	$0
950	Polaris Ranger - Replace	$0	$0	$0	$0	$0
952	Zero Turn Mower - Replace	$0	$17,896	$0	$0	$0
953	John Deere Riding Mower - Replace	$0	$6,511	$0	$0	$0
955	Walk Behind Mower - Replace	$0	$0	$4,944	$0	$0
960	Utility Trailer - Repair/Replace	$0	$6,009	$0	$0	$0
961	Dump Trailer - Repair/Replace	$0	$0	$0	$0	$0
963	Tractor, Kubota - Replace	$0	$0	$0	$0	$0
	Total Expenses	$77,699	$148,898	$114,890	$85,456	$162,258
	Ending Reserve Balance	$1,807,412	$1,866,088	$1,964,003	$2,097,619	$2,160,309

#	Fiscal Year	2052	2053	2054	2055	2056
	Starting Reserve Balance	$2,160,309	$2,340,719	$2,526,802	$2,644,832	$2,757,436
	Annual Reserve Funding	$173,051	$176,512	$180,042	$183,643	$187,316
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$58,447	$63,206	$67,155	$70,150	$74,096
	Total Income	$2,391,807	$2,580,437	$2,774,000	$2,898,624	$3,018,848
#	Component					
	Site/Grounds/Systems					
101	Culverts/Drainage - Ongoing	$0	$12,961	$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	$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	$0	$11,106	$0	$11,783	$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	$0	$0	$0	$0
304	Pool Lift - Repair/Replace	$0	$0	$0	$0	$15,695
306	Pool Shed - Repair/Replace	$0	$0	$0	$0	$0
307	Pool Pump - Replace	$0	$0	$0	$5,903	$0
308	Pool Filter - Replace	$0	$0	$0	$0	$9,709
310	Pool Cover/Operator - Repair/Replace	$0	$0	$0	$0	$11,783
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	$75,273	$0
530	Tool Shop - Replace	$0	$0	$0	$0	$0
531	Tool Shop - Repair	$0	$0	$0	$7,001	$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	$24,252	$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	$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	$8,259	$0
702	Office/Lounge Appls - Replace 2030	$0	$0	$5,331	$0	$0
703	Office Heat Pump - Replace	$0	$0	$0	$0	$0
710	Laundry Flooring - Replace	$0	$0	$0	$0	$14,564
711	Laundry Water Heater - Replace	$0	$13,543	$0	$0	$0
712	Lower Restroom Water Heater - Repl	$0	$16,023	$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	$10,307	$0	$0
	Water System					
897	Well House Building - Replace	$0	$0	$0	$0	$0
899	Well - Sanitary Survey	$0	$0	$7,775	$0	$0
900	Well - Replace	$0	$0	$0	$0	$0
901	Water Tank - Clean	$0	$0	$5,464	$0	$0

	Fiscal Year	2052	2053	2054	2055	2056
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	$8,717	$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	$6,175	$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	$0	$0	$16,015	$0	$0
921	Sewer Lines - Repair/Replace	$0	$0	$0	$0	$0
922	Tanks - Professional Pumping	$0	$0	$36,651	$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	$17,171	$0	$0
929	Dose Pump 2 of 2 - Replace	$0	$0	$17,171	$0	$0
930	Recirc Tank Pump #1 - Replace	$0	$0	$7,108	$0	$0
931	Recirc Tank Pump #2 - Replace	$6,700	$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	$44,388	$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	$18,381
963	Tractor, Kubota - Replace	$0	$0	$0	$0	$0
	Total Expenses	$51,088	$53,634	$129,168	$141,188	$70,131
	Ending Reserve Balance	$2,340,719	$2,526,802	$2,644,832	$2,757,436	$2,948,717

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, preventive maintenance plan if any, 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, preventive maintenance schedules & costs, 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.

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: Not funded - no changes from prior reserve study.
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 4 years **Remaining Life:** 2 years
Lower Estimate: $ 5,410 **Higher Estimate:** $6,610
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 2 years
Lower Estimate: $ 11,900 **Higher Estimate:** $14,500
Cost Source: Inflated Extrapolated Cost per SF for fence in next component

---

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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: $ 13,000 **Higher Estimate:** $15,800
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 5 years
Lower Estimate: $ 5,330 **Higher Estimate:** $6,510
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 3 years
Lower Estimate: $ 3,550 **Higher Estimate:** $4,330
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: Not funded – no changes from previous reserve study.
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remaining Life:** 9 years
Lower Estimate: $ 6,960 **Higher Estimate:** $8,500
Cost Source: Budget Allowance

Comp #: 109 Flagpole - Repair/Replace **Approx Quantity: 1 Flagpole**
Location: Common area entry
Funded?: No. No predictable basis for major reserve funding, fund from operating
History: Unknown
Comments: Not funded - no predictable basis for reserve funding and small item we assume can be funded from operating budget.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

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: Remaining useful life remains at zero, as work was not completed or planned for; cost inflated from the prior study.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: $ 15,200 **Higher Estimate:** $18,600
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 2 years
Lower Estimate: $ 4,280 **Higher Estimate:** $5,230
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 157 Ramada Retaining Wall - Maintain/Repair **Approx Quantity: 1 Retaining Wall**
Location: Near Ramada structure
Funded?: No. Large-scale repairs or replacements are not predictable.
History: Unknown
Comments: Not funded - no predictable basis for reserve funding.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 959 Electrical Infrastructure - Repair/Replc **Approx Quantity: 1 System**
Location: Throughout community
Funded?: Yes.
History: Various work but no comprehensive replacement project
Comments: Some electrical work in 2025 at lower restroom and Ramada structure. Reportedly bids for work at Radclyffe to be obtained in 2026.
Useful Life: 2 years **Remaining Life:** 0 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: Budget Allowance

Recreation

Comp #: 300 Pool (Gunite) - Resurface **Approx Quantity: 1 plaster finish, 16 X 36**
Location: Common area between office & laundry buildings
Funded?: Yes.
History: New pool installed in 2016
Comments: Remaining useful life extended at Client request as no problem known; cost inflated from the prior reserve study.
Useful Life: 16 years **Remaining Life:** 4 years
Lower Estimate: $ 15,700 **Higher Estimate:** $19,100
Cost Source: Inflated Cost: 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: Remaining useful life adjusted down, and cost inflated from the prior reserve study. Reported about 1/4 of pool tile replaced in 2026. With small amount life not reset.
Useful Life: 24 years **Remaining Life:** 13 years
Lower Estimate: $ 10,800 **Higher Estimate:** $13,200
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 9,540 **Higher Estimate:** $11,700
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study. New battery purchased in 2025.
Useful Life: 20 years **Remaining Life:** 9 years
Lower Estimate: $ 5,990 **Higher Estimate:** $7,330
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 4 years
Lower Estimate: $ 4,770 **Higher Estimate:** $5,830
Cost Source: Client provided cost

Comp #: 307 Pool Pump - Replace **Approx Quantity: 1 Pump**
Location: Pool shed
Funded?: Yes.
History: 2025: being replaced ($1.6K) New pump installed in 2016 with major pool replacement project
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 2,320 **Higher Estimate:** $2,840
Cost Source: Inflated Actual ($1.6K in 2025)

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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 9 years
Lower Estimate: $ 3,710 **Higher Estimate:** $4,530
Cost Source: ARI Cost Database: Similar Project
Cost History

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: Replaced in 2026 ($4.6K); Installed in 2016
Comments: Remaining useful life reset and cost adjusted as replaced in 2026. Cover has 5 year warranty but typical useful life about 10 years.
Useful Life: 10 years **Remaining Life:** 9 years
Lower Estimate: $ 4,500 **Higher Estimate:** $5,500
Cost Source: Inflated Cost ($4.6K in 2026)

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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 4 years
Lower Estimate: $ 6,600 **Higher Estimate:** $8,060
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 13 years
Lower Estimate: $ 20,900 **Higher Estimate:** $25,500
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: $ 4,660 **Higher Estimate:** $5,700
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 4 years
Lower Estimate: $ 2,460 **Higher Estimate:** $3,000
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: Not funded – no changes from previous reserve study.
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 25 years **Remaining Life:** 22 years
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 25 years **Remaining Life:** 10 years
Lower Estimate: $ 1,990 **Higher Estimate:** $2,430
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: Not funded – no changes from previous reserve study
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 35 years **Remaining Life:** 14 years
Lower Estimate: $ 30,200 **Higher Estimate:** $36,900
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 502 O/L Structural/Siding/Wndws - Replc **Approx Quantity: 1,500 GSF siding (8) windows**
Location: Building exterior siding, trim, and windows
Funded?: Yes.
History: Unknown
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remaining Life:** 14 years
Lower Estimate: $ 58,600 **Higher Estimate:** $71,600
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: Not funded – no changes from previous reserve study
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 35 years **Remaining Life:** 13 years
Lower Estimate: $ 30,200 **Higher Estimate:** $36,900
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remaining Life:** 14 years
Lower Estimate: $ 52,000 **Higher Estimate:** $63,600
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 40 years **Remaining Life:** 8 years
Lower Estimate: $ 291,000 **Higher Estimate:** $355,000
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 - see #520 for building replacement
History: Roof installed about 2006
Comments: Not funded – no changes from previous reserve study
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 8 years
Lower Estimate: $ 29,600 **Higher Estimate:** $36,200
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 8 years
Lower Estimate: $ 66,200 **Higher Estimate:** $80,900
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 4 years **Remaining Life:** 0 years
Lower Estimate: $ 2,750 **Higher Estimate:** $3,370
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: Not funded – no changes from previous reserve study
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 11 years
Lower Estimate: $ 11,200 **Higher Estimate:** $13,600
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 in 2022
Comments: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 17 years **Remaining Life:** 6 years
Lower Estimate: $ 8,350 **Higher Estimate:** $10,200
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remaining Life:** 3 years
Lower Estimate: $ 9,540 **Higher Estimate:** $11,700
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 8 years
Lower Estimate: $ 3,690 **Higher Estimate:** $4,510
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 8 years
Lower Estimate: $ 51,000 **Higher Estimate:** $62,400
Cost Source: Inflated Client Budget Allowance

Comp #: 551 Lower Restroom Bldg - Replace **Approx Quantity: 400 GSF wood structure**
Location: Rooftop of restroom
Funded?: No.
History: Roof replaced in 2014
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remaining Life:** 14 years
Lower Estimate: $ 18,500 **Higher Estimate:** $22,700
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
Comments: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: $ 14,600 **Higher Estimate:** $17,800
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 15 years **Remaining Life:** 9 years
Lower Estimate: $ 6,960 **Higher Estimate:** $8,500
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 3 years
Lower Estimate: $ 7,520 **Higher Estimate:** $9,200
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 3,250 **Higher Estimate:** $3,970
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 12 years **Remaining Life:** 3 years
Lower Estimate: $ 2,160 **Higher Estimate:** $2,640
Cost Source: Client Estimate

Comp #: 703 Office Heat Pump - Replace **Approx Quantity: 1 Mitsubish Mini-Split**
Location: Office building
Funded?: Yes.
History: Installed March 2024 ($5,185)
Comments: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: $ 5,060 **Higher Estimate:** $6,180
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: Not funded – no changes from previous reserve study.
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: Not funded – no changes from previous reserve study.
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 9 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 10 years **Remaining Life:** 6 years
Lower Estimate: $ 5,650 **Higher Estimate:** $6,910
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 10 years **Remaining Life:** 6 years
Lower Estimate: $ 6,690 **Higher Estimate:** $8,170
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: Not funded – no changes from previous reserve study
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: Not funded – no changes from previous reserve study
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 16 years **Remaining Life:** 1 years
Lower Estimate: $ 2,180 **Higher Estimate:** $2,660
Cost Source: Inflated Client Estimate

Comp #: 723 Radclyffe Fireplace - Repr/Replace **Approx Quantity: 1 Gas**
Location: Interior of Radclyffe building
Funded?: Yes.
History: Gas fireplace replaced 2005
Comments: Remaining useful life extended at Client request as glass was repaired and unit serviced in 2025 with no problems reported.
Useful Life: 30 years **Remaining Life:** 10 years
Lower Estimate: $ 5,670 **Higher Estimate:** $6,930
Cost Source: Client Estimate

Comp #: 724 Radclyffe Heat Pump - Replace **Approx Quantity: 1 Mitsubish Mini-Split**
Location: Radclyffe building
Funded?: Yes.
History: Installed 2024 ($4,537 with rebate)
Comments: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: $ 5,060 **Higher Estimate:** $6,180
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 buildng (#520)
History: Unknown
Comments: Not funded – no changes from previous reserve study
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 5 years
Lower Estimate: $ 3,250 **Higher Estimate:** $3,970
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 17 years
Lower Estimate: $ 30,900 **Higher Estimate:** $37,700
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: Not funded – no changes from previous reserve study
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: Not funded – no changes from previous reserve study
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 20 years **Remaining Life:** 1 years
Lower Estimate: $ 2,320 **Higher Estimate:** $2,840
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 10 years **Remaining Life:** 7 years
Lower Estimate: $ 4,180 **Higher Estimate:** $5,100
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 25 years **Remaining Life:** 5 years
Lower Estimate: $ 31,400 **Higher Estimate:** $38,400
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 5 years **Remaining Life:** 2 years
Lower Estimate: $ 3,150 **Higher Estimate:** $3,850
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 80 years **Remaining Life:** 16 years
Lower Estimate: $ 35,300 **Higher Estimate:** $43,100
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 5 years **Remaining Life:** 2 years
Lower Estimate: $ 2,210 **Higher Estimate:** $2,710
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remaining Life:** 32 years
Lower Estimate: $ 74,200 **Higher Estimate:** $90,600
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: Extended at client request as no problems; cost inflated from prior reserve study.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 2,460 **Higher Estimate:** $3,000
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 10 years
Lower Estimate: $ 5,990 **Higher Estimate:** $7,330
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 3,430 **Higher Estimate:** $4,190
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study. New water line installed in 2020-21 in conjunction with septic work. This component is a placemarker for eventual replacement of park waterlines - lines at streets. The costs/timing here could vary depending on a number of factors and for long term planning purposes. Have professional evaluations of system periodically and adjust as needed. Prior to this project, funding factored in next component for periodic needs leading up to major replacement here.
Useful Life: 100 years **Remaining Life:** 34 years
Lower Estimate: $ 323,000 **Higher Estimate:** $395,000
Cost Source: Estimate per Client

Comp #: 907 Water Distribution - Periodic Rprs **Approx Quantity: 9,170 LF**
Location: Water system from source to individual lots
Funded?: Yes.
History: Varies - no major projects
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. As detailed in previous component, factored here is periodic funding for larger projects that might be needed before eventual replacement of lines in #906. This could vary greatly in cost and timing and to be used as placeholder.
Useful Life: 10 years **Remaining Life:** 3 years
Lower Estimate: $ 10,800 **Higher Estimate:** $13,200
Cost Source: Allowance Provided by Association

Comp #: 909 Water Hand Pump - Replace **Approx Quantity: 1 Simple Pump brand**
Location: Just South of restroom building/North of Radclyffe Bldg.
Funded?: Yes.
History: Installed in 2024 ($2,584)
Comments: Reported an emergency water hand pump in existing water well will be purchased in 2024 as shown.
Useful Life: 10 years **Remaining Life:** 7 years
Lower Estimate: $ 2,500 **Higher Estimate:** $3,060
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: Not funded – no changes from previous reserve study
Useful Life: **Remaining Life:**
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: Not funded – no changes from previous reserve study
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 917 Generator, Well - Replace **Approx Quantity: 1 Generac 5500 watt**
Location: Within storage shed just to South of community building
Funded?: Yes.
History: Purchase around 1999
Comments: Remaining useful life extended at Client request as no problems; cost inflated from prior reserve study.
Useful Life: 20 years **Remaining Life:** 3 years
Lower Estimate: $ 2,320 **Higher Estimate:** $2,840
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: Not funded-no changes from previous study. There are problems with drainfield at this time. Association is using Aqueous Solutions as engineer as required by DOH to provide solution to problem which has not been determined yet. No costs included for this without more information.

A major septic system replacement completed in 2020-2021 (~$750,000). Client reported no future major similar replacement anticipated, however periodic funding allowance included here as reported by client.

The final septic field drainfield retirement occurred in 2024.
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 30 years **Remaining Life:** 24 years
Lower Estimate: $ 27,800 **Higher Estimate:** $34,000
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: There are problems with drainfield at this time. Association is using Aqueous Solutions as engineer as required by DOH to provide solution to problem which has not been determined yet. No costs included for this without more information.
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 3 years **Remaining Life:** 0 years
Lower Estimate: $ 6,490 **Higher Estimate:** $7,930
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: Not funded - no changes from previous study.
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: Not funded - no changes from previous study.
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: Items remains as previous study as directed by Client.
Useful Life: 1 years **Remaining Life:** 0 years
Lower Estimate: $ 3,710 **Higher Estimate:** $4,530
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: Unknown
Comments: Reportedly a full maintenance pumping will be needed, however Client reports waiting to know what septic repair design is approved.
Useful Life: 3 years **Remaining Life:** 0 years
Lower Estimate: $ 14,900 **Higher Estimate:** $18,200
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remaining Life:** 18 years
Lower Estimate: $ 18,500 **Higher Estimate:** $22,700
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 7 years **Remaining Life:** 0 years
Lower Estimate: $ 12,200 **Higher Estimate:** $15,000
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 in Meadow
Funded?: Yes.
History: Replaced in 2025 ($7205), previously replaced during the 2020-21 septic replacement
Comments: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 5 years **Remaining Life:** 2 years
Lower Estimate: $ 6,960 **Higher Estimate:** $8,500
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 in Meadow
Funded?: Yes.
History: Rebuilt in 2025 ($4705), previously replaced during the 2020-21 septic replacement
Comments: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 5 years **Remaining Life:** 2 years
Lower Estimate: $ 6,960 **Higher Estimate:** $8,500
Cost Source: Inflated Cost History ($7,205 Goodman Septic Service for #928)

Comp #: 930 Recirc Tank Pump #1 - Replace **Approx Quantity: 1 Pump, -3/4 HP**
Location: Recirculation tank in Meadow
Funded?: Yes.
History: Replaced in 2025 ($2.9K); Replaced during the 2020-21 septic replacement
Comments: Remaining useful life reset and cost adjusted based on actual project as shown.
Useful Life: 5 years **Remaining Life:** 2 years
Lower Estimate: $ 2,880 **Higher Estimate:** $3,520
Cost Source: Inflated Cost History ($2.9K in 2026)

Comp #: 931 Recirc Tank Pump #2 - Replace **Approx Quantity: 1 Pump, -3/4 HP**
Location: Recirculation tank in Meadow
Funded?: Yes.
History: Replaced during the 2020-21 septic replacement
Comments: Remaining useful life and cost adjusted.
Useful Life: 5 years **Remaining Life:** 0 years
Lower Estimate: $ 2,880 **Higher Estimate:** $3,520
Cost Source: Inflated Cost History ($2.9K in 2026)

Comp #: 932 Gravel Filter Pumps - Replace **Approx Quantity: 2 Pumps, 1/2 HP**
Location: Recirculating gravel filter system in Meadow
Funded?: Yes.
History: Replaced during the 2020-21 septic replacement
Comments: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 10 years **Remaining Life:** 4 years
Lower Estimate: $ 8,340 **Higher Estimate:** $10,200
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 23 years
Lower Estimate: $ 14,000 **Higher Estimate:** $17,100
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: $ 12,200 **Higher Estimate:** $14,900
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
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: Funding remains which was included previously at direction of Client.
Useful Life: 2 years **Remaining Life:** 0 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
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: Not funded – no changes from previous reserve study
Useful Life: **Remaining Life:**
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 is still working with engineer on solution to drainfield issues. Funding factored here based on Client request.
Useful Life: 40 years **Remaining Life:** 14 years
Lower Estimate: $ 23,200 **Higher Estimate:** $28,400
Cost Source: Client Estimate

Comp #: 936 Control Panel - Repair/Replace **Approx Quantity: 1 Panel**
Location: For OSS/B field
Funded?: Yes.
History: Unknown
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 9 years
Lower Estimate: $ 3,710 **Higher Estimate:** $4,530
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: Remaining useful life extended at Client request as no problems reported; cost inflated from prior reserve study.
Useful Life: 20 years **Remaining Life:** 2 years
Lower Estimate: $ 2,320 **Higher Estimate:** $2,840
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 12 years **Remaining Life:** 9 years
Lower Estimate: $ 19,100 **Higher Estimate:** $23,300
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: Remaining useful life adjusted down, and cost inflated from prior reserve study.
Useful Life: 12 years **Remaining Life:** 1 years
Lower Estimate: $ 19,100 **Higher Estimate:** $23,300
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: Not funded - no changes from previous reserve study.
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: Remaining useful life extended at Client request as no problems; cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: $ 8,660 **Higher Estimate:** $10,600
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: $ 3,150 **Higher Estimate:** $3,850
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 2,320 **Higher Estimate:** $2,840
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: Not funded - no changes from previous reserve study.
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: Remaining useful life extended at Client request as no problems; cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: $ 2,910 **Higher Estimate:** $3,550
Cost Source: Inflated Cost Provided by Client

Comp #: 961 Dump Trailer - Repair/Replace **Approx Quantity: 1 trailer**
Location: Parked to the East of Lodge/Office near storage unit area
Funded?: Yes.
History: Replaced in 2026 ($7.4K); purchased in 2017
Comments: Remaining useful life reset as reportedly replaced in 2026; cost inflated.
Useful Life: 10 years **Remaining Life:** 9 years
Lower Estimate: $ 7,020 **Higher Estimate:** $8,580
Cost Source: Client Cost History ($7.4K in 2026)

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: Not funded - no changes from prior reserve study.
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: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 4 years
Lower Estimate: $ 25,800 **Higher Estimate:** $31,600
Cost Source: ARI Cost Database: Similar Project
Cost History
