

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



Fawn Lake Shelton, WA



Report #: 31686-6
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY Update "With-Site-Visit"

April 14, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	7
Which Physical Assets are Funded by Reserves?	8
How do we establish Useful Life and Remaining Useful Life estimates?	8
How do we establish Current Repair/Replacement Cost Estimates?	8
How much Reserves are enough?	9
How much should we transfer to Reserves?	10
What is our Recommended Funding Goal?	10
Site Inspection Notes	11
Projected Expenses	12
Annual Reserve Expenses Graph	12
Reserve Fund Status & Recommended Funding Plan	13
Annual Reserve Funding Graph	13
30-Yr Cash Flow Graph	14
Percent Funded Graph	14
Table Descriptions	15
Reserve Component List Detail	16
Fully Funded Balance	18
Component Significance	20
30-Year Reserve Plan Summary	22
30-Year Reserve Plan Summary (Alternate Funding Plan)	23
30-Year Income/Expense Detail	24
Accuracy, Limitations, and Disclosures	36
Terms and Definitions	37
Component Details	38
Site / Grounds	39
Buildings Exteriors/Interiors	57
Equipment/Systems	61
Professional	72
Water System	73



Fawn Lake

Shelton, WA

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

Report #: **31686-6**

of Units: 491

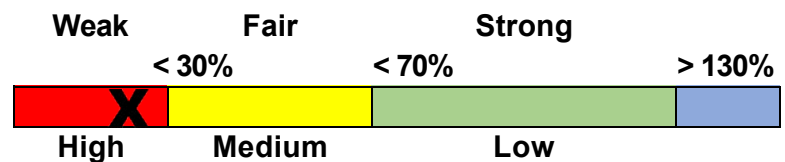
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$1,484,169
Current Fully Funded Reserve Balance	\$6,812,699
Percent Funded	21.8 %
Average Reserve (Deficit) or Surplus Per Unit	(\$10,852)
Recommended 2026 100% Annual "Full Funding" Reserve Transfers	\$498,000
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$470,000
Most Recent Budgeted Reserve Transfer Rate	\$420,910

Reserve Fund Strength: 21.8%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**

Annual Inflation Rate **3.00 %**

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

• Your Reserve Fund is currently 21.8 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$216,608 - 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			
105 Asphalt Road - Resurface 2023	60	57	\$43,500
106 Asphalt Road - Resurface 1/6	60	0	\$151,500
108 Asphalt Road - Resurface 1/6	60	2	\$151,500
110 Asphalt Road - Resurface 1/6	60	4	\$151,500
112 Asphalt Road - Resurface 1/6	60	6	\$151,500
114 Asphalt Road - Resurface 1/6	60	8	\$151,500
116 Asphalt Road - Resurface 1/6	60	10	\$151,500
120 Alpine Avenue - Resurface 2016	60	48	\$138,500
130 Asphalt Road - Partial Repair	3	2	\$10,280
150 Asphalt Path - Remove/Replace	40	19	\$29,200
220 Metal Rail/Fence - Replace	40	15	\$5,730
224 Chain Link Fence, 2004/2005-Replace	40	19	\$25,850
227 Trees - Trim/Remove	5	2	\$21,950
240 Dam/Spillway - Maintain/Refurbish	4	0	\$16,350
241 Dam - Inspect	4	0	\$10,315
250 Causeway Foot Bridge - Rpr/Replace	40	6	\$60,800
260 Docks/Floats, 2000 - Repair/Replace	35	9	\$103,550
262 Dock, 2015 - Repair/Replace	35	24	\$12,500
270 Sport Courts - Resurface	40	14	\$40,000
272 Sport Court Fences - Replace	40	14	\$18,900
Buildings Exteriors/Interiors			
302 Maintenance/Office Bldg's-Renovate	30	0	\$57,950
304 Exterior, Buildings - Paint/Repair	10	8	\$25,350
310 Roofs, Composition - Replace	25	11	\$32,500
Equipment/Systems			
804 Septic System, Madrona Park-Replace	15	10	\$20,000
806 Septic System, Office - Replace	60	9	\$23,700
824 Tractor, JD - Replace	25	4	\$44,800
825 Zero Turn Mower - Replace	15	6	\$21,850
826 Attachments, Broom/Blade - Replace	25	4	\$8,975
827 Attachment, Snowplow - Replace	25	9	\$14,900
840 Truck, 2003 - Replace	20	3	\$27,500
842 Truck, 1985- Replace	25	3	\$59,750
850 Surveillance System - Replace	10	7	\$15,450
860 Vehicle Entry Gates - Replace	20	5	\$12,500
862 Exit Gate Spikes - Replace	15	8	\$33,950
864 Vehicle Gate Operators - Replace	12	10	\$15,450

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
866 Barrier Arm Operator - Replace	10	8	\$4,190
868 Entry Access/Panel - Replace	10	6	\$9,785
Water System			
900 Water System Plan - Update	10	0	\$41,250
904 Well Pump/Motor #1 - Replace	20	2	\$16,750
904 Well Pump/Motor #2 - Replace	20	2	\$25,050
904 Well Pump/Motor #3 - Replace	20	2	\$27,450
904 Well Pump/Motors #4 - Replace	20	2	\$20,300
907 Filter System, 2009 - Replace	35	18	\$95,300
907 Filter System, 2012 - Replace	35	21	\$95,300
908 Treatment Systems - Replace	12	4	\$14,250
910 Storage Tank #1, Concrete - Replace	60	8	\$298,500
910 Storage Tank #2, Concrete - Replace	60	31	\$322,000
911 Storage Tanks, Int.-Inspect/Repair	4	0	\$11,310
912 Storage Tanks, Interiors - Clean	4	3	\$6,740
919 Reservoir Telemetry/Control-Replace	20	12	\$35,850
930 Booster System - Replace	20	18	\$85,000
939 Water Main Lines, 2024 Dam - Replace	60	58	\$118,500
940 Water Mains, 1966 AC - Rplc 2025	60	59	\$300,000
940 Water Mains, 1966 AC - Rplc 2027	60	1	\$300,000
940 Water Mains, 1966 AC - Rplc 2029	60	3	\$300,000
940 Water Mains, 1966 AC - Rplc 2031	60	5	\$300,000
940 Water Mains, 1966 AC - Rplc 2033	60	7	\$300,000
941 Water Lines, 1966/68 PVC-Replace 50%	60	8	\$635,000
942 Water Lines, 1966/68 PVC-Replace 50%	60	9	\$635,000
943 Water Lines, 1973 PVC-Replace 50%	60	10	\$1,162,500
944 Water Lines, 1973 PVC-Replace 50%	60	11	\$1,162,500
945 Water Lines, 1981 PVC - Replace	60	15	\$462,500
946 Water Lines, 1994 PVC - Replace	60	28	\$52,250
948 Water Lines, 2004 PVC - Replace	60	38	\$358,000
974 Water Meters - Replace	20	13	\$75,600
976 Water Meter Transmitters - Replace	15	12	\$111,500
978 Water Meter Boxes/Setters - Replace	40	25	\$103,950
979 Meter Reader System - Replace	10	2	\$21,500

68 Total Funded Components

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

Introduction



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

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



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

Methodology

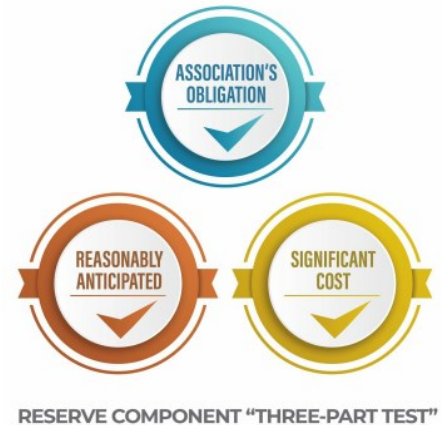


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 4/8/2025, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life.

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.

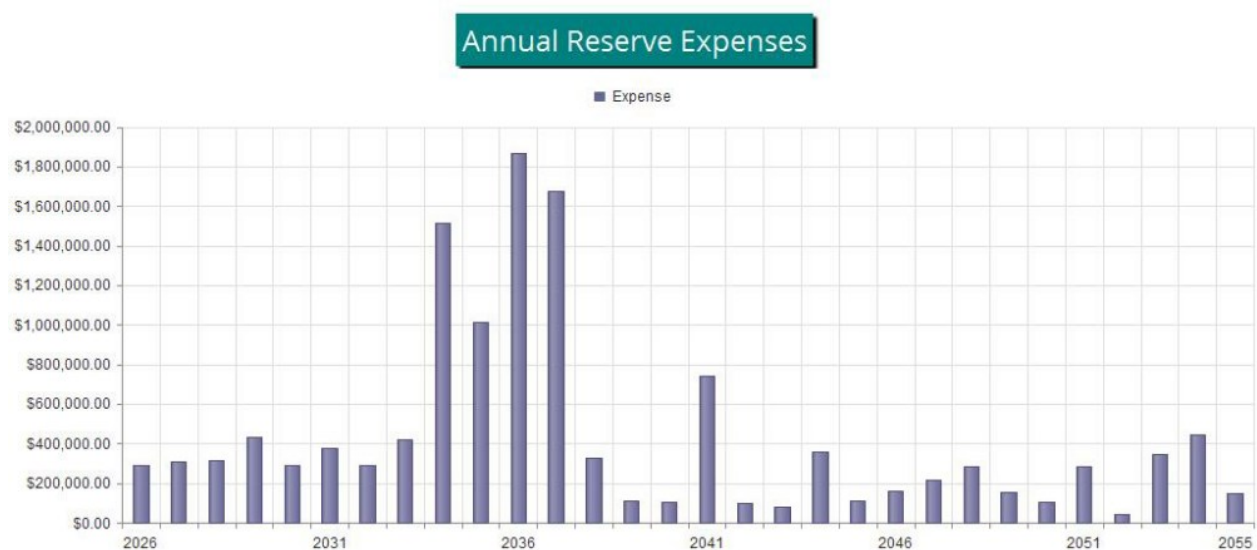


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,484,169 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be \$6,812,699 (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 budgeted transfers of \$498,000 Annual this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

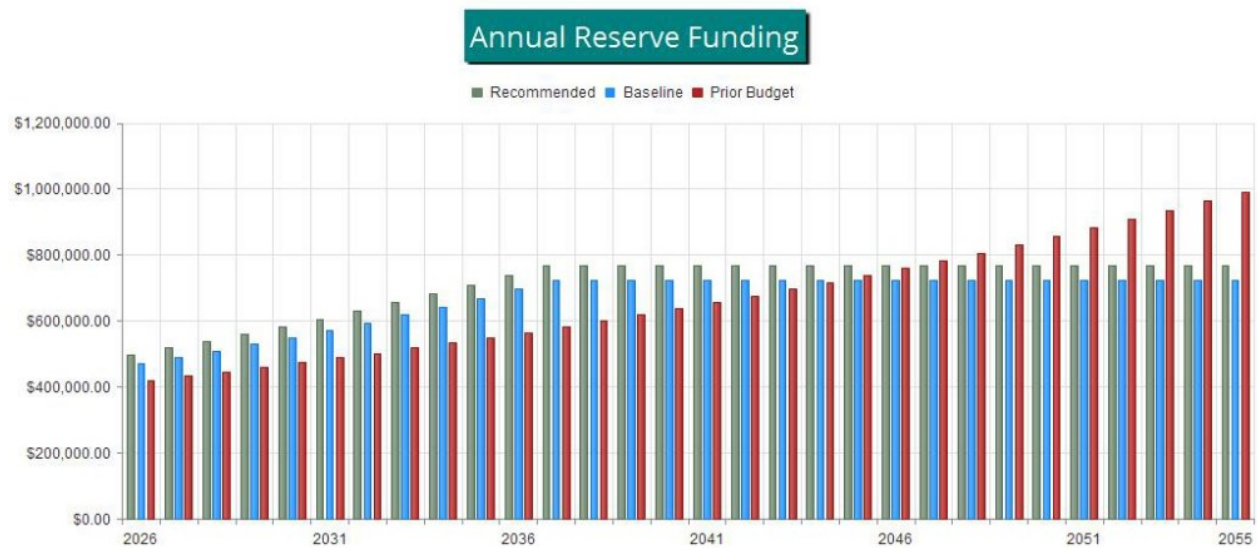


Figure 2

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

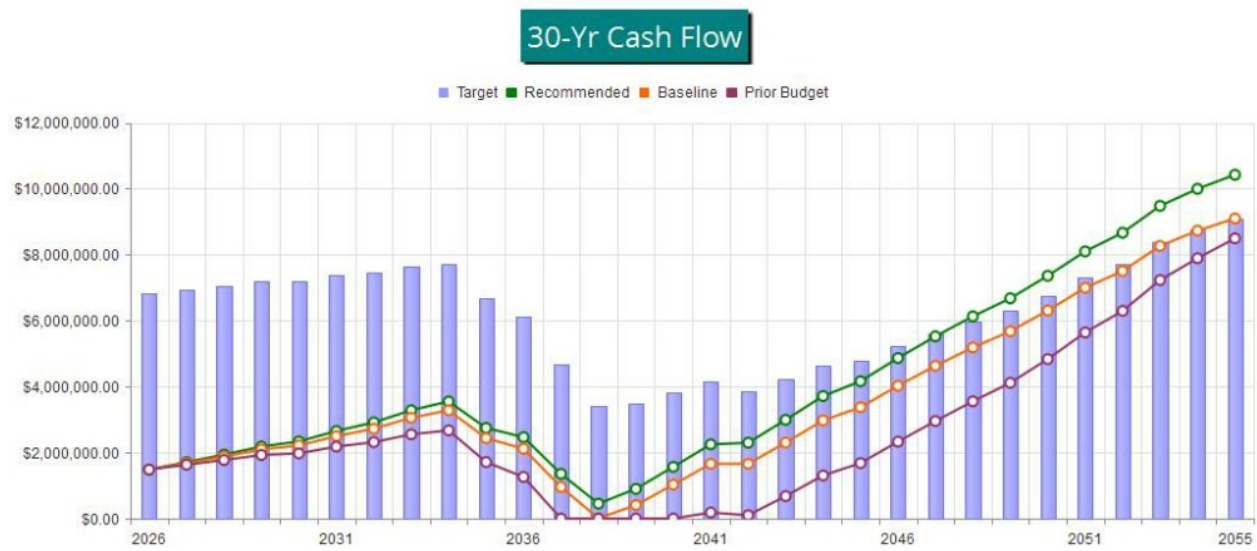


Figure 3

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

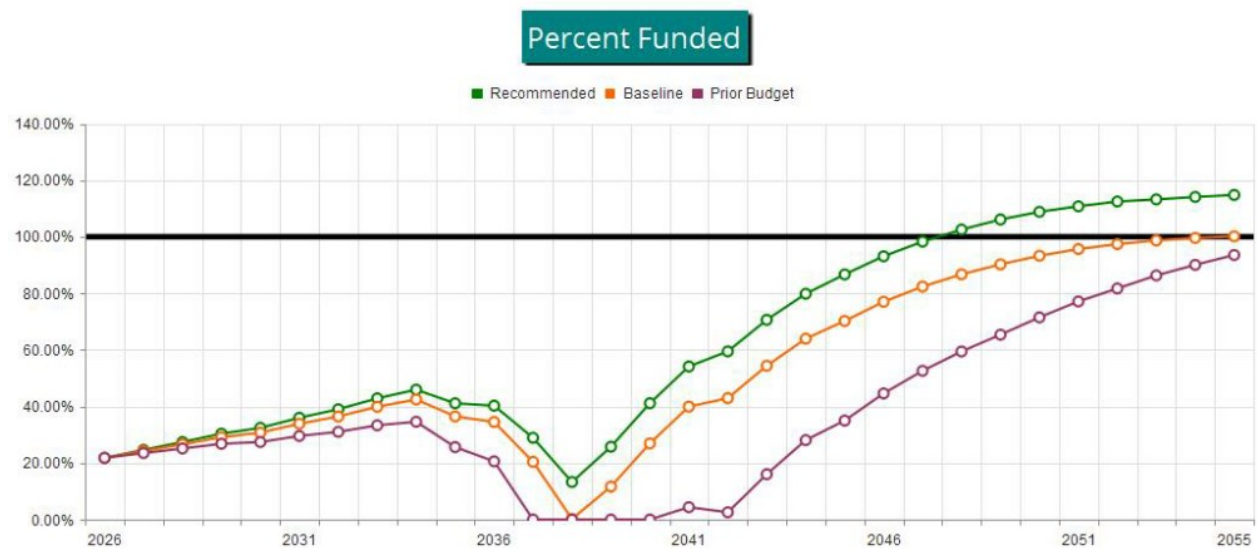


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



Reserve Component List Detail

Report # 31686-6
With-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Site / Grounds						
105	Asphalt Road - Resurface 2023	~8,900 SF	60	57	\$40,500	\$46,500
106	Asphalt Road - Resurface 1/6	Approx 1/6 of 336,000 SF	60	0	\$130,000	\$173,000
108	Asphalt Road - Resurface 1/6	Approx 1/6 of 336,000 SF	60	2	\$130,000	\$173,000
110	Asphalt Road - Resurface 1/6	Approx 1/6 of 336,000 SF	60	4	\$130,000	\$173,000
112	Asphalt Road - Resurface 1/6	Approx 1/6 of 336,000 SF	60	6	\$130,000	\$173,000
114	Asphalt Road - Resurface 1/6	Approx 1/6 of 336,000 SF	60	8	\$130,000	\$173,000
116	Asphalt Road - Resurface 1/6	Approx 1/6 of 336,000 SF	60	10	\$130,000	\$173,000
120	Alpine Avenue - Resurface 2016	~51,300 SF	60	48	\$118,000	\$159,000
130	Asphalt Road - Partial Repair	Extensive square feet	3	2	\$8,060	\$12,500
150	Asphalt Path - Remove/Replace	~6,300 SF asphalt	40	19	\$26,000	\$32,400
220	Metal Rail/Fence - Replace	~80 LF - metal picket	40	15	\$4,780	\$6,680
224	Chain Link Fence, 2004/2005-Replace	~900 LF galvanized	40	19	\$21,500	\$30,200
227	Trees - Trim/Remove	Extensive mature trees	5	2	\$16,500	\$27,400
240	Dam/Spillway - Maintain/Refurbish	Extensive square feet	4	0	\$10,900	\$21,800
241	Dam - Inspect	Dam area	4	0	\$7,730	\$12,900
250	Causeway Foot Bridge - Rpr/Replace	~450 SF, wood	40	6	\$50,700	\$70,900
260	Docks/Floats, 2000 - Repair/Replace	~920 SF, assorted	35	9	\$81,100	\$126,000
262	Dock, 2015 - Repair/Replace	~120 SF composite decking	35	24	\$10,000	\$15,000
270	Sport Courts - Resurface	~8,100 SF asphalt	40	14	\$35,000	\$45,000
272	Sport Court Fences - Replace	~420 LF, chain link	40	14	\$16,800	\$21,000
Buildings Exteriors/Interiors						
302	Maintenance/Office Bldg's-Renovate	Building components	30	0	\$43,500	\$72,400
304	Exterior, Buildings - Paint/Repair	~4,500 GSF, most wood	10	8	\$21,800	\$28,900
310	Roofs, Composition - Replace	~5,000 GSF comp. shingle	25	11	\$25,000	\$40,000
Equipment/Systems						
804	Septic System, Madrona Park-Replace	(1) system	15	10	\$15,000	\$25,000
806	Septic System, Office - Replace	(1) system	60	9	\$20,600	\$26,800
824	Tractor, JD - Replace	(1) John Deere 430	25	4	\$41,800	\$47,800
825	Zero Turn Mower - Replace	(1) Kubota D326	15	6	\$17,500	\$26,200
826	Attachments, Broom/Blade - Replace	(2) assorted	25	4	\$7,750	\$10,200
827	Attachment, Snowplow - Replace	(1) metal plow	25	9	\$11,800	\$18,000
840	Truck, 2003 - Replace	(1) 2003 Chevy S-10	20	3	\$23,900	\$31,100
842	Truck, 1985- Replace	(1) 1985 Dodge 3/4 Ton	25	3	\$47,800	\$71,700
850	Surveillance System - Replace	(7) camera system	10	7	\$13,400	\$17,500
860	Vehicle Entry Gates - Replace	(2) metal, swing	20	5	\$10,000	\$15,000
862	Exit Gate Spikes - Replace	(1) set of spikes	15	8	\$29,700	\$38,200
864	Vehicle Gate Operators - Replace	(2) LiftMaster CSW24UL	12	10	\$12,400	\$18,500
866	Barrier Arm Operator - Replace	(1) DKS 1601, Sally arm	10	8	\$3,500	\$4,880
868	Entry Access/Panel - Replace	(1) DKS panel system	10	6	\$8,170	\$11,400
Water System						
900	Water System Plan - Update	(1) 2004/2008 WSP	10	0	\$36,100	\$46,400
904	Well Pump/Motor #1 - Replace	(1) 5 HP submersible 4"	20	2	\$14,400	\$19,100
904	Well Pump/Motor #2 - Replace	(1) 20 HP submersible 6"	20	2	\$21,500	\$28,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
904	Well Pump/Motor #3 - Replace	(1) 25 HP submersible 6"	20	2	\$25,000	\$29,900
904	Well Pump/Motors #4 - Replace	(2) 5 HP submersible 4"	20	2	\$19,100	\$21,500
907	Filter System, 2009 - Replace	(4) tank system	35	18	\$83,600	\$107,000
907	Filter System, 2012 - Replace	(4) tank system	35	21	\$83,600	\$107,000
908	Treatment Systems - Replace	(2) systems	12	4	\$11,800	\$16,700
910	Storage Tank #1, Concrete - Replace	(1)~55,246 gal, 14' X 48'	60	8	\$263,000	\$334,000
910	Storage Tank #2, Concrete - Replace	(1) ~59,850 gal, 14' X 52	60	31	\$286,000	\$358,000
911	Storage Tanks, Int.-Inspect/Repair	(1) 55k gal (1) 60k gal	4	0	\$9,020	\$13,600
912	Storage Tanks, Interiors - Clean	(1) 55k gal (1) 60k gal	4	3	\$4,460	\$9,020
919	Reservoir Telemetry/Control-Replace	(1) CSI Control System	20	12	\$29,900	\$41,800
930	Booster System - Replace	(1) system	20	18	\$75,000	\$95,000
939	Water Main Lines, 2024 Dam - Replace	~400 LF 6" PVC	60	58	\$101,000	\$136,000
940	Water Mains, 1966 AC - Rplc 2025	~20% of 5,300 LF AC Pipe	60	59	\$250,000	\$350,000
940	Water Mains, 1966 AC - Rplc 2027	~20% of 5,300 LF AC Pipe	60	1	\$250,000	\$350,000
940	Water Mains, 1966 AC - Rplc 2029	~20% of 5,300 LF AC Pipe	60	3	\$250,000	\$350,000
940	Water Mains, 1966 AC - Rplc 2031	~20% of 5,300 LF AC Pipe	60	5	\$250,000	\$350,000
940	Water Mains, 1966 AC - Rplc 2033	~20% of 5,300 LF AC Pipe	60	7	\$250,000	\$350,000
941	Water Lines, 1966/68 PVC-Replace 50%	Approx 1/2 of 8,500 LF	60	8	\$508,000	\$762,000
942	Water Lines, 1966/68 PVC-Replace 50%	Approx 1/2 of 8,500 LF	60	9	\$508,000	\$762,000
943	Water Lines, 1973 PVC-Replace 50%	Approx 1/2 of 15,500 LF	60	10	\$925,000	\$1,400,000
944	Water Lines, 1973 PVC-Replace 50%	Approx 1/2 of 15,500 LF	60	11	\$925,000	\$1,400,000
945	Water Lines, 1981 PVC - Replace	Approx 3,100 LF	60	15	\$370,000	\$555,000
946	Water Lines, 1994 PVC - Replace	Approx 350 LF	60	28	\$41,800	\$62,700
948	Water Lines, 2004 PVC - Replace	Approx 2,400 LF	60	38	\$286,000	\$430,000
974	Water Meters - Replace	(486) meters	20	13	\$64,000	\$87,200
976	Water Meter Transmitters - Replace	(486) transmitters	15	12	\$101,000	\$122,000
978	Water Meter Boxes/Setters - Replace	(486) boxes/setters	40	25	\$92,900	\$115,000
979	Meter Reader System - Replace	(1) system, software	10	2	\$19,100	\$23,900
68	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site / Grounds								
105	Asphalt Road - Resurface 2023	\$43,500	X	3	/	60	=	\$2,175
106	Asphalt Road - Resurface 1/6	\$151,500	X	60	/	60	=	\$151,500
108	Asphalt Road - Resurface 1/6	\$151,500	X	58	/	60	=	\$146,450
110	Asphalt Road - Resurface 1/6	\$151,500	X	56	/	60	=	\$141,400
112	Asphalt Road - Resurface 1/6	\$151,500	X	54	/	60	=	\$136,350
114	Asphalt Road - Resurface 1/6	\$151,500	X	52	/	60	=	\$131,300
116	Asphalt Road - Resurface 1/6	\$151,500	X	50	/	60	=	\$126,250
120	Alpine Avenue - Resurface 2016	\$138,500	X	12	/	60	=	\$27,700
130	Asphalt Road - Partial Repair	\$10,280	X	1	/	3	=	\$3,427
150	Asphalt Path - Remove/Replace	\$29,200	X	21	/	40	=	\$15,330
220	Metal Rail/Fence - Replace	\$5,730	X	25	/	40	=	\$3,581
224	Chain Link Fence, 2004/2005-Replace	\$25,850	X	21	/	40	=	\$13,571
227	Trees - Trim/Remove	\$21,950	X	3	/	5	=	\$13,170
240	Dam/Spillway - Maintain/Refurbish	\$16,350	X	4	/	4	=	\$16,350
241	Dam - Inspect	\$10,315	X	4	/	4	=	\$10,315
250	Causeway Foot Bridge - Rpr/Replace	\$60,800	X	34	/	40	=	\$51,680
260	Docks/Floats, 2000 - Repair/Replace	\$103,550	X	26	/	35	=	\$76,923
262	Dock, 2015 - Repair/Replace	\$12,500	X	11	/	35	=	\$3,929
270	Sport Courts - Resurface	\$40,000	X	26	/	40	=	\$26,000
272	Sport Court Fences - Replace	\$18,900	X	26	/	40	=	\$12,285
Buildings Exteriors/Interiors								
302	Maintenance/Office Bldg's-Renovate	\$57,950	X	30	/	30	=	\$57,950
304	Exterior, Buildings - Paint/Repair	\$25,350	X	2	/	10	=	\$5,070
310	Roofs, Composition - Replace	\$32,500	X	14	/	25	=	\$18,200
Equipment/Systems								
804	Septic System, Madrona Park-Replace	\$20,000	X	5	/	15	=	\$6,667
806	Septic System, Office - Replace	\$23,700	X	51	/	60	=	\$20,145
824	Tractor, JD - Replace	\$44,800	X	21	/	25	=	\$37,632
825	Zero Turn Mower - Replace	\$21,850	X	9	/	15	=	\$13,110
826	Attachments, Broom/Blade - Replace	\$8,975	X	21	/	25	=	\$7,539
827	Attachment, Snowplow - Replace	\$14,900	X	16	/	25	=	\$9,536
840	Truck, 2003 - Replace	\$27,500	X	17	/	20	=	\$23,375
842	Truck, 1985- Replace	\$59,750	X	22	/	25	=	\$52,580
850	Surveillance System - Replace	\$15,450	X	3	/	10	=	\$4,635
860	Vehicle Entry Gates - Replace	\$12,500	X	15	/	20	=	\$9,375
862	Exit Gate Spikes - Replace	\$33,950	X	7	/	15	=	\$15,843
864	Vehicle Gate Operators - Replace	\$15,450	X	2	/	12	=	\$2,575
866	Barrier Arm Operator - Replace	\$4,190	X	2	/	10	=	\$838
868	Entry Access/Panel - Replace	\$9,785	X	4	/	10	=	\$3,914
Water System								
900	Water System Plan - Update	\$41,250	X	10	/	10	=	\$41,250
904	Well Pump/Motor #1 - Replace	\$16,750	X	18	/	20	=	\$15,075
904	Well Pump/Motor #2 - Replace	\$25,050	X	18	/	20	=	\$22,545
904	Well Pump/Motor #3 - Replace	\$27,450	X	18	/	20	=	\$24,705

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
904	Well Pump/Motors #4 - Replace	\$20,300	X	18	/	20	=	\$18,270
907	Filter System, 2009 - Replace	\$95,300	X	17	/	35	=	\$46,289
907	Filter System, 2012 - Replace	\$95,300	X	14	/	35	=	\$38,120
908	Treatment Systems - Replace	\$14,250	X	8	/	12	=	\$9,500
910	Storage Tank #1, Concrete - Replace	\$298,500	X	52	/	60	=	\$258,700
910	Storage Tank #2, Concrete - Replace	\$322,000	X	29	/	60	=	\$155,633
911	Storage Tanks, Int.-Inspect/Repair	\$11,310	X	4	/	4	=	\$11,310
912	Storage Tanks, Interiors - Clean	\$6,740	X	1	/	4	=	\$1,685
919	Reservoir Telemetry/Control-Replace	\$35,850	X	8	/	20	=	\$14,340
930	Booster System - Replace	\$85,000	X	2	/	20	=	\$8,500
939	Water Main Lines, 2024 Dam - Replace	\$118,500	X	2	/	60	=	\$3,950
940	Water Mains, 1966 AC - Rplc 2025	\$300,000	X	1	/	60	=	\$5,000
940	Water Mains, 1966 AC - Rplc 2027	\$300,000	X	59	/	60	=	\$295,000
940	Water Mains, 1966 AC - Rplc 2029	\$300,000	X	57	/	60	=	\$285,000
940	Water Mains, 1966 AC - Rplc 2031	\$300,000	X	55	/	60	=	\$275,000
940	Water Mains, 1966 AC - Rplc 2033	\$300,000	X	53	/	60	=	\$265,000
941	Water Lines, 1966/68 PVC-Replace 50%	\$635,000	X	52	/	60	=	\$550,333
942	Water Lines, 1966/68 PVC-Replace 50%	\$635,000	X	51	/	60	=	\$539,750
943	Water Lines, 1973 PVC-Replace 50%	\$1,162,500	X	50	/	60	=	\$968,750
944	Water Lines, 1973 PVC-Replace 50%	\$1,162,500	X	49	/	60	=	\$949,375
945	Water Lines, 1981 PVC - Replace	\$462,500	X	45	/	60	=	\$346,875
946	Water Lines, 1994 PVC - Replace	\$52,250	X	32	/	60	=	\$27,867
948	Water Lines, 2004 PVC - Replace	\$358,000	X	22	/	60	=	\$131,267
974	Water Meters - Replace	\$75,600	X	7	/	20	=	\$26,460
976	Water Meter Transmitters - Replace	\$111,500	X	3	/	15	=	\$22,300
978	Water Meter Boxes/Setters - Replace	\$103,950	X	15	/	40	=	\$38,981
979	Meter Reader System - Replace	\$21,500	X	8	/	10	=	\$17,200
								\$6,812,699



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site / Grounds				
105 Asphalt Road - Resurface 2023	60	\$43,500	\$725	0.33 %
106 Asphalt Road - Resurface 1/6	60	\$151,500	\$2,525	1.17 %
108 Asphalt Road - Resurface 1/6	60	\$151,500	\$2,525	1.17 %
110 Asphalt Road - Resurface 1/6	60	\$151,500	\$2,525	1.17 %
112 Asphalt Road - Resurface 1/6	60	\$151,500	\$2,525	1.17 %
114 Asphalt Road - Resurface 1/6	60	\$151,500	\$2,525	1.17 %
116 Asphalt Road - Resurface 1/6	60	\$151,500	\$2,525	1.17 %
120 Alpine Avenue - Resurface 2016	60	\$138,500	\$2,308	1.07 %
130 Asphalt Road - Partial Repair	3	\$10,280	\$3,427	1.58 %
150 Asphalt Path - Remove/Replace	40	\$29,200	\$730	0.34 %
220 Metal Rail/Fence - Replace	40	\$5,730	\$143	0.07 %
224 Chain Link Fence, 2004/2005-Replace	40	\$25,850	\$646	0.30 %
227 Trees - Trim/Remove	5	\$21,950	\$4,390	2.03 %
240 Dam/Spillway - Maintain/Refurbish	4	\$16,350	\$4,088	1.89 %
241 Dam - Inspect	4	\$10,315	\$2,579	1.19 %
250 Causeway Foot Bridge - Rpr/Replace	40	\$60,800	\$1,520	0.70 %
260 Docks/Floats, 2000 - Repair/Replace	35	\$103,550	\$2,959	1.37 %
262 Dock, 2015 - Repair/Replace	35	\$12,500	\$357	0.16 %
270 Sport Courts - Resurface	40	\$40,000	\$1,000	0.46 %
272 Sport Court Fences - Replace	40	\$18,900	\$473	0.22 %
Buildings Exteriors/Interiors				
302 Maintenance/Office Bldg's-Renovate	30	\$57,950	\$1,932	0.89 %
304 Exterior, Buildings - Paint/Repair	10	\$25,350	\$2,535	1.17 %
310 Roofs, Composition - Replace	25	\$32,500	\$1,300	0.60 %
Equipment/Systems				
804 Septic System, Madrona Park-Replace	15	\$20,000	\$1,333	0.62 %
806 Septic System, Office - Replace	60	\$23,700	\$395	0.18 %
824 Tractor, JD - Replace	25	\$44,800	\$1,792	0.83 %
825 Zero Turn Mower - Replace	15	\$21,850	\$1,457	0.67 %
826 Attachments, Broom/Blade - Replace	25	\$8,975	\$359	0.17 %
827 Attachment, Snowplow - Replace	25	\$14,900	\$596	0.28 %
840 Truck, 2003 - Replace	20	\$27,500	\$1,375	0.63 %
842 Truck, 1985- Replace	25	\$59,750	\$2,390	1.10 %
850 Surveillance System - Replace	10	\$15,450	\$1,545	0.71 %
860 Vehicle Entry Gates - Replace	20	\$12,500	\$625	0.29 %
862 Exit Gate Spikes - Replace	15	\$33,950	\$2,263	1.04 %
864 Vehicle Gate Operators - Replace	12	\$15,450	\$1,288	0.59 %
866 Barrier Arm Operator - Replace	10	\$4,190	\$419	0.19 %
868 Entry Access/Panel - Replace	10	\$9,785	\$979	0.45 %
Water System				
900 Water System Plan - Update	10	\$41,250	\$4,125	1.90 %
904 Well Pump/Motor #1 - Replace	20	\$16,750	\$838	0.39 %
904 Well Pump/Motor #2 - Replace	20	\$25,050	\$1,253	0.58 %
904 Well Pump/Motor #3 - Replace	20	\$27,450	\$1,373	0.63 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
904 Well Pump/Motors #4 - Replace	20	\$20,300	\$1,015	0.47 %
907 Filter System, 2009 - Replace	35	\$95,300	\$2,723	1.26 %
907 Filter System, 2012 - Replace	35	\$95,300	\$2,723	1.26 %
908 Treatment Systems - Replace	12	\$14,250	\$1,188	0.55 %
910 Storage Tank #1, Concrete - Replace	60	\$298,500	\$4,975	2.30 %
910 Storage Tank #2, Concrete - Replace	60	\$322,000	\$5,367	2.48 %
911 Storage Tanks, Int.-Inspect/Repair	4	\$11,310	\$2,828	1.31 %
912 Storage Tanks, Interiors - Clean	4	\$6,740	\$1,685	0.78 %
919 Reservoir Telemetry/Control-Replace	20	\$35,850	\$1,793	0.83 %
930 Booster System - Replace	20	\$85,000	\$4,250	1.96 %
939 Water Main Lines, 2024 Dam - Replace	60	\$118,500	\$1,975	0.91 %
940 Water Mains, 1966 AC - Rplc 2025	60	\$300,000	\$5,000	2.31 %
940 Water Mains, 1966 AC - Rplc 2027	60	\$300,000	\$5,000	2.31 %
940 Water Mains, 1966 AC - Rplc 2029	60	\$300,000	\$5,000	2.31 %
940 Water Mains, 1966 AC - Rplc 2031	60	\$300,000	\$5,000	2.31 %
940 Water Mains, 1966 AC - Rplc 2033	60	\$300,000	\$5,000	2.31 %
941 Water Lines, 1966/68 PVC-Replace 50%	60	\$635,000	\$10,583	4.89 %
942 Water Lines, 1966/68 PVC-Replace 50%	60	\$635,000	\$10,583	4.89 %
943 Water Lines, 1973 PVC-Replace 50%	60	\$1,162,500	\$19,375	8.94 %
944 Water Lines, 1973 PVC-Replace 50%	60	\$1,162,500	\$19,375	8.94 %
945 Water Lines, 1981 PVC - Replace	60	\$462,500	\$7,708	3.56 %
946 Water Lines, 1994 PVC - Replace	60	\$52,250	\$871	0.40 %
948 Water Lines, 2004 PVC - Replace	60	\$358,000	\$5,967	2.75 %
974 Water Meters - Replace	20	\$75,600	\$3,780	1.75 %
976 Water Meter Transmitters - Replace	15	\$111,500	\$7,433	3.43 %
978 Water Meter Boxes/Setters - Replace	40	\$103,950	\$2,599	1.20 %
979 Meter Reader System - Replace	10	\$21,500	\$2,150	0.99 %
68 Total Funded Components			\$216,608	100.00 %



30-Year Reserve Plan Summary

Report # 31686-6
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

% Increase										
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2026	\$1,484,169	\$6,812,699	21.8 %	<div></div>	High	18.32 %	\$498,000	\$0	\$15,961	\$288,675
2027	\$1,709,455	\$6,942,851	24.6 %	<div></div>	High	4.00 %	\$517,920	\$0	\$18,223	\$309,000
2028	\$1,936,598	\$7,062,666	27.4 %	<div></div>	High	4.00 %	\$538,637	\$0	\$20,590	\$312,732
2029	\$2,183,092	\$7,189,125	30.4 %	<div></div>	Medium	4.00 %	\$560,182	\$0	\$22,583	\$430,524
2030	\$2,335,333	\$7,205,154	32.4 %	<div></div>	Medium	4.00 %	\$582,590	\$0	\$24,931	\$289,819
2031	\$2,653,036	\$7,373,904	36.0 %	<div></div>	Medium	4.00 %	\$605,893	\$0	\$27,816	\$374,190
2032	\$2,912,555	\$7,468,346	39.0 %	<div></div>	Medium	4.00 %	\$630,129	\$0	\$30,961	\$291,271
2033	\$3,282,374	\$7,658,787	42.9 %	<div></div>	Medium	4.00 %	\$655,334	\$0	\$34,140	\$423,249
2034	\$3,548,599	\$7,726,997	45.9 %	<div></div>	Medium	4.00 %	\$681,547	\$0	\$31,458	\$1,516,001
2035	\$2,745,604	\$6,679,950	41.1 %	<div></div>	Medium	4.00 %	\$708,809	\$0	\$26,049	\$1,014,004
2036	\$2,466,458	\$6,127,027	40.3 %	<div></div>	Medium	4.00 %	\$737,162	\$0	\$19,093	\$1,868,985
2037	\$1,353,728	\$4,685,620	28.9 %	<div></div>	High	4.00 %	\$766,648	\$0	\$9,023	\$1,677,719
2038	\$451,680	\$3,406,969	13.3 %	<div></div>	High	0.00 %	\$766,648	\$0	\$6,750	\$326,178
2039	\$898,900	\$3,491,310	25.7 %	<div></div>	High	0.00 %	\$766,648	\$0	\$12,324	\$111,021
2040	\$1,566,850	\$3,809,337	41.1 %	<div></div>	Medium	0.00 %	\$766,648	\$0	\$19,066	\$104,641
2041	\$2,247,923	\$4,153,305	54.1 %	<div></div>	Medium	0.00 %	\$766,648	\$0	\$22,716	\$739,988
2042	\$2,297,300	\$3,863,309	59.5 %	<div></div>	Medium	0.00 %	\$766,648	\$0	\$26,430	\$99,508
2043	\$2,990,870	\$4,234,735	70.6 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$33,501	\$78,808
2044	\$3,712,211	\$4,649,365	79.8 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$39,349	\$357,239
2045	\$4,160,970	\$4,800,714	86.7 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$45,108	\$108,349
2046	\$4,864,376	\$5,224,354	93.1 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$51,906	\$161,656
2047	\$5,521,275	\$5,617,533	98.3 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$58,223	\$217,934
2048	\$6,128,212	\$5,976,631	102.5 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$63,986	\$284,446
2049	\$6,674,401	\$6,290,445	106.1 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$70,124	\$154,867
2050	\$7,356,305	\$6,759,965	108.8 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$77,237	\$102,605
2051	\$8,097,584	\$7,310,609	110.8 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$83,764	\$285,696
2052	\$8,662,300	\$7,702,795	112.5 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$90,655	\$43,272
2053	\$9,476,331	\$8,370,458	113.2 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$97,313	\$345,721
2054	\$9,994,571	\$8,761,062	114.1 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$102,029	\$443,320
2055	\$10,419,928	\$9,077,724	114.8 %	<div></div>	Low	0.00 %	\$766,648	\$0	\$107,771	\$150,950



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 31686-6
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

					% Increase					
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2026	\$1,484,169	\$6,812,699	21.8 %	<div></div>	High	11.66 %	\$470,000	\$0	\$15,821	\$288,675
2027	\$1,681,315	\$6,942,851	24.2 %	<div></div>	High	4.00 %	\$488,800	\$0	\$17,794	\$309,000
2028	\$1,878,908	\$7,062,666	26.6 %	<div></div>	High	4.00 %	\$508,352	\$0	\$19,858	\$312,732
2029	\$2,094,386	\$7,189,125	29.1 %	<div></div>	High	4.00 %	\$528,686	\$0	\$21,533	\$430,524
2030	\$2,214,082	\$7,205,154	30.7 %	<div></div>	Medium	4.00 %	\$549,834	\$0	\$23,549	\$289,819
2031	\$2,497,646	\$7,373,904	33.9 %	<div></div>	Medium	4.00 %	\$571,827	\$0	\$26,084	\$374,190
2032	\$2,721,366	\$7,468,346	36.4 %	<div></div>	Medium	4.00 %	\$594,700	\$0	\$28,863	\$291,271
2033	\$3,053,657	\$7,658,787	39.9 %	<div></div>	Medium	4.00 %	\$618,488	\$0	\$31,658	\$423,249
2034	\$3,280,554	\$7,726,997	42.5 %	<div></div>	Medium	4.00 %	\$643,227	\$0	\$28,572	\$1,516,001
2035	\$2,436,353	\$6,679,950	36.5 %	<div></div>	Medium	4.00 %	\$668,957	\$0	\$22,742	\$1,014,004
2036	\$2,114,048	\$6,127,027	34.5 %	<div></div>	Medium	4.00 %	\$695,715	\$0	\$15,344	\$1,868,985
2037	\$956,122	\$4,685,620	20.4 %	<div></div>	High	4.00 %	\$723,543	\$0	\$4,812	\$1,677,719
2038	\$6,759	\$3,406,969	0.2 %	<div></div>	High	0.00 %	\$723,543	\$0	\$2,064	\$326,178
2039	\$406,188	\$3,491,310	11.6 %	<div></div>	High	0.00 %	\$723,543	\$0	\$7,157	\$111,021
2040	\$1,025,867	\$3,809,337	26.9 %	<div></div>	High	0.00 %	\$723,543	\$0	\$13,415	\$104,641
2041	\$1,658,184	\$4,153,305	39.9 %	<div></div>	Medium	0.00 %	\$723,543	\$0	\$16,575	\$739,988
2042	\$1,658,315	\$3,863,309	42.9 %	<div></div>	Medium	0.00 %	\$723,543	\$0	\$19,794	\$99,508
2043	\$2,302,145	\$4,234,735	54.4 %	<div></div>	Medium	0.00 %	\$723,543	\$0	\$26,366	\$78,808
2044	\$2,973,246	\$4,649,365	63.9 %	<div></div>	Medium	0.00 %	\$723,543	\$0	\$31,709	\$357,239
2045	\$3,371,260	\$4,800,714	70.2 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$36,958	\$108,349
2046	\$4,023,412	\$5,224,354	77.0 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$43,241	\$161,656
2047	\$4,628,541	\$5,617,533	82.4 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$49,038	\$217,934
2048	\$5,183,189	\$5,976,631	86.7 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$54,276	\$284,446
2049	\$5,676,562	\$6,290,445	90.2 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$59,883	\$154,867
2050	\$6,305,121	\$6,759,965	93.3 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$66,460	\$102,605
2051	\$6,992,519	\$7,310,609	95.6 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$72,446	\$285,696
2052	\$7,502,813	\$7,702,795	97.4 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$78,790	\$43,272
2053	\$8,261,874	\$8,370,458	98.7 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$84,896	\$345,721
2054	\$8,724,592	\$8,761,062	99.6 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$89,054	\$443,320
2055	\$9,093,870	\$9,077,724	100.2 %	<div></div>	Low	0.00 %	\$723,543	\$0	\$94,233	\$150,950

30-Year Income/Expense Detail

Report # 31686-6
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,484,169	\$1,709,455	\$1,936,598	\$2,183,092	\$2,335,333
Annual Reserve Funding	\$498,000	\$517,920	\$538,637	\$560,182	\$582,590
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,961	\$18,223	\$20,590	\$22,583	\$24,931
Total Income	\$1,998,130	\$2,245,598	\$2,495,824	\$2,765,857	\$2,942,854
# Component					
Site / Grounds					
105 Asphalt Road - Resurface 2023	\$0	\$0	\$0	\$0	\$0
106 Asphalt Road - Resurface 1/6	\$151,500	\$0	\$0	\$0	\$0
108 Asphalt Road - Resurface 1/6	\$0	\$0	\$160,726	\$0	\$0
110 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$170,515
112 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
114 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
116 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
120 Alpine Avenue - Resurface 2016	\$0	\$0	\$0	\$0	\$0
130 Asphalt Road - Partial Repair	\$0	\$0	\$10,906	\$0	\$0
150 Asphalt Path - Remove/Replace	\$0	\$0	\$0	\$0	\$0
220 Metal Rail/Fence - Replace	\$0	\$0	\$0	\$0	\$0
224 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
227 Trees - Trim/Remove	\$0	\$0	\$23,287	\$0	\$0
240 Dam/Spillway - Maintain/Refurbish	\$16,350	\$0	\$0	\$0	\$18,402
241 Dam - Inspect	\$10,315	\$0	\$0	\$0	\$11,610
250 Causeway Foot Bridge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
260 Docks/Floats, 2000 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
262 Dock, 2015 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
270 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
272 Sport Court Fences - Replace	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors/Interiors					
302 Maintenance/Office Bldg's-Renovate	\$57,950	\$0	\$0	\$0	\$0
304 Exterior, Buildings - Paint/Repair	\$0	\$0	\$0	\$0	\$0
310 Roofs, Composition - Replace	\$0	\$0	\$0	\$0	\$0
Equipment/Systems					
804 Septic System, Madrona Park-Replace	\$0	\$0	\$0	\$0	\$0
806 Septic System, Office - Replace	\$0	\$0	\$0	\$0	\$0
824 Tractor, JD - Replace	\$0	\$0	\$0	\$0	\$50,423
825 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
826 Attachments, Broom/Blade - Replace	\$0	\$0	\$0	\$0	\$10,101
827 Attachment, Snowplow - Replace	\$0	\$0	\$0	\$0	\$0
840 Truck, 2003 - Replace	\$0	\$0	\$0	\$30,050	\$0
842 Truck, 1985- Replace	\$0	\$0	\$0	\$65,290	\$0
850 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
860 Vehicle Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
862 Exit Gate Spikes - Replace	\$0	\$0	\$0	\$0	\$0
864 Vehicle Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
866 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
868 Entry Access/Panel - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
900 Water System Plan - Update	\$41,250	\$0	\$0	\$0	\$0
904 Well Pump/Motor #1 - Replace	\$0	\$0	\$17,770	\$0	\$0
904 Well Pump/Motor #2 - Replace	\$0	\$0	\$26,576	\$0	\$0
904 Well Pump/Motor #3 - Replace	\$0	\$0	\$29,122	\$0	\$0
904 Well Pump/Motors #4 - Replace	\$0	\$0	\$21,536	\$0	\$0
907 Filter System, 2009 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2012 - Replace	\$0	\$0	\$0	\$0	\$0
908 Treatment Systems - Replace	\$0	\$0	\$0	\$0	\$16,039
910 Storage Tank #1, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #2, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
911 Storage Tanks, Int.-Inspect/Repair	\$11,310	\$0	\$0	\$0	\$12,730
912 Storage Tanks, Interiors - Clean	\$0	\$0	\$0	\$7,365	\$0
919 Reservoir Telemetry/Control-Replace	\$0	\$0	\$0	\$0	\$0
930 Booster System - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
939 Water Main Lines, 2024 Dam - Replace	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2025	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2027	\$0	\$309,000	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2029	\$0	\$0	\$0	\$327,818	\$0
940 Water Mains, 1966 AC - Rplc 2031	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2033	\$0	\$0	\$0	\$0	\$0
941 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
942 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
943 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
944 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
945 Water Lines, 1981 PVC - Replace	\$0	\$0	\$0	\$0	\$0
946 Water Lines, 1994 PVC - Replace	\$0	\$0	\$0	\$0	\$0
948 Water Lines, 2004 PVC - Replace	\$0	\$0	\$0	\$0	\$0
974 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
976 Water Meter Transmitters - Replace	\$0	\$0	\$0	\$0	\$0
978 Water Meter Boxes/Setters - Replace	\$0	\$0	\$0	\$0	\$0
979 Meter Reader System - Replace	\$0	\$0	\$22,809	\$0	\$0
Total Expenses	\$288,675	\$309,000	\$312,732	\$430,524	\$289,819
Ending Reserve Balance	\$1,709,455	\$1,936,598	\$2,183,092	\$2,335,333	\$2,653,036

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,653,036	\$2,912,555	\$3,282,374	\$3,548,599	\$2,745,604
Annual Reserve Funding	\$605,893	\$630,129	\$655,334	\$681,547	\$708,809
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,816	\$30,961	\$34,140	\$31,458	\$26,049
Total Income	\$3,286,745	\$3,573,645	\$3,971,848	\$4,261,604	\$3,480,462
# Component					
Site / Grounds					
105 Asphalt Road - Resurface 2023	\$0	\$0	\$0	\$0	\$0
106 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
108 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
110 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
112 Asphalt Road - Resurface 1/6	\$0	\$180,899	\$0	\$0	\$0
114 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$191,916	\$0
116 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
120 Alpine Avenue - Resurface 2016	\$0	\$0	\$0	\$0	\$0
130 Asphalt Road - Partial Repair	\$11,917	\$0	\$0	\$13,022	\$0
150 Asphalt Path - Remove/Replace	\$0	\$0	\$0	\$0	\$0
220 Metal Rail/Fence - Replace	\$0	\$0	\$0	\$0	\$0
224 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
227 Trees - Trim/Remove	\$0	\$0	\$26,996	\$0	\$0
240 Dam/Spillway - Maintain/Refurbish	\$0	\$0	\$0	\$20,712	\$0
241 Dam - Inspect	\$0	\$0	\$0	\$13,067	\$0
250 Causeway Foot Bridge - Rpr/Replace	\$0	\$72,598	\$0	\$0	\$0
260 Docks/Floats, 2000 - Repair/Replace	\$0	\$0	\$0	\$0	\$135,109
262 Dock, 2015 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
270 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
272 Sport Court Fences - Replace	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors/Interiors					
302 Maintenance/Office Bldg's-Renovate	\$0	\$0	\$0	\$0	\$0
304 Exterior, Buildings - Paint/Repair	\$0	\$0	\$0	\$32,113	\$0
310 Roofs, Composition - Replace	\$0	\$0	\$0	\$0	\$0
Equipment/Systems					
804 Septic System, Madrona Park-Replace	\$0	\$0	\$0	\$0	\$0
806 Septic System, Office - Replace	\$0	\$0	\$0	\$0	\$30,923
824 Tractor, JD - Replace	\$0	\$0	\$0	\$0	\$0
825 Zero Turn Mower - Replace	\$0	\$26,090	\$0	\$0	\$0
826 Attachments, Broom/Blade - Replace	\$0	\$0	\$0	\$0	\$0
827 Attachment, Snowplow - Replace	\$0	\$0	\$0	\$0	\$19,441
840 Truck, 2003 - Replace	\$0	\$0	\$0	\$0	\$0
842 Truck, 1985- Replace	\$0	\$0	\$0	\$0	\$0
850 Surveillance System - Replace	\$0	\$0	\$19,002	\$0	\$0
860 Vehicle Entry Gates - Replace	\$14,491	\$0	\$0	\$0	\$0
862 Exit Gate Spikes - Replace	\$0	\$0	\$0	\$43,007	\$0
864 Vehicle Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
866 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$5,308	\$0
868 Entry Access/Panel - Replace	\$0	\$11,684	\$0	\$0	\$0
Water System					
900 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #3 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motors #4 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2009 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2012 - Replace	\$0	\$0	\$0	\$0	\$0
908 Treatment Systems - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #1, Concrete - Replace	\$0	\$0	\$0	\$378,131	\$0
910 Storage Tank #2, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
911 Storage Tanks, Int.-Inspect/Repair	\$0	\$0	\$0	\$14,327	\$0
912 Storage Tanks, Interiors - Clean	\$0	\$0	\$8,289	\$0	\$0
919 Reservoir Telemetry/Control-Replace	\$0	\$0	\$0	\$0	\$0
930 Booster System - Replace	\$0	\$0	\$0	\$0	\$0
939 Water Main Lines, 2024 Dam - Replace	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2025	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2027	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2029	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2031	\$347,782	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2033	\$0	\$0	\$368,962	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
941 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$804,399	\$0
942 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$828,531
943 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
944 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
945 Water Lines, 1981 PVC - Replace	\$0	\$0	\$0	\$0	\$0
946 Water Lines, 1994 PVC - Replace	\$0	\$0	\$0	\$0	\$0
948 Water Lines, 2004 PVC - Replace	\$0	\$0	\$0	\$0	\$0
974 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
976 Water Meter Transmitters - Replace	\$0	\$0	\$0	\$0	\$0
978 Water Meter Boxes/Setters - Replace	\$0	\$0	\$0	\$0	\$0
979 Meter Reader System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$374,190	\$291,271	\$423,249	\$1,516,001	\$1,014,004
Ending Reserve Balance	\$2,912,555	\$3,282,374	\$3,548,599	\$2,745,604	\$2,466,458

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$2,466,458	\$1,353,728	\$451,680	\$898,900	\$1,566,850
Annual Reserve Funding	\$737,162	\$766,648	\$766,648	\$766,648	\$766,648
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,093	\$9,023	\$6,750	\$12,324	\$19,066
Total Income	\$3,222,712	\$2,129,399	\$1,225,078	\$1,677,871	\$2,352,564
# Component					
Site / Grounds					
105 Asphalt Road - Resurface 2023	\$0	\$0	\$0	\$0	\$0
106 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
108 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
110 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
112 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
114 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
116 Asphalt Road - Resurface 1/6	\$203,603	\$0	\$0	\$0	\$0
120 Alpine Avenue - Resurface 2016	\$0	\$0	\$0	\$0	\$0
130 Asphalt Road - Partial Repair	\$0	\$14,230	\$0	\$0	\$15,549
150 Asphalt Path - Remove/Replace	\$0	\$0	\$0	\$0	\$0
220 Metal Rail/Fence - Replace	\$0	\$0	\$0	\$0	\$0
224 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
227 Trees - Trim/Remove	\$0	\$0	\$31,295	\$0	\$0
240 Dam/Spillway - Maintain/Refurbish	\$0	\$0	\$23,311	\$0	\$0
241 Dam - Inspect	\$0	\$0	\$14,707	\$0	\$0
250 Causeway Foot Bridge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
260 Docks/Floats, 2000 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
262 Dock, 2015 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
270 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$60,504
272 Sport Court Fences - Replace	\$0	\$0	\$0	\$0	\$28,588
Buildings Exteriors/Interiors					
302 Maintenance/Office Bldg's-Renovate	\$0	\$0	\$0	\$0	\$0
304 Exterior, Buildings - Paint/Repair	\$0	\$0	\$0	\$0	\$0
310 Roofs, Composition - Replace	\$0	\$44,988	\$0	\$0	\$0
Equipment/Systems					
804 Septic System, Madrona Park-Replace	\$26,878	\$0	\$0	\$0	\$0
806 Septic System, Office - Replace	\$0	\$0	\$0	\$0	\$0
824 Tractor, JD - Replace	\$0	\$0	\$0	\$0	\$0
825 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
826 Attachments, Broom/Blade - Replace	\$0	\$0	\$0	\$0	\$0
827 Attachment, Snowplow - Replace	\$0	\$0	\$0	\$0	\$0
840 Truck, 2003 - Replace	\$0	\$0	\$0	\$0	\$0
842 Truck, 1985- Replace	\$0	\$0	\$0	\$0	\$0
850 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
860 Vehicle Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
862 Exit Gate Spikes - Replace	\$0	\$0	\$0	\$0	\$0
864 Vehicle Gate Operators - Replace	\$20,764	\$0	\$0	\$0	\$0
866 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
868 Entry Access/Panel - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
900 Water System Plan - Update	\$55,437	\$0	\$0	\$0	\$0
904 Well Pump/Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #3 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motors #4 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2009 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2012 - Replace	\$0	\$0	\$0	\$0	\$0
908 Treatment Systems - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #1, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #2, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
911 Storage Tanks, Int.-Inspect/Repair	\$0	\$0	\$16,125	\$0	\$0
912 Storage Tanks, Interiors - Clean	\$0	\$9,330	\$0	\$0	\$0
919 Reservoir Telemetry/Control-Replace	\$0	\$0	\$51,114	\$0	\$0
930 Booster System - Replace	\$0	\$0	\$0	\$0	\$0
939 Water Main Lines, 2024 Dam - Replace	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2025	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2027	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2029	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2031	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2033	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
941 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
942 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
943 Water Lines, 1973 PVC-Replace 50%	\$1,562,303	\$0	\$0	\$0	\$0
944 Water Lines, 1973 PVC-Replace 50%	\$0	\$1,609,172	\$0	\$0	\$0
945 Water Lines, 1981 PVC - Replace	\$0	\$0	\$0	\$0	\$0
946 Water Lines, 1994 PVC - Replace	\$0	\$0	\$0	\$0	\$0
948 Water Lines, 2004 PVC - Replace	\$0	\$0	\$0	\$0	\$0
974 Water Meters - Replace	\$0	\$0	\$0	\$111,021	\$0
976 Water Meter Transmitters - Replace	\$0	\$0	\$158,972	\$0	\$0
978 Water Meter Boxes/Setters - Replace	\$0	\$0	\$0	\$0	\$0
979 Meter Reader System - Replace	\$0	\$0	\$30,654	\$0	\$0
Total Expenses	\$1,868,985	\$1,677,719	\$326,178	\$111,021	\$104,641
Ending Reserve Balance	\$1,353,728	\$451,680	\$898,900	\$1,566,850	\$2,247,923

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$2,247,923	\$2,297,300	\$2,990,870	\$3,712,211	\$4,160,970
Annual Reserve Funding	\$766,648	\$766,648	\$766,648	\$766,648	\$766,648
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,716	\$26,430	\$33,501	\$39,349	\$45,108
Total Income	\$3,037,288	\$3,090,377	\$3,791,019	\$4,518,208	\$4,972,726
# Component					
Site / Grounds					
105 Asphalt Road - Resurface 2023	\$0	\$0	\$0	\$0	\$0
106 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
108 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
110 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
112 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
114 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
116 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
120 Alpine Avenue - Resurface 2016	\$0	\$0	\$0	\$0	\$0
130 Asphalt Road - Partial Repair	\$0	\$0	\$16,991	\$0	\$0
150 Asphalt Path - Remove/Replace	\$0	\$0	\$0	\$0	\$51,202
220 Metal Rail/Fence - Replace	\$8,927	\$0	\$0	\$0	\$0
224 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$45,328
227 Trees - Trim/Remove	\$0	\$0	\$36,280	\$0	\$0
240 Dam/Spillway - Maintain/Refurbish	\$0	\$26,237	\$0	\$0	\$0
241 Dam - Inspect	\$0	\$16,553	\$0	\$0	\$0
250 Causeway Foot Bridge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
260 Docks/Floats, 2000 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
262 Dock, 2015 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
270 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
272 Sport Court Fences - Replace	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors/Interiors					
302 Maintenance/Office Bldg's-Renovate	\$0	\$0	\$0	\$0	\$0
304 Exterior, Buildings - Paint/Repair	\$0	\$0	\$0	\$43,157	\$0
310 Roofs, Composition - Replace	\$0	\$0	\$0	\$0	\$0
Equipment/Systems					
804 Septic System, Madrona Park-Replace	\$0	\$0	\$0	\$0	\$0
806 Septic System, Office - Replace	\$0	\$0	\$0	\$0	\$0
824 Tractor, JD - Replace	\$0	\$0	\$0	\$0	\$0
825 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
826 Attachments, Broom/Blade - Replace	\$0	\$0	\$0	\$0	\$0
827 Attachment, Snowplow - Replace	\$0	\$0	\$0	\$0	\$0
840 Truck, 2003 - Replace	\$0	\$0	\$0	\$0	\$0
842 Truck, 1985- Replace	\$0	\$0	\$0	\$0	\$0
850 Surveillance System - Replace	\$0	\$0	\$25,536	\$0	\$0
860 Vehicle Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
862 Exit Gate Spikes - Replace	\$0	\$0	\$0	\$0	\$0
864 Vehicle Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
866 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$7,133	\$0
868 Entry Access/Panel - Replace	\$0	\$15,702	\$0	\$0	\$0
Water System					
900 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #3 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motors #4 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2009 - Replace	\$0	\$0	\$0	\$162,242	\$0
907 Filter System, 2012 - Replace	\$0	\$0	\$0	\$0	\$0
908 Treatment Systems - Replace	\$0	\$22,867	\$0	\$0	\$0
910 Storage Tank #1, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #2, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
911 Storage Tanks, Int.-Inspect/Repair	\$0	\$18,149	\$0	\$0	\$0
912 Storage Tanks, Interiors - Clean	\$10,501	\$0	\$0	\$0	\$11,819
919 Reservoir Telemetry/Control-Replace	\$0	\$0	\$0	\$0	\$0
930 Booster System - Replace	\$0	\$0	\$0	\$144,707	\$0
939 Water Main Lines, 2024 Dam - Replace	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2025	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2027	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2029	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2031	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2033	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
941 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
942 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
943 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
944 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
945 Water Lines, 1981 PVC - Replace	\$720,560	\$0	\$0	\$0	\$0
946 Water Lines, 1994 PVC - Replace	\$0	\$0	\$0	\$0	\$0
948 Water Lines, 2004 PVC - Replace	\$0	\$0	\$0	\$0	\$0
974 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
976 Water Meter Transmitters - Replace	\$0	\$0	\$0	\$0	\$0
978 Water Meter Boxes/Setters - Replace	\$0	\$0	\$0	\$0	\$0
979 Meter Reader System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$739,988	\$99,508	\$78,808	\$357,239	\$108,349
Ending Reserve Balance	\$2,297,300	\$2,990,870	\$3,712,211	\$4,160,970	\$4,864,376

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$4,864,376	\$5,521,275	\$6,128,212	\$6,674,401	\$7,356,305
Annual Reserve Funding	\$766,648	\$766,648	\$766,648	\$766,648	\$766,648
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$51,906	\$58,223	\$63,986	\$70,124	\$77,237
Total Income	\$5,682,931	\$6,346,146	\$6,958,846	\$7,511,172	\$8,200,190
# Component					
Site / Grounds					
105 Asphalt Road - Resurface 2023	\$0	\$0	\$0	\$0	\$0
106 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
108 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
110 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
112 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
114 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
116 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
120 Alpine Avenue - Resurface 2016	\$0	\$0	\$0	\$0	\$0
130 Asphalt Road - Partial Repair	\$18,567	\$0	\$0	\$20,288	\$0
150 Asphalt Path - Remove/Replace	\$0	\$0	\$0	\$0	\$0
220 Metal Rail/Fence - Replace	\$0	\$0	\$0	\$0	\$0
224 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
227 Trees - Trim/Remove	\$0	\$0	\$42,058	\$0	\$0
240 Dam/Spillway - Maintain/Refurbish	\$29,530	\$0	\$0	\$0	\$33,236
241 Dam - Inspect	\$18,630	\$0	\$0	\$0	\$20,968
250 Causeway Foot Bridge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
260 Docks/Floats, 2000 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
262 Dock, 2015 - Repair/Replace	\$0	\$0	\$0	\$0	\$25,410
270 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
272 Sport Court Fences - Replace	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors/Interiors					
302 Maintenance/Office Bldg's-Renovate	\$0	\$0	\$0	\$0	\$0
304 Exterior, Buildings - Paint/Repair	\$0	\$0	\$0	\$0	\$0
310 Roofs, Composition - Replace	\$0	\$0	\$0	\$0	\$0
Equipment/Systems					
804 Septic System, Madrona Park-Replace	\$0	\$0	\$0	\$0	\$0
806 Septic System, Office - Replace	\$0	\$0	\$0	\$0	\$0
824 Tractor, JD - Replace	\$0	\$0	\$0	\$0	\$0
825 Zero Turn Mower - Replace	\$0	\$40,647	\$0	\$0	\$0
826 Attachments, Broom/Blade - Replace	\$0	\$0	\$0	\$0	\$0
827 Attachment, Snowplow - Replace	\$0	\$0	\$0	\$0	\$0
840 Truck, 2003 - Replace	\$0	\$0	\$0	\$54,274	\$0
842 Truck, 1985- Replace	\$0	\$0	\$0	\$0	\$0
850 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
860 Vehicle Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
862 Exit Gate Spikes - Replace	\$0	\$0	\$0	\$67,003	\$0
864 Vehicle Gate Operators - Replace	\$0	\$0	\$29,604	\$0	\$0
866 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$0	\$0
868 Entry Access/Panel - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
900 Water System Plan - Update	\$74,502	\$0	\$0	\$0	\$0
904 Well Pump/Motor #1 - Replace	\$0	\$0	\$32,095	\$0	\$0
904 Well Pump/Motor #2 - Replace	\$0	\$0	\$47,998	\$0	\$0
904 Well Pump/Motor #3 - Replace	\$0	\$0	\$52,597	\$0	\$0
904 Well Pump/Motors #4 - Replace	\$0	\$0	\$38,897	\$0	\$0
907 Filter System, 2009 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2012 - Replace	\$0	\$177,286	\$0	\$0	\$0
908 Treatment Systems - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #1, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #2, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
911 Storage Tanks, Int.-Inspect/Repair	\$20,427	\$0	\$0	\$0	\$22,991
912 Storage Tanks, Interiors - Clean	\$0	\$0	\$0	\$13,302	\$0
919 Reservoir Telemetry/Control-Replace	\$0	\$0	\$0	\$0	\$0
930 Booster System - Replace	\$0	\$0	\$0	\$0	\$0
939 Water Main Lines, 2024 Dam - Replace	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2025	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2027	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2029	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2031	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2033	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
941 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
942 Water Lines, 1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
943 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
944 Water Lines, 1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
945 Water Lines, 1981 PVC - Replace	\$0	\$0	\$0	\$0	\$0
946 Water Lines, 1994 PVC - Replace	\$0	\$0	\$0	\$0	\$0
948 Water Lines, 2004 PVC - Replace	\$0	\$0	\$0	\$0	\$0
974 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
976 Water Meter Transmitters - Replace	\$0	\$0	\$0	\$0	\$0
978 Water Meter Boxes/Setters - Replace	\$0	\$0	\$0	\$0	\$0
979 Meter Reader System - Replace	\$0	\$0	\$41,196	\$0	\$0
Total Expenses	\$161,656	\$217,934	\$284,446	\$154,867	\$102,605
Ending Reserve Balance	\$5,521,275	\$6,128,212	\$6,674,401	\$7,356,305	\$8,097,584

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$8,097,584	\$8,662,300	\$9,476,331	\$9,994,571	\$10,419,928
Annual Reserve Funding	\$766,648	\$766,648	\$766,648	\$766,648	\$766,648
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$83,764	\$90,655	\$97,313	\$102,029	\$107,771
Total Income	\$8,947,996	\$9,519,603	\$10,340,292	\$10,863,248	\$11,294,347
# Component					
Site / Grounds					
105 Asphalt Road - Resurface 2023	\$0	\$0	\$0	\$0	\$0
106 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
108 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
110 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
112 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
114 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
116 Asphalt Road - Resurface 1/6	\$0	\$0	\$0	\$0	\$0
120 Alpine Avenue - Resurface 2016	\$0	\$0	\$0	\$0	\$0
130 Asphalt Road - Partial Repair	\$0	\$22,170	\$0	\$0	\$24,225
150 Asphalt Path - Remove/Replace	\$0	\$0	\$0	\$0	\$0
220 Metal Rail/Fence - Replace	\$0	\$0	\$0	\$0	\$0
224 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
227 Trees - Trim/Remove	\$0	\$0	\$48,757	\$0	\$0
240 Dam/Spillway - Maintain/Refurbish	\$0	\$0	\$0	\$37,408	\$0
241 Dam - Inspect	\$0	\$0	\$0	\$23,600	\$0
250 Causeway Foot Bridge - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
260 Docks/Floats, 2000 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
262 Dock, 2015 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
270 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
272 Sport Court Fences - Replace	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors/Interiors					
302 Maintenance/Office Bldg's-Renovate	\$0	\$0	\$0	\$0	\$0
304 Exterior, Buildings - Paint/Repair	\$0	\$0	\$0	\$57,999	\$0
310 Roofs, Composition - Replace	\$0	\$0	\$0	\$0	\$0
Equipment/Systems					
804 Septic System, Madrona Park-Replace	\$41,876	\$0	\$0	\$0	\$0
806 Septic System, Office - Replace	\$0	\$0	\$0	\$0	\$0
824 Tractor, JD - Replace	\$0	\$0	\$0	\$0	\$105,574
825 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
826 Attachments, Broom/Blade - Replace	\$0	\$0	\$0	\$0	\$21,150
827 Attachment, Snowplow - Replace	\$0	\$0	\$0	\$0	\$0
840 Truck, 2003 - Replace	\$0	\$0	\$0	\$0	\$0
842 Truck, 1985- Replace	\$0	\$0	\$0	\$136,704	\$0
850 Surveillance System - Replace	\$0	\$0	\$34,319	\$0	\$0
860 Vehicle Entry Gates - Replace	\$26,172	\$0	\$0	\$0	\$0
862 Exit Gate Spikes - Replace	\$0	\$0	\$0	\$0	\$0
864 Vehicle Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
866 Barrier Arm Operator - Replace	\$0	\$0	\$0	\$9,586	\$0
868 Entry Access/Panel - Replace	\$0	\$21,102	\$0	\$0	\$0
Water System					
900 Water System Plan - Update	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #1 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #2 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motor #3 - Replace	\$0	\$0	\$0	\$0	\$0
904 Well Pump/Motors #4 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2009 - Replace	\$0	\$0	\$0	\$0	\$0
907 Filter System, 2012 - Replace	\$0	\$0	\$0	\$0	\$0
908 Treatment Systems - Replace	\$0	\$0	\$0	\$32,603	\$0
910 Storage Tank #1, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
910 Storage Tank #2, Concrete - Replace	\$0	\$0	\$0	\$0	\$0
911 Storage Tanks, Int.-Inspect/Repair	\$0	\$0	\$0	\$25,876	\$0
912 Storage Tanks, Interiors - Clean	\$0	\$0	\$14,971	\$0	\$0
919 Reservoir Telemetry/Control-Replace	\$0	\$0	\$0	\$0	\$0
930 Booster System - Replace	\$0	\$0	\$0	\$0	\$0
939 Water Main Lines, 2024 Dam - Replace	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2025	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2027	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2029	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2031	\$0	\$0	\$0	\$0	\$0
940 Water Mains, 1966 AC - Rplc 2033	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
941 Water Lines,1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
942 Water Lines,1966/68 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
943 Water Lines,1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
944 Water Lines,1973 PVC-Replace 50%	\$0	\$0	\$0	\$0	\$0
945 Water Lines,1981 PVC - Replace	\$0	\$0	\$0	\$0	\$0
946 Water Lines,1994 PVC - Replace	\$0	\$0	\$0	\$119,544	\$0
948 Water Lines, 2004 PVC - Replace	\$0	\$0	\$0	\$0	\$0
974 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
976 Water Meter Transmitters - Replace	\$0	\$0	\$247,674	\$0	\$0
978 Water Meter Boxes/Setters - Replace	\$217,648	\$0	\$0	\$0	\$0
979 Meter Reader System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$285,696	\$43,272	\$345,721	\$443,320	\$150,950
Ending Reserve Balance	\$8,662,300	\$9,476,331	\$9,994,571	\$10,419,928	\$11,143,397



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. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
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 four 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

Comp #: 100 Gravel Areas - Replenish**Quantity:** Extensive square feet**Location:** Select parking lots, limited roadways, path sections, etc...**Funded?:** No. Annual cost best handled as operating expense**History:**

Comments: No major depressions, however some sparse coverage in areas including vegetation growth near Dam. Gravel parking lot at Office Building (Bryant Hall) had 34 CY's of gravel in 2019 at material expense of only \$800. Inspect regularly, control vegetation and fill in any low spots which may develop as needed using operating / maintenance funds. No predictable expectation of significant expense, so no reserve funding anticipated at this time. Treat as maintenance item.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 102 Concrete Ramp, Boat-Repair/Replace**Quantity:** ~300 SF concrete**Location:** Fawn Lake boat ramp, Lilac Park**Funded?:** No. Annual cost best handled as operating expense**History:** None known

Comments: This small concrete boat ramp has a significant amount of moss on the surfaces. With some general maintenance, no predictable basis for reserve funding for this area. Note: other locations with similar relatively small quantity of concrete should be treated likewise.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 104 Retention Walls/Rockerries - Repair**Quantity:** Extensive square feet**Location:** Scattered common area locations**Funded?:** No. Useful life not predictable or extended**History:** 2014 expense of \$24,000 to install large CMU blocks at a portion of shoreline at causeway

Comments: No obvious instability noted of rockeries and retention walls and no significant erosion, damage or dislodged material noted. All are assumed to have been properly engineered and installed with adequate surrounding drainage; thorough analysis is beyond the scope of our services in any event. We noted 2014 expense of \$24,000 to install large CMU blocks at a portion of shoreline at causeway; presumably to protect surrounding soils from erosion. No further project needs were reported. Monitor closely and if areas of significant deterioration emerge, consult with civil or geotechnical engineer for repair scope. No expectation of large scale repairs or replacement at this time, no reserve funding recommended.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 105 Asphalt Road - Resurface 2023**Quantity:** ~8,900 SF**Location:** Select sections of asphalt roadways within property perimeter**Funded?:** Yes.**History:** In 2023 select sections of four sections ~8,900 SF repaired

Comments: This component for work completed in 2023 which reportedly included about four sections totaling 8,900 square feet. Note: photo is only representative and not necessarily indicative of phasing.

Useful Life:

60 years

**Remaining
Life:**

57 years

**Best Case:** \$ 40,500**Worst Case:** \$ 46,500**Cost Source:** ARI Cost Database: Similar Project Cost History

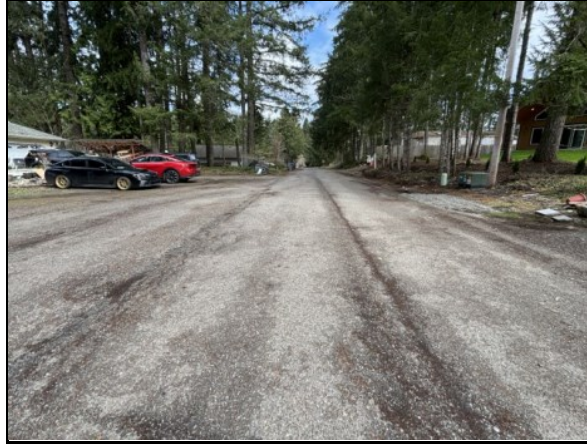
Comp #: 106 Asphalt Road - Resurface 1/6**Quantity: Approx 1/6 of 336,000 SF****Location:** Asphalt roadways within property perimeter (excludes Alpine Avenue in separate component #120 as completed in 2016)**Funded?:** Yes.**History:**

Comments: It is our understanding that asphalt was originally installed in 1966-1968 with reports that majority may still be original to that construction. During our April 2025 site visit, Everson Asphalt, preferred Association vendor, was on the property. They indicated the original roadways are about 2" depth. Work in the past has included a combination of repaving atop existing if base is suitable and removal/replacement if base does not accommodate resurface. A complete evaluation of the roadways by professional not known. We highly recommend a professional, full analysis of roadways be undertaken to establish a long term plan for roadway work. For now, we are including cost for resurface for budget allowance but should be adjusted once professional evaluation/road report has been completed.

Local soil conditions are reported as hard packed, may be beneficial factor. In any event, range of age, condition observed and usage patterns vary. All are functional as roadways but overall asphalt surfaces appear older and illustrate general deterioration, fading and wear. Also, significant local areas of alligatoring (cracking), damage and loss of binders were apparent when we inspected in April 2025. Some areas with previous patch work appearance and others with resurfaced sections (asphalt overlay with 1.5"-2.5" of new asphalt). As the majority of your water lines are nearing the end of their useful life, some timing of integration to resurface adjacent roadways where appropriate would be prudent measure. However, water lines may be installed to sides of roads and may not require road work. We recommend community engage expert consultants for large scale analysis / evaluation / guidance. For now, we recommend planning for simple division to resurface roadways over the next several years for cost efficiency and to provide for a quality aesthetic throughout community. Going forward, these individual phases may occur over a few years but are simply expressed below for purposes of long term planning. First of six total phases for resurface of majority of asphalt roadway. Note; photo is only representative and not necessarily indicative of phasing.

Useful Life:
60 years

**Remaining
Life:**
0 years

**Best Case:** \$ 130,000**Worst Case:** \$ 173,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 108 Asphalt Road - Resurface 1/6**Quantity: Approx 1/6 of 336,000 SF****Location:** Asphalt roadways within property perimeter (56,000 SF), except already planned 2020 local resurface and Alpine Avenue**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:****Comments:** Continued phased asphalt work. Photo may not be representative of phasing.**Useful Life:**

60 years

Remaining**Life:**

2 years

**Best Case:** \$ 130,000**Worst Case:** \$ 173,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 110 Asphalt Road - Resurface 1/6**Quantity: Approx 1/6 of 336,000 SF****Location:** Asphalt roadways within property perimeter (56,000 SF), except already planned 2020 local resurface and Alpine Avenue**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:****Comments:** Continued phased asphalt work. Photo may not be representative of phasing.**Useful Life:**

60 years

Remaining**Life:**

4 years

**Best Case:** \$ 130,000**Worst Case:** \$ 173,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 112 Asphalt Road - Resurface 1/6

Quantity: Approx 1/6 of 336,000 SF

Location: Asphalt roadways within property perimeter (56,000 SF), except already planned 2020 local resurface and Alpine Avenue

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Continued phased asphalt work. Photo may not be representative of phasing.

Useful Life:

60 years

Remaining

Life:

6 years



Best Case: \$ 130,000

Worst Case: \$ 173,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 114 Asphalt Road - Resurface 1/6

Quantity: Approx 1/6 of 336,000 SF

Location: Asphalt roadways within property perimeter (56,000 SF), except already planned 2020 local resurface and Alpine Avenue

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Continued phased asphalt work. Photo may not be representative of phasing.

Useful Life:

60 years

Remaining

Life:

8 years



Best Case: \$ 130,000

Worst Case: \$ 173,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 116 Asphalt Road - Resurface 1/6

Quantity: Approx 1/6 of 336,000 SF

Location: Asphalt roadways within property perimeter (56,000 SF), except already planned 2020 local resurface and Alpine Avenue

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Continued phased asphalt work. Photo may not be representative of phasing.

Useful Life:

60 years

Remaining

Life:

10 years



Best Case: \$ 130,000

Worst Case: \$ 173,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 120 Alpine Avenue - Resurface 2016

Quantity: ~51,300 SF

Location: Alpine Avenue

Funded?: Yes.

History: Alpine Avenue was resurfaced last in 2016 at an expense of \$82,000

Comments: No major damage/cracking noted at Alpine Avenue resurfaced last in 2016 at an expense of \$82,000. Some old water lines exist along this roadway but for now current working assumption that complete resurface will not be needed when those lines are replaced in the not too distant future. Anticipate eventual resurface as factored below; update in future reserve study updates as conditions merit.

Useful Life:

60 years

Remaining

Life:

48 years



Best Case: \$ 118,000

Worst Case: \$ 159,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 130 Asphalt Road - Partial Repair**Quantity:** Extensive square feet**Location:** Asphalt roadways within property perimeter**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** 2025: Association budgeting ~\$42K in work. 2024: ~\$17K spent on repairs. - 2022 ~\$5K pot hole repairs. 2019 expense of \$14,800 for asphalt patching**Comments:** History of targeted repairs / patching noted over the years. Work in 2025 anticipated. Assumption is community will continue to require periodic, local repair even with eventual asphalt resurface assumptions. Carefully track needs, adjust funding levels in future reserve study updates as conditions merit. Note: image is representative and does not necessarily indicate phasing.**Useful Life:**
3 years**Remaining
Life:**
2 years**Best Case:** \$ 8,060**Worst Case:** \$ 12,500**Cost Source:** Budget Allowance

Comp #: 140 Asphalt Road - Stripe**Quantity:** Extensive linear feet**Location:** Asphalt roadways within property perimeter**Funded?:** No. Client reports no further striping will be completed**History:** Road striping in 2019 at expense of \$9,200**Comments:** Reported to us, will no longer be striping roadways.**Useful Life:****Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 150 Asphalt Path - Remove/Replace

Quantity: ~6,300 SF asphalt

Location: Causeway bridge paths

Funded?: Yes.

History: Installed in 2005 at an expense of \$9,200

Comments: We noted some edge deterioration and local cracking/damage, however not widespread or significant at this time. Assuming ordinary maintenance of cleaning, spot repair when needed, plan for eventual replacement as shown.

Useful Life:

40 years

Remaining

Life:

19 years



Best Case: \$ 26,000

Worst Case: \$ 32,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 210 Site Lighting - Replace

Quantity: Extensive quantity

Location: Throughout common areas

Funded?: No. Annual cost best handled as operating expense for HOA lights; PUD otherwise

History:

Comments: It is our understanding that PUD is responsible to maintain, repair and replace the (56) wood / metal pole light assemblies which constitute vast majority of site lights. Going forward, replace any HOA owned exterior, landscape lighting fixtures individually or in small groupings when needed from the operating budget.

Useful Life:

Remaining

Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 212 Entry Sign/Monument - Replace**Quantity: (1) wood, ~5'x15'****Location:** 471 SE Crescent Drive at gated entry to community**Funded?:** No. Annual cost best handled as operating expense**History:** None known

Comments: Entry monument is wood base with metal railing (#220) installed at top side. Lettering attached to wood areas. No current plans for design change or apparent needs for large scale replacements for the foreseeable future assuming routine care and maintenance. Inspect regularly for stability, continue to clean for appearance, paint and repair from operating budget. Track needs / replacement expenses and incorporate into future reserve updates as conditions merit.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 214 Community Signage - Replace**Quantity: Extensive quantity****Location:** Common areas**Funded?:** No. Annual cost best handled as operating expense**History:** None known

Comments: Assorted ages / types of signs (wood/metal) in varying condition with no major instability or damage noted. Continue to evaluate regularly, repair and replace individually or in small groupings from the operating budget.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 215 Community Reader Board - Replace

Quantity: (1) small

Location: 471 SE Crescent Drive

Funded?: No. Cost projected to be too small

History:

Comments: No major damage/instability noted of small, simple reader board near entrance to the community. Ongoing maintenance and modest material expense don't merit reserve designation.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 220 Metal Rail/Fence - Replace

Quantity: ~80 LF - metal picket

Location: Adjacent to main entry

Funded?: Yes.

History: Unknown

Comments: Half height metal fencing atop entry wood walls appears stable with no major damage/deterioration observed.

Appearance may benefit from routine painting; provide such along with cleaning and spot repair from operating budget. Eventual replacement intervals are factored below.

Useful Life:
40 years

**Remaining
Life:**
15 years



Best Case: \$ 4,780

Worst Case: \$ 6,680

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 222 Chain Link Fence, Small Runs-Replace**Quantity: ~160 LF galvanized****Location:** Assorted runs at Dam outfall, spillway, causeway**Funded?:** No. Cost projected to be too small for select runs**History:****Comments:** Some local rust (especially at Southeast perimeter of causeway) but no widespread instability or major damage noted of small runs of chain link fencing of assorted ages. We assume can be repaired/replaced individually from operating as needed.**Useful Life:****Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 224 Chain Link Fence, 2004/2005-Replace**Quantity: ~900 LF galvanized****Location:** Office / Maintenance Buildings and Water Reservoir**Funded?:** Yes.**History:** 2004/2005 replacements at Office / Maintenance Buildings and Water Reservoir**Comments:** While some local deterioration of surfaces, no major instability or major damage noted of fencing.

For financial planning purposes, plan on replacing at roughly the time frame shown below. Evaluate the fence as the remaining useful life approaches zero years, and adjust the remaining useful life accordingly. Chain link fencing is generally a low maintenance item. Inspect periodically, and repair as needed. If corrosion is observed, apply a rust inhibitor to prevent corrosion from decreasing the useful life.

Useful Life:
40 years**Remaining
Life:**
19 years**Best Case:** \$ 21,500**Worst Case:** \$ 30,200**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 225 Wood Fence - Replace

Quantity: ~20 LF, 6' board

Location: Adjacent to Maintenance Garage

Funded?: No. Cost projected to be too small

History:

Comments: Only very small quantity noted, adjacent to Maintenance Garage with deterioration observed. Cleaning, staining, repair and also eventual replacement assumed from operating budget for this small quantity.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 226 Landscape - Maintain/Refurbish

Quantity: Extensive landscaping

Location: Common areas

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, tree removal / heavy delimbing projects, extensive bark mulch every two / three years, landscape or drainage improvement projects, sod renovation, etc. No major issues observed and no stated desire for supplemental reserve funding at this time. These types of expenses may be incorporated into future reserve study updates if conditions merit; carefully track expenses to help form basis.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 227 Trees - Trim/Remove**Quantity: Extensive mature trees****Location:** Throughout common areas - especially near Bryant Hall and Cabana areas**Funded?:** Yes.**History:** No major projects known**Comments:** Many large mature trees at common spaces.

This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. Prior to any work, we recommend community consult with a qualified arborist to assess the current plantings and to prepare a long term plan for the care and management of the community's trees, balancing aesthetics with the protection of the association's assets. Prior to the results of this report, we recommend budget allowance to accumulate funds towards this work. Tree roots can be damaging to walkways, irrigation, underground utilities, and building structures.

Useful Life:

5 years

Remaining**Life:**

2 years

**Best Case:** \$ 16,500**Worst Case:** \$ 27,400**Cost Source:** Budget Allowance

Comp #: 228 Irrigation - Repair/Replace**Quantity: Controls, pipe, etc.****Location:** Common areas**Funded?:** No. Annual cost best handled as operating expense**History:** None known

Comments: No widespread problems reported for assorted small systems. Reports of Office area with (7) zones, Lilac Park (3) and Madrona Park with (4). As routine maintenance, inspect regularly, test systems, repair as needed from operating budget. Follow proper winterization and spring start up procedures. The elements within this component are generally low cost, have a typical failure rate that is difficult to predict and are best suited to be handled thru the operating budget. No reserve funding suggested at this time.

Useful Life:**Remaining****Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 230 Lake - Maintain/Refurbish

Quantity: Extensive acre feet

Location: Fawn Lake

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Generally significant maintenance expenses such as weed control and restocking of fish are adequately provided from annual operating funds. 2015 budget indicates \$24,000 for lake preservation and contracts (weed control, etc.) and \$10,000 for stocking fish. At this time, reserve funding does not appear to be needed.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 240 Dam/Spillway - Maintain/Refurbish

Quantity: Extensive square feet

Location: Fawn Lake, S/E terminus

Funded?: Yes.

History:

Comments: No current problems or significant repair / replacement needs reported at the dam / spillway located at the Southeast end of Fawn Lake. Evaluation of performance of such structures is beyond the scope of a reserve study in any event. Dam was likely constructed in the mid-1960's with any required inspections assumed going forward. In addition to \$2K budgeted in annual 2025 operating budget, an allowance is included here for larger work as previously discussed with Client. If any predictable significant repair / replacement needs develop, these should be incorporated into future reserve updates. No basis for reserve funding at this time.

Useful Life:
4 years

**Remaining
Life:**
0 years



Best Case: \$ 10,900

Worst Case: \$ 21,800

Cost Source: Budget Allowance

Comp #: 241 Dam - Inspect**Quantity: Dam area****Location:** Fawn Lake, S/E terminus**Funded?:** Yes.**History:** Unknown**Comments:** This component for periodic inspections as requested be added to the reserve study in the past.**Useful Life:**

4 years

Remaining**Life:**

0 years

**Best Case:** \$ 7,730**Worst Case:** \$ 12,900**Cost Source:** Inflated Client Estimate

Comp #: 250 Causeway Foot Bridge - Rpr/Replace**Quantity: ~450 SF, wood****Location:** Causeway bridge between Dogwood and Madrona Parks**Funded?:** Yes.**History:** Varies**Comments:** Bare wood/faded paint on wood decking but appears stable. This wood structure (8' x 55' structure) with wood railings, sits atop concrete piers. No comprehensive, expert evaluation of structure in recent years is known or was provided for our review. Assumed to have been originally constructed in mid 1960's with some apparent history of subsequent replacement since. Definitive repair / replacement history, scope was not provided. Going forward, reserve funding recommend for large scale replacement of wood decking, railing systems along with allowance for local structural member at the 30-40 year interval below. Provide cleaning, painting and minor spot repair as operating budget in between such intervals.**Useful Life:**

40 years

Remaining**Life:**

6 years

**Best Case:** \$ 50,700**Worst Case:** \$ 70,900**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 260 Docks/Floats, 2000 - Repair/Replace**Quantity: ~920 SF, assorted****Location:** Dogwood and Hawthorn Parks**Funded?:** Yes.**History:** Large scale replacement of docks and float in 2000 at expense of \$23,000

Comments: A variety of docks, floats and gangways with large scale replacement last in 2000 at expense of \$23,000. No obvious issues at this time and no reported problems. This component includes (2) "EZ Dock" brand modular polyethylene docks and (1) swim float variously located at Dogwood and Hawthorn Parks. Amenities include aluminum gangways with composite decking and adjacent metal railing systems at docks / gangways. Inspect regularly, clean for appearance and provide spot repair promptly as needed from operating budget. Compliance with any and all governmental regulations regarding the construction, maintenance or repair of these types of docks and floats is assumed. We recommend planning for intervals of significant replacement at roughly the 30-40 year time frame indicated below.

Useful Life:

35 years

Remaining**Life:**

9 years

**Best Case:** \$ 81,100**Worst Case:** \$ 126,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 262 Dock, 2015 - Repair/Replace**Quantity: ~120 SF composite decking****Location:** Cedar Park**Funded?:** Yes.**History:** Reportedly built in 2015

Comments: No problems reported or observed based on our limited inspection. This is composite decking with wood structure, metal flotation system with same recommendations as with other dock / float structures will apply here as well (#260). Anticipate future replacement intervals as indicated below.

Useful Life:

35 years

Remaining**Life:**

24 years

**Best Case:** \$ 10,000**Worst Case:** \$ 15,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 270 Sport Courts - Resurface**Quantity: ~8,100 SF asphalt****Location:** Tennis and basketball courts at Maple Park**Funded?:** Yes.**History:** Reportedly installed in 2000

Comments: While no major cracking or damage, surfaces are worn and raveling present. We also noted moss and dirt/grime on surfaces. Tennis court (60' x 115') and basket ball half court (30' x 40') were reportedly installed in 2000. Going forward, minor expenses to maintain simple striping, provide asphalt spot repair, replace basketball assembly and tennis net assumed from general funds. Application of acrylic top coat will improve appearance and provide protection, however no history of this method of care. Plan for eventual need for replace.

Useful Life:

40 years

Remaining**Life:**

14 years

**Best Case:** \$ 35,000**Worst Case:** \$ 45,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 272 Sport Court Fences - Replace**Quantity: ~420 LF, chain link****Location:** Tennis and basketball courts at Maple Park**Funded?:** Yes.**History:** Reportedly installed in 2000

Comments: Surfaces have some rust but no major instability of chain link fencing noted.

Plan for replacement as shown coordinating with surface replacement (#270) for cost efficiency/consistency. Cleaning and minor repair from operating budget assumed with eventual intervals of replacement projected here.

Useful Life:

40 years

Remaining**Life:**

14 years

**Best Case:** \$ 16,800**Worst Case:** \$ 21,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 280 Picnic Benches/Tables, etc - Replace

Quantity: ~(21) assorted

Location: Parks, grounds

Funded?: No. Annual cost best handled as operating expense

History:

Comments: No widespread or major damage noted of various pieces; (12) metal, (6) wood, and (3) composite or vinyl picnic benches or tables and trash receptacles scattered throughout. No anticipation for reserve expenditure; timely individual or small grouping replacements should occur as annual operating item to maintain a quality, uniform aesthetic.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Buildings Exteriors/Interiors

Comp #: 302 Maintenance/Office Bldg's-Renovate

Quantity: Building components

Location: 471 SE Crescent Drive

Funded?: Yes.

History: See comments

Comments: No major renovation of this building. Included here is budget allowance for updating/renovations which can vary greatly depending on scope. Some discussion in the past by Client to renovate and repurpose existing maintenance building to provide a community meeting room. At this point no definitive scope so budget allowance included.

Useful Life:

30 years

Remaining

Life:

0 years



Best Case: \$ 43,500

Worst Case: \$ 72,400

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 304 Exterior, Buildings - Paint/Repair

Quantity: ~4,500 GSF, most wood

Location: FLMC buildings

Funded?: Yes.

History: Completed in 2024; All buildings except Well House #4 were reportedly painted last in 2014

Comments: Building were painted in 2024 mostly utilizing volunteer labor so cost was lower than budgeted. However for future funding, can not assume can be volunteer effort so professional labor cost included here.

Regular intervals of professional cleaning, sealants and paint for uniform and quality appearance throughout community.

Useful Life:

10 years

Remaining

Life:

8 years



Best Case: \$ 21,800

Worst Case: \$ 28,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 306 Tuff Shed - Maintain/Replace**Quantity: (1) wood shed****Location:** At main office building at entry to community**Funded?:** No. Sustain along with other similar component groupings**History:** Reportedly installed in 2018 at expense of \$2,400**Comments:** No obvious major damage noted of Tuff Shed brand wood structure shed; mostly used to store chemicals away from well protection areas. Ongoing maintenance, painting and roof replacements from either operating monies or along with other similar projects to sustain small structure with no separate reserve funding anticipated.**Useful Life:****Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 310 Roofs, Composition - Replace**Quantity: ~5,000 GSF comp. shingle****Location:** Scattered common areas**Funded?:** Yes.**History:** All building roofs were reportedly replaced last in 2012**Comments:** We noted some organic debris on roofs but no obvious signs of major shingle deterioration. All building roofs were reportedly replaced last in 2012 with composition shingle. Office building gutters / downspouts were replaced in 2019 at minor expense.

We recommend professional inspections at least twice annually and after wind storms, promptly replacing damaged / missing shingles or any other repair as may be needed to ensure that the water proof integrity of the buildings is maintained. Provide any roof cleaning, treatment for moss as annual operating expense. Keep roofs, gutters and downspouts clear and free of debris to allow water to evacuate from rooftops as designed. For purposes of long term financial planning, anticipate practical useful life at roughly the 20-25 year time frame indicated below.

Useful Life:
25 years**Remaining
Life:**
11 years**Best Case:** \$ 25,000**Worst Case:** \$ 40,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 600 Interior, Buildings - Refinish**Quantity: Extensive GSF****Location:** Scattered common areas**Funded?:** No. Annual cost best handled as operating expense**History:**

Comments: No major deterioration of office interiors which have simple, utility appearance. Plans in previous components for significant remodel of office and existing maintenance buildings. Current level of interior finishes, amenities could continue to be maintained as operating budget items for individual projects such as repainting, replacement of HVAC, lighting, assorted flooring, cabinets, etc. For now, no reserve funding recommended with current level of interior finishing. Update in future reserve studies as conditions merit.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 602 Interior, Bathrooms - Maintain**Quantity: (3) assorted sizes****Location:** Office and Madrona Park**Funded?:** No. No predictable large scale funding anticipated**History:**

Comments: No obvious major deterioration noted of (2) Madrona Park bathrooms and the office bathroom. The showers for the park bathrooms were reportedly decommissioned in 2005, now used for storage. Inspect regularly, continue to perform any needed repairs / replacement promptly utilizing operating budget. Under current pattern of care, no recommendation for setting aside funds for large scale refurbishing.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 650 Furniture, Office/Meeting - Replace

Quantity: Moderate quantity

Location: 471 SE Crescent Drive

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Simple furnishings include standard chairs, folding tables, etc. These should be easily provided from operating funds as well as appliances such as refrigerator. No reserve funding suggested for now; incorporate if significant upgrades occur in the future.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 660 Equipment, Office/Meeting - Replace

Quantity: Moderate quantity

Location: 471 SE Crescent Drive

Funded?: No. Annual cost best handled as operating expense

History:

Comments: A variety of office equipment which varies in ages, brands, condition and styles. No anticipation for replacement of all pieces as comprehensive project with assumption pieces can be replaced as needed from operating funds. We note the large printer, a Sharp brand MX-5141 is currently leased.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Equipment/Systems

Comp #: 800 Electrical/Plumbing-Repair/Replace

Quantity: Extensive systems

Location: Office, Maintenance Building, Pump Houses, scattered common areas, etc...

Funded?: No. Useful life not predictable or extended

History:

Comments: Systems of varying ages with no significant problems reported at this time. Assessing both the electrical and plumbing systems is beyond the scope of a reserve study. Treat electrical or plumbing repairs as ongoing maintenance expense for now. If significant needs emerge, funding may be incorporated into future reserve study updates. No predictable basis for reserve funding at this time.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 802 Septic System, LOSS - Replace

Quantity: (28) lots only

Location: Serving (28) lots only

Funded?: No. 28 single family homes serviced will pay the cost

History:

Comments: No impact upon Fawn Lake maintenance reserves is factored since it is our understanding that only select owner's that are benefited are ultimately responsible for expense, not association. Septic systems upon other private lots throughout community are entirely maintained by respective owners. Information from provided 2012 Large on site Sewage System (LOSS) Inspection and Evaluation Report indicates "Wastewater for the majority of homes within the Fawn Lake community is managed by conventional on-site septic systems. There are 29 parcels in the southwesterly portion of the development that utilize a LOSS system. The development was proposed to contain approximately 505 — 510 single family residential lots with supporting recreational facilities. Each lot was scheduled to utilize on-site wastewater disposal. On-site disposal was determined to be unsuitable for the 29 parcels in the southeasterly corner of the site. In June 1968, Mason County issued a permit for the construction of a large on-site disposal system to serve these properties. In 1980, a permit was applied for to Mason County to construct additional drain field for the system. The LOSS was designed to serve 28 single family home sites. The facilities of the System at this time consist of 26 septic tanks, two gravity collection lines, two filtration units, two submersible pump stations, two force mains, a distribution box, and approximately 1,200 feet of drain field. Each of the septic tanks has a filtration unit on the outlet. " Again, not part of the common area responsibility so no reserve funding.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 804 Septic System, Madrona Park-Replace**Quantity: (1) system****Location:** Serving Madrona Park Bathrooms**Funded?:** Yes.**History:** Work in 2023 included replacement of one of two tanks**Comments:** In 2023, one of the two tanks was replaced with 1500 gallon two component tank. No problems currently reported but Client reports might be best to include budget allowance as shown in future for drainfield or other work. The timing and costs could vary but best to include budget allowance.

It is our understanding the original septic system was installed in the mid 1960's. Ongoing evaluation by expert can help further define work and costs.

Useful Life:
15 years**Remaining
Life:**
10 years**Best Case:** \$ 15,000**Worst Case:** \$ 25,000**Cost Source:** Inflated Client History/Budget Allowance

Comp #: 806 Septic System, Office - Replace**Quantity: (1) system****Location:** Serving Office**Funded?:** Yes.**History:** None known**Comments:** No major costs known of this system and no problems reported.

It is our understanding the original septic system was installed in the mid 1960's. Ongoing evaluation by expert can help further define work and costs. Budget allowance included here.

Useful Life:
60 years**Remaining
Life:**
9 years**Best Case:** \$ 20,600**Worst Case:** \$ 26,800**Cost Source:** Inflated Client Estimate/Budget Allowance

Comp #: 824 Tractor, JD - Replace

Location: 471 SE Crescent Drive

Funded?: Yes.

History: Purchased new in 1999 at an expense of \$28,000

Comments: No problems reported of John Deere 430 tractor with front loader and backhoe.

Quantity: (1) John Deere 430

Plan for replacement as shown. Low utilization might merit longer time frame in this community.

Useful Life:

25 years

Remaining

Life:

4 years



Best Case: \$ 41,800

Worst Case: \$ 47,800

Cost Source: Budget Allowance

Comp #: 825 Zero Turn Mower - Replace

Location: Maintenance Shop

Funded?: Yes.

History: Purchased new ~2016 for about \$16K

Comments: No problems reported of this piece. Service routinely and plan for replacement as shown. Could vary based on usage.

Quantity: (1) Kubota D326

Useful Life:

15 years

Remaining

Life:

6 years



Best Case: \$ 17,500

Worst Case: \$ 26,200

Cost Source: Budget Allowance

Comp #: 826 Attachments, Broom/Blade - Replace**Quantity: (2) assorted****Location:** 471 SE Crescent Drive**Funded?:** Yes.**History:** Varies

Comments: Older JD 60 street broom and JD blade attachments used with tractor with no problems reported to us. Brushes were replaced in 2014 but actual street broom attachment was reportedly replaced last in 2004 and blade attachment may have been replaced last in 1999. Ongoing maintenance assumed from annual operating funds; eventual intervals of equipment replacement timed to coincide with new tractor are factored below.

Useful Life:

25 years

Remaining**Life:**

4 years

**Best Case:** \$ 7,750**Worst Case:** \$ 10,200**Cost Source:** Research with Local Contractor

Comp #: 827 Attachment, Snowplow - Replace**Quantity: (1) metal plow****Location:** 471 SE Crescent Drive**Funded?:** Yes.**History:**

Comments: We noted rust and deterioration, however no functional problems reported of plow attachment used with current Dodge pick-up. Ongoing maintenance assumed from annual operating funds with eventual intervals of equipment replacement shown here.

Useful Life:

25 years

Remaining**Life:**

9 years

**Best Case:** \$ 11,800**Worst Case:** \$ 18,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 828 Small Equipment/Tools - Replace

Quantity: Minor equipment

Location: 471 SE Crescent Drive

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Assorted equipment such as pressure washers, air compressors, push mowers and other small tools, etc. on site. No comprehensive replacement anticipated and no piece that meets typical reserve fund threshold individually. These pieces can be repaired/replaced as needed from annual operating budget with no predictable basis for reserve funding.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 830 Utility Trailers, Small - Replace

Quantity: Several

Location: 471 SE Crescent Drive

Funded?: No. Cost projected to be too small

History:

Comments: No problems reported of several small utility trailers. Individual replacement when needed from operating funds is assumed since expense for each is less than \$3,000.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 832 Generator, Small - Replace

Quantity: (1) Generac 5000

Location: 471 SE Crescent Drive

Funded?: No. Cost projected to be too small

History:

Comments: No problems reported of small 5000 watt generator. Typical useful life is dependent upon usage. Replacement assumed from operating budget since expense would likely be under \$3,000 for similar type.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 840 Truck, 2003 - Replace

Quantity: (1) 2003 Chevy S-10

Location: 471 SE Crescent Drive

Funded?: Yes.

History: Purchased in 2003

Comments: No problems with this small pick-up truck reported. Client previously discussed preliminary plans to replace, transition to more utilitarian vehicle such as a new John Deere Gator with costs here considering this.

Useful Life:
20 years

**Remaining
Life:**
3 years



Best Case: \$ 23,900

Worst Case: \$ 31,100

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 842 Truck,1985- Replace

Quantity: (1) 1985 Dodge 3/4 Ton

Location: 471 SE Crescent Drive

Funded?: Yes.

History: Purchased in 1985 (\$13K)

Comments: No major issues reported of older Dodge 3/4 Ton truck. Preliminary plans include replacing with more contemporary used truck with lift gate.

Useful Life:

25 years

Remaining

Life:

3 years



Best Case: \$ 47,800

Worst Case: \$ 71,700

Cost Source: Inflated Estimate Provided by Client

Comp #: 850 Surveillance System - Replace

Quantity: (7) camera system

Location: 471 SE Crescent Drive, select common areas

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Cabana analog cameras & DVR system installed 2021, surveillance system improvements in 2019 at expense of \$6,800

Comments: No problems with surveillance system reported. System generally includes cameras, DVR and monitor. Anticipate integrated equipment replacement of existing every 4-8 years to maintain contemporary functionality at level indicated below. Treat any spot replacements needed as operating budget item in between these intervals.

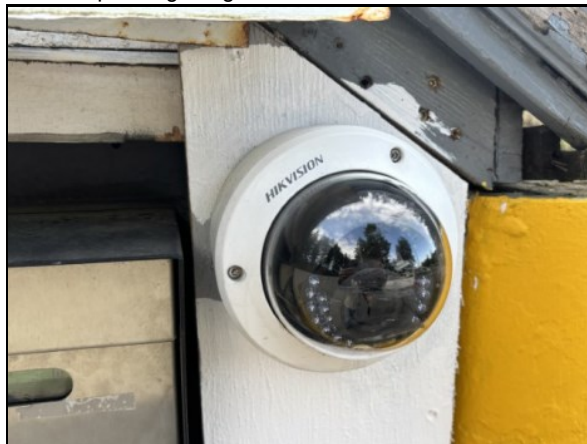
Useful Life:

10 years

Remaining

Life:

7 years



Best Case: \$ 13,400

Worst Case: \$ 17,500

Cost Source: Budget Allowance - Inflated Client History

Comp #: 860 Vehicle Entry Gates - Replace**Quantity: (2) metal, swing****Location:** Adjacent to main entry/exits**Funded?:** Yes.**History:** Entry gate replaced 2024; both replaced previously in 2001 as part of larger project**Comments:** The entry gate was recently replaced in 2024 and at the time of our April 2025 site visit, the exit gate was off-site being painted (operating cost).

We recommend regular professional maintenance, painting when needed and repairs to help extend useful life cycles. Current practice is to leave the entry-side gate open during daytime since additional barrier arm controller impedes vehicle traffic. Funding factored for eventual replacement with one gate shown per cycle since ages are different.

Useful Life:

20 years

Remaining**Life:**

5 years

**Best Case:** \$ 10,000**Worst Case:** \$ 15,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 862 Exit Gate Spikes - Replace**Quantity: (1) set of spikes****Location:** Installed at exit gate**Funded?:** Yes.**History:** Repaired in 2022/23**Comments:** Reported to us in early 2025, spikes were recently counterbalanced.

No problems reported with eventual replacement shown.

Useful Life:

15 years

Remaining**Life:**

8 years

**Best Case:** \$ 29,700**Worst Case:** \$ 38,200**Cost Source:** Inflated Estimate Provided by Client

Comp #: 864 Vehicle Gate Operators - Replace**Quantity: (2) LiftMaster CSW24UL****Location:** Adjacent to main entry/exits**Funded?:** Yes.**History:** Replaced in 2024; replaced in 2014**Comments:** Both hydraulic swing arm operators are like new as just replaced in 2024 with no problems reported. We did not observe functioning as entry gate is left open during the day and exit gate was off-site during our April 2025 site visit getting painted.

Plan for replacement as shown. Continue to treat minor repairs as general maintenance expense.

Useful Life:
12 years**Remaining
Life:**
10 years**Best Case:** \$ 12,400**Worst Case:** \$ 18,500**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 866 Barrier Arm Operator - Replace**Quantity: (1) DKS 1601, Sally arm****Location:** Adjacent to main entry**Funded?:** Yes.**History:** Replaced in 2024; replaced in 2014**Comments:** No problems observed during our site visit; we observed functioning.

Anticipate replacement at typical life expectancy of between 5-10 years.

Useful Life:
10 years**Remaining
Life:**
8 years**Best Case:** \$ 3,500**Worst Case:** \$ 4,880**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 868 Entry Access/Panel - Replace

Quantity: (1) DKS panel system

Location: Adjacent to gated entry

Funded?: Yes.

History: Replaced in 2022

Comments: No problems with current panel noted. We observed to be functioning during our site visit.

Replacement is often prompted by technological obsolescence, exposure and constant usage / wear, future panel replacement at the more typical 8-12 year interval is factored for financial planning purposes. Note: individual owners are responsible for any remote controllers provided as a pass thru expense.

Useful Life:
10 years

**Remaining
Life:**
6 years



Best Case: \$ 8,170

Worst Case: \$ 11,400

Cost Source: Client Cost Estimate

Professional

Comp #: 890 Financial Audit

Quantity: Annual expense

Location: Financial records

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Typically required annually but ownership may vote to waive at some associations. In any event, significant cost (\$8,000-\$12,000) to provide for audits should be considered operating expense.

Useful Life:

**Remaining
Life:**

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 899 Reserve Study Update

Quantity: Annual update

Location: Common areas

Funded?: No. Annual cost best handled as operating expense

History: 2026 WSV, 2025 NSV, 2024 NSV

Comments: Per Washington law (RCW), reserve studies are to be updated annually, with site inspections by an independent reserve study professional to occur no less than every three years to assess changes in condition (i.e., physical, economic, governmental, etc...) and the resulting effect on the community's long-term reserve plan. Most appropriately factored within operating budget, not as reserve component.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Water System

Comp #: 900 Water System Plan - Update

Quantity: (1) 2004/2008 WSP

Location: Community water system

Funded?: Yes.

History: Anticipated in 2025. Last approved plan in 2008

Comments: The most recent planning tool apparently was started in 2004, revised and finally approved by the State in 2008. As currently discussed with Client, anticipation to prepare a plan in 2025 subsequent to our April 2025 site visit. Client reports utilizing some in-house resources thus lower cost than if fully completed by consultant (~\$40-60K). Going forward, your Group A water system (under 1,000 connections) does not currently have to update such a WSP (previously required every six years). However, note that preparation / update of a Small Water System Management Program (SWSMP) is anticipated as an ongoing requirement into the future. We note that DOH expectations are that SWSMP will include comprehensive Operations and Maintenance (O&M) program, plus documenting (among others); short and long lived asset inventory along with current condition assessment, remaining life assumptions (with annual updates), asset replacement and improvement schedule including costs (with annual updates), six year budget (with annual updates) and evaluation of current and future capacity. Fawn Lake Water System doesn't currently have to submit SWSMP to DOH, nor is there currently a regulatory time frame for updating the plan. In any event, no such updated SWSMP was provided to this writer for review. Adjust in future reserve studies as conditions merit.

Useful Life:

10 years

**Remaining
Life:**

0 years

No Photo Available

Best Case: \$ 36,100

Worst Case: \$ 46,400

Cost Source: Client Estimate based on Partial In-House Preparation

Comp #: 902 Wells - Replace**Quantity: (4) active****Location:** Division 2, Lot 1 and 2, Division 5, Lot 11**Funded?:** No. Useful life not predictable or extended**History:** Well #1 was reportedly drilled in 1966, Well #2 in 1968, Well # 3 in 1981 and Well # 4 in 1993

Comments: There are four wells on the property. Well #1 was reportedly drilled in 1966, Well #2 in 1968, Well # 3 in 1981 and Well # 4 in 1993. More information about background, depth, supply, etc. details for these can be found within the revised comprehensive Water System Plan. Information within that plan did not indicate any predictable time frame for the need to drill a new well within the current water system planning period which ends soon in 2024. Note that without any known deficiencies of aquifer, service life of wells can be extended, sometimes 80-100 years or more. Your water system plan should be updated regularly to detail current and future projected water needs. At this point, no predictable basis for reserve funding.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 904 Well Pump/Motor #1 - Replace**Quantity: (1) 5 HP submersible 4"****Location:** At common area entry property near bus stop**Funded?:** Yes.**History:** Pump and motor were reportedly replaced last in either 2006 or 2007

Comments: No problems reported of pump/motor at Well #1. Information previously reviewed indicates well depth of 71' and 55 GPM capacity. Pump and 5 HP motor were reportedly replaced last in either 2006 or 2007; that project cost history was not provided. For planning purposes, assume a typical useful life of between 10-20 years; similar sizing as present. Include integrated pump / motor controller replacement for trouble free operation when projects take place. Regular testing and inspection should be factored within the operating and maintenance budget.

Useful Life:
20 years**Remaining
Life:**
2 years**Best Case:** \$ 14,400**Worst Case:** \$ 19,100**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 904 Well Pump/Motor #2 - Replace**Quantity: (1) 20 HP submersible 6"****Location:** Within small equipment shed between office and road at entry property at office**Funded?:** Yes.**History:**

Comments: No problems reported of pump/motor at Well #2. Information previously reviewed indicates well depth of 67' and 105 GPM capacity. For planning purposes, assume a typical useful life of between 10-20 years; similar sizing as present. Include integrated pump / motor controller replacement for trouble free operation when projects take place. Regular testing and inspection should be factored within the operating and maintenance budget.

Useful Life:

20 years

Remaining**Life:**

2 years

**Best Case:** \$ 21,500**Worst Case:** \$ 28,600**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 904 Well Pump/Motor #3 - Replace**Quantity: (1) 25 HP submersible 6"****Location:** Within large equipment building next to shop area entry property at office**Funded?:** Yes.**History:** Pump and motor were reportedly replaced last in either 2006 or 2007

Comments: No problems reported of pump/motor at Well #3. Information previously reviewed indicates well depth of 205' and 160 GPM capacity. For planning purposes, assume a typical useful life of between 10-20 years; similar sizing as present. Include integrated pump / motor controller replacement for trouble free operation when projects take place. Regular testing and inspection should be factored within the operating and maintenance budget.

Useful Life:

20 years

Remaining**Life:**

2 years

**Best Case:** \$ 25,000**Worst Case:** \$ 29,900**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 904 Well Pump/Motors #4 - Replace**Quantity: (2) 5 HP submersible 4"****Location:** On the lake side of SE Crescent Dr. just to the West of Young Ave. intersection**Funded?:** Yes.**History:**

Comments: No problems reported of pump/motor at Well #4. No problems reported of Well #1. Information previously reviewed indicates well depth of 180' and 180 GPM capacity. For planning purposes, assume a typical useful life of between 10-20 years; similar sizing as present. Include integrated pump / motor controller replacement for trouble free operation when projects take place. Regular testing and inspection should be factored within the operating and maintenance budget. Your WFI (Water System Inventory) Form updated last on 6.14.2019 indicates well depth of 180' and 180 GPM capacity.

Useful Life:
20 years

**Remaining
Life:**
2 years



Best Case: \$ 19,100

Worst Case: \$ 21,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 906 Source Flow Meters - Replace**Quantity: (4) source meters****Location:** Wells**Funded?:** No. Individual cost projected to be too small**History:**

Comments: No problems reported, however ages vary significantly with some very old according to your last 2004/2008 WSP (Water System Plan) which indicated 1966 (Well #1), 1981 (Wells #2 and #3) and 1994 (Well #4) for last installations. The typical useful life expectation for meters to ensure accuracy is ordinarily in the 10-15 year range. In any event, roughly \$1,000-\$1,200 expense of individual replacements, when needed, do not merit reserve designation.

Useful Life:

**Remaining
Life:**



Best Case:

Worst Case:

Cost Source:

Comp #: 907 Filter System, 2009 - Replace**Quantity: (4) tank system****Location:** Within large equipment building next to shop area entry property at office**Funded?:** Yes.**History:** Reportedly refurbished last in 2009

Comments: No problems noted of filtration system. Raw water is directed from Well #3 to this ATEC commercial system which utilizes media to remove iron and manganese. Reportedly refurbished last in 2009, paid by insurance company after fire destroyed building. No reported problems at present. Assuming proactive maintenance continues, anticipate 30-40 year replacement cycles of equipment factored below for planning purposes.

Useful Life:

35 years

Remaining**Life:**

18 years

**Best Case:** \$ 83,600**Worst Case:** \$ 107,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 907 Filter System, 2012 - Replace**Quantity: (4) tank system****Location:** Within building on the lake side of SE Crescent Dr. just to the West of Young Ave. intersection**Funded?:** Yes.**History:** Reportedly replaced last in 2012; segregated portion reportedly ~\$60,000

Comments: No problems reported of filtration system. Raw water is directed from Well #4 to this ATEC commercial system which utilizes media to remove iron and manganese; installed in 2012 as part of \$103,300 project (segregated portion reportedly ~\$60,000). No reported problems at present. Assuming proactive maintenance continues, anticipate 30-40 year replacement cycles of equipment factored below for planning purposes.

Useful Life:

35 years

Remaining**Life:**

21 years

**Best Case:** \$ 83,600**Worst Case:** \$ 107,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 908 Treatment Systems - Replace**Quantity: (2) systems**

Location: Well #3: large equipment building next to shop area entry property at office & Well #4: lake side of SE Crescent Dr. just to the West of Young Ave. intersection

Funded?: Yes.

History: None known

Comments: No problems reported of integrated treatment systems likely replaced last in 2009 (Well #3) and 2012 (Well #4). Going forward, we recommend 10-14 year replacement allowance for integrated systems factored below for planning purposes.

Useful Life:

12 years

Remaining**Life:**

4 years

**Best Case:** \$ 11,800**Worst Case:** \$ 16,700**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 910 Storage Tank #1, Concrete - Replace**Quantity: (1)~55,246 gal, 14' X 48'**

Location: South side of Alpine Ave. two lots East of Cabana Ave. intersection

Funded?: Yes.

History: Installed 1974 per 2008 revised WSP

Comments: This above-grade concrete tank was reportedly installed in 1974 (per your 2008 revised WSP). As with our last site visit, some dirt/grime and local cracking/efflorescence visible on exterior walls, however no significant spalling or obvious leaks known. Inspection/repairs and cleaning anticipated in 2025 (#911/912). Our research suggests planning for typical service life of roughly 60 years for concrete tanks. Continue to monitor closely and perhaps have engineer evaluate when remaining useful life draws close to five years or if more cracking / spalling, leaks become prevalent. Note; some possibility of change for storage needs may exist for future years, as well as multitude of other design criteria - adjust in future reserve updates as conditions merit.

Useful Life:

60 years

Remaining**Life:**

8 years

**Best Case:** \$ 263,000**Worst Case:** \$ 334,000**Cost Source:** Inflated Estimate Provided by Client

Comp #: 910 Storage Tank #2, Concrete - Replace**Quantity: (1) ~59,850 gal, 14' X 52****Location:** South side of Alpine Ave. two lots East of Cabana Ave. intersection**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** Reportedly installed in 1997 at expense of \$98,900

Comments: This slightly larger above-grade concrete tank was reportedly installed in 1997 at expense of \$98,900. As with our last site visit, some dirt/grime and local cracking/efflorescence visible on exterior walls, however no significant spalling or obvious leaks known. Inspection/repairs and cleaning anticipated in 2025 (#911/912). Our research suggests planning for typical service life of roughly 60 years for concrete tanks. Continue to monitor closely and perhaps have engineer evaluate when remaining useful life draws close to five years or if more cracking / spalling, leaks become prevalent. Note; some possibility of change for storage needs may exist for future years, as well as multitude of other design criteria - adjust in future reserve updates as conditions merit.

Useful Life:

60 years

Remaining**Life:**

31 years

**Best Case:** \$ 286,000**Worst Case:** \$ 358,000**Cost Source:** Extrapolated Estimate Provided by Client

Comp #: 911 Storage Tanks, Int.-Inspect/Repair**Quantity: (1) 55k gal (1) 60k gal****Location:** South side of Alpine Ave. two lots East of Cabana Ave. intersection**Funded?:** Yes.

History: Anticipated inspection, cleaning, repairs in 2025. Previous interior inspection 2021 at expense of \$5,600 with additional expense for local repair needs cited; previous 2017 at expense of \$5,100

Comments: Inspection, cleaning (#911) and repairs to hatch anticipated in 2025 subsequent to our April 2025 site visit. Continued inspections are imperative to identify problems proactively which can help reduce downtime and costs.

Useful Life:

4 years

Remaining**Life:**

0 years

**Best Case:** \$ 9,020**Worst Case:** \$ 13,600**Cost Source:** Client Estimate

Comp #: 912 Storage Tanks, Interiors - Clean

Quantity: (1) 55k gal (1) 60k gal

Location: Division 2, Lot 53

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Anticipated in 2025. Last in 2021. Previous in 2014 at expense of \$4,100

Comments: Cleaning anticipated in 2025 subsequent to our April 2025 site visit. Interior cleaning should occur every 2-4 years.

Useful Life:

4 years

Remaining

Life:

3 years



Best Case: \$ 4,460

Worst Case: \$ 9,020

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 914 Storage Tanks, Exterior - Clean

Quantity: (1) 55k gal (1) 60k gal

Location: Division 2, Lot 53

Funded?: No. No apparent plans for large scale exterior cleaning

History:

Comments: Exterior surfaces are without any protective coating (as typical for concrete reservoirs). Build-up of mineral staining noted for both tanks along with some local corrosion of steel components. Definitive maintenance history was not provided but no apparent plans for large scale exterior cleaning were expressed going forward. No reserve funding suggested for now but professional inspection should be performed to determine if action is needed on exteriors in order to reach the useful life cycle in this study.

Useful Life:

Remaining

Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 919 Reservoir Telemetry/Control-Replace**Quantity: (1) CSI Control System****Location:** Within small equipment shed between office and road at entry property and equipment building on lake side of SE Crescent Dr. just to the West of Young Ave. intersection**Funded?:** Yes.**History:** Last installed in 2014 at expense of \$21,000**Comments:** No problems reported of radio telemetry system installed in 2014 at expense of \$21,000; used to communicate with reservoirs and wells. Expense for intervals of replacement within this component assumes roughly 8-10 year service life of system; include related control interfaces to ensure smooth operation.**Useful Life:**

20 years

Remaining**Life:**

12 years

**Best Case:** \$ 29,900**Worst Case:** \$ 41,800**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 929 System Components, Small - Replace**Quantity: Assorted components****Location:** Water system, various**Funded?:** No. Annual cost best handled as operating expense**History:****Comments:** There are numerous small connections, meters, gauges, valve assemblies, etc. These ancillary water system components will need rebuilding or replacement from time to time but are expected to be below reserve funding threshold cost (\$3,000) and therefore should be expensed as general maintenance from within the operating budget per occurrence.**Useful Life:****Remaining****Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 930 Booster System - Replace**Quantity: (1) system****Location:** Division 2, Lot 53**Funded?:** Yes.**History:** Anticipated in 2025

Comments: Reported to us, anticipating replacement of booster system in 2025 subsequent to our April 2025 report preparation. While majority of the water system uses gravity pressure, there are some locations served by pressure assist. Last system installed as part of 2003/2004 water system improvement project ((2) 7.5 HP pumps and Grundfos control system). Typical useful life of roughly 20 years with continued proactive maintenance. This component may need to be adjusted at next update based on actual equipment installed in the anticipated 2025 replacement.

Useful Life:
20 years

**Remaining
Life:**
18 years

**Best Case:** \$ 75,000**Worst Case:** \$ 95,000**Cost Source:** Client Budget Allowance

Comp #: 939 Water Main Lines, 2024 Dam - Replace**Quantity: ~400 LF 6" PVC****Location:** Dam area pipe**Funded?:** Yes.**History:** Replaced in 2024 (total cost ~\$115K of which PUD paid \$20K)

Comments: In 2024, ~400 LF of asbestos cement domestic water piping was replaced with 6" PVC piping. A phased pipe replacement project is anticipated and reflected in subsequent components.

Useful Life:
60 years

**Remaining
Life:**
58 years

No Photo Available

Best Case: \$ 101,000**Worst Case:** \$ 136,000**Cost Source:** Inflated Client Cost History (\$115K in 2024)

Comp #: 940 Water Mains, 1966 AC - Rplc 2025

Quantity: ~20% of 5,300 LF AC Pipe

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History: Assumed 20% of total in 2025

Comments: Main and distribution piping length totals approximately 35,500 LF throughout community per 2004/2008 WSP (see Table D.1 Distribution System Inventory and Hydraulic Node Map for specifics). Majority of assorted existing types and sizes were apparently installed in 1966-1968 and 1973; other locations with significant installations indicated in 1981, 1995 and 2004. A portion of the older 1966 water main / distribution piping is 4" or 6" Asbestos Cement (AC) with current assumption that piping, connections are entering later stages of useful life so prudent measure would include proactive replacement to prevent leaks, potential asbestos abatement expenses.

In 2024, 400 LF of these lines was replaced (see previous component). The Client reported plans at this point are to replace ~20% of the remainder of the AC pipe (~1,060 LF) every other year starting 2025 followed by 2027, 2029, 2031 & 2033. This component represents the anticipated 2025 completion. See next components for subsequent years.

It would be wise to enlist the services of a water system expert, whether inside or outside of a WSP, to evaluate remaining useful life of all types of existing water main / distribution lines and develop concise timing and specifications to inform long term budgeting. Pending such expert, ongoing analysis, current working assumption is the replacement piping selected will likely consist of 6" PVC or HDPE. The replacement at dam in #939 was 6" PVC. Considerations such as project phasing, if potential AC pipe abandon in place with new lines adjacent or remove / replace is better, perhaps fire flow improvement and other criteria should be evaluated and future reserve studies updated.

Useful Life:

60 years

Remaining

Life:

59 years

No Photo Available

Best Case: \$ 250,000

Worst Case: \$ 350,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 940 Water Mains, 1966 AC - Rplc 2027

Quantity: ~20% of 5,300 LF AC Pipe

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History: See comments

Comments: This component is for anticipated replacement in 2027. See previous component for details and subsequent components for next years.

Useful Life:

60 years

Remaining

Life:

1 years

No Photo Available

Best Case: \$ 250,000

Worst Case: \$ 350,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 940 Water Mains, 1966 AC - Rplc 2029

Quantity: ~20% of 5,300 LF AC Pipe

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History: See comments

Comments: This component is for anticipated replacement in 2029. See previous component for details and subsequent components for next years.

Useful Life:

60 years

Remaining

Life:

3 years

No Photo Available

Best Case: \$ 250,000

Worst Case: \$ 350,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 940 Water Mains, 1966 AC - Rplc 2031

Quantity: ~20% of 5,300 LF AC Pipe

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History: See comments

Comments: This component is for anticipated replacement in 2031. See previous component for details and subsequent components for next years.

Useful Life:

60 years

Remaining

Life:

5 years

No Photo Available

Best Case: \$ 250,000

Worst Case: \$ 350,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 940 Water Mains, 1966 AC - Rplc 2033

Quantity: ~20% of 5,300 LF AC Pipe

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History: See comments

Comments: This component is for anticipated replacement in 2033. See previous component for details and subsequent components for next years.

Useful Life:

60 years

Remaining

Life:

7 years

No Photo Available

Best Case: \$ 250,000

Worst Case: \$ 350,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 941 Water Lines,1966/68 PVC-Replace 50%

Quantity: Approx 1/2 of 8,500 LF

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History:

Comments: This component for PVC lines installed around 1966/1968 time frame. This component for half the lines; see next component for remainder.

Useful Life:

60 years

Remaining

Life:

8 years

No Photo Available

Best Case: \$ 508,000

Worst Case: \$ 762,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 942 Water Lines,1966/68 PVC-Replace 50%

Quantity: Approx 1/2 of 8,500 LF

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History:

Comments: This component for PVC lines installed around 1966/1968 time frame. This component divided in half between two year; see previous component for first year.

Useful Life:

60 years

Remaining

Life:

9 years

No Photo Available

Best Case: \$ 508,000

Worst Case: \$ 762,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 943 Water Lines,1973 PVC-Replace 50%

Quantity: Approx 1/2 of 15,500 LF

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History:

Comments: This component for PVC lines installed around 1973 time frame. This component for half the lines; see next component for remainder.

Useful Life:

60 years

Remaining

Life:

10 years

No Photo Available

Best Case: \$ 925,000

Worst Case: \$ 1,400,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 944 Water Lines,1973 PVC-Replace 50%

Quantity: Approx 1/2 of 15,500 LF

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History:

Comments: This component for PVC lines installed around 1973 time frame.

Useful Life:

60 years

Remaining

Life:

11 years

No Photo Available

Best Case: \$ 925,000

Worst Case: \$ 1,400,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 945 Water Lines, 1981 PVC - Replace

Quantity: Approx 3,100 LF

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History:

Comments: This component for PVC lines installed around 1981 time frame.

Useful Life:

60 years

Remaining

Life:

15 years

No Photo Available

Best Case: \$ 370,000

Worst Case: \$ 555,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 946 Water Lines, 1994 PVC - Replace

Quantity: Approx 350 LF

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History:

Comments: This component for PVC lines installed around 1994 time frame. This component for half the lines; see next component for remainder.

Useful Life:

60 years

Remaining

Life:

28 years

No Photo Available

Best Case: \$ 41,800

Worst Case: \$ 62,700

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 948 Water Lines, 2004 PVC - Replace

Quantity: Approx 2,400 LF

Location: Select areas of community. See 2004/2008 WSP, Table D.1 Distribution System Inventory and Hydraulic Node Map

Funded?: Yes.

History:

Comments: This component for PVC lines installed around 2004 time frame. This component for half the lines; see next component for remainder.

Useful Life:

60 years

Remaining

Life:

38 years

No Photo Available

Best Case: \$ 286,000

Worst Case: \$ 430,000

Cost Source: Extrapolated cost per SF from pipe replacement in 2024 (#939)

Comp #: 960 Service Lines - Replace

Quantity: Extensive linear feet

Location: Service connections throughout community

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Service lines off of the main water distribution lines are reportedly PVC pipe of varying ages. These small 1" connecting lines are typically repaired / replaced as maintenance item. No basis for cyclical reserve funding at this time. Provide proactive leak detection, repair / replacement as needed using operating funds.

Useful Life:

Remaining

Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 962 Service Connections - Replace**Quantity: Extensive quantity****Location:** Service connections throughout community**Funded?:** No. Annual cost best handled as operating expense**History:**

Comments: No history or pattern of independent, widespread replacement of service line connections was reported to this writer. Going forward, replacements along with main line replacement projects or from operating funds is assumed. Provide proactive leak detection, document / track any replacements and update in future reserve updates as conditions merit.

Useful Life:**Remaining
Life:**

No Photo Available

Best Case:**Worst Case:****Cost Source:**

Comp #: 970 Hydrants - Maintain/Replace**Quantity: (13) hydrants, existing****Location:** Water distribution throughout community**Funded?:** No. Annual cost best handled as operating expense**History:**

Comments: Reported to us, on-site staff refurbishes hydrants as needed. No current needs / plans expressed regarding addition of more fire hydrants for fire flow spacing and coverage; no reported problems. Community Representative indicated a few fire hydrants receive maintenance refurbishing every year. Since hydrants are typically long lived, maintenance to sustain is inexpensive and individual replacement costs are likely under \$3,000, we recommend continuing to handle as annual operating budget items. Track needs and expense patterns closely in future reserve updates to form any basis if cyclical funding is appropriate.

Useful Life:**Remaining
Life:****Best Case:****Worst Case:****Cost Source:**

Comp #: 972 Blow-Out/Isolation Valves - Replace**Quantity: (50) total, assorted****Location:** Water distribution throughout community**Funded?:** No. Annual cost best handled as operating expense**History:**

Comments: Roughly (50) isolation and blow-out valves of varying ages and sizes are installed throughout community at present. Annual inspections, maintenance and individual replacements from operating budget assumed. With this understanding, no reserve funding factored at this time as comprehensive project not anticipated.

Useful Life:**Remaining
Life:**

No Photo Available

Best Case:**Worst Case:****Cost Source:**

Comp #: 974 Water Meters - Replace**Quantity: (486) meters****Location:** Water service points of community**Funded?:** Yes.

History: Initially installed between 2007-2011 as part of \$171,000 project; your previous plans to replace all by 2021 were deferred to 2023

Comments: No widespread problems known. Individual consumption meters were initially installed between 2007-2011 as part of \$171,000 project. Estimated useful life of meters is typically 10 years with replacement intervals recommend to help ensure minimal leakage, function and accuracy. Carefully track and update in future reserve study updates as conditions merit.

Useful Life:
20 years**Remaining
Life:**
13 years**Best Case:** \$ 64,000**Worst Case:** \$ 87,200**Cost Source:** Adjusted Estimate Provided by Client/Similar Project Cost History

Comp #: 976 Water Meter Transmitters - Replace**Quantity: (486) transmitters****Location:** Water service points of community**Funded?:** Yes.**History:** Completed in 2023 (\$103,000). Initially installed between 2007-2011 as part of \$171,000 project; your previous plans to replace all by 2021 were deferred to 2023**Comments:** Replacement was completed in 2023. No comprehensive problems reported. Carefully track and update in future reserve study updates as conditions merit.**Useful Life:**

15 years

**Remaining
Life:**

12 years

No Photo Available

Best Case: \$ 101,000**Worst Case:** \$ 122,000**Cost Source:** Client Cost History

Comp #: 978 Water Meter Boxes/Setters - Replace**Quantity: (486) boxes/setters****Location:** Water service points of community**Funded?:** Yes. Meets National Reserve Study Standards criteria for Reserve Funding**History:** Initially installed between 2007-2011 as part of \$171,000 project**Comments:** No widespread problems with boxes and meter setters; installed between 2007-2011 as part of \$171,000 project. No reported problems. Anticipate estimated useful life of roughly 40 years for these components.**Useful Life:**

40 years

**Remaining
Life:**

25 years

**Best Case:** \$ 92,900**Worst Case:** \$ 115,000**Cost Source:** ARI Cost Database: Similar Project Cost History

Comp #: 979 Meter Reader System - Replace

Quantity: (1) system, software

Location: Office

Funded?: Yes.

History: Replaced last in 2018 at expense of \$16,300

Comments: No problems with meter reader system; replaced last in 2018 at expense of \$16,300. Hardware currently includes Trimble Ranger data collector, costly software as well. Capability to read meters by "drive-by" is indicated. Best to plan for replacements at roughly the five year interval to maintain contemporary technology.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 19,100

Worst Case: \$ 23,900

Cost Source: Client Cost History/Similar Project Cost History
