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Update "No-Site-Visit" Reserve Study



Timberlake HOA Shelton, WA

**Report #: 23246-6
For Period Beginning: October 1, 2020
Expires: September 30, 2021**

Date Prepared: May 14, 2020



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

253-661-5437



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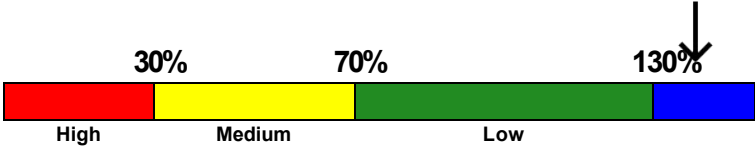
3- Minute Executive Summary

Association: Timberlake HOA **Assoc. #: 23246-6**
Location: Shelton, WA **# of Units: 1,377**
Report Period: October 1, 2020 through September 30, 2021

Findings/Recommendations as-of: October 1, 2020

Starting Reserve Balance	\$710,290
Current Fully Funded Reserve Balance	\$395,215
Percent Funded	179.7 %
Average Reserve (Deficit) or Surplus Per Unit	(\$229)
2020/2021 100% Annual "Full Funding" Contributions	\$18,400
2020/2021 70% Annual "Threshold Funding" Contributions	\$14,560
2020/2021 "Alternate / Baseline Funding" to keep Reserves above \$0	\$5,611
Recommended 2020/2021 Special Assessment	\$0
Most Recent Budgeted Contribution Rate	\$0

Reserves % Funded: 179.7%



Special Assessment Risk:

Economic Assumptions:

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

- **This is a Update "No-Site-Visit" Reserve Study, meeting all requirements of the Revised Code of Washington (RCW 153). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™). As a matter of record, we note your Fiscal Year has changed as compared to previous years. Now understood as October-September (10.1-9.30), no longer July-June (7.1-6.30).**
- **Your Reserve Fund is currently 179.7 % Funded. This means the association’s special assessment and/or deferred maintenance risk is currently Low. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of Reserve cash flow problems.**
- **Going forward, collection of monies to provide for fair distribution of expense burden to offset ongoing deterioration of reserve category projects and to maintain strong status should be undertaken. In other words, current owners should not be entirely exempt from contributing “their fair share” to maintenance reserves simply because you are currently enjoying above Full funding level. The reader should note that the FY 2020/2021 “Annual Deterioration” of reserve components is \$20,891.**
- **Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% “Full” and 70% contribution 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 important component information and the basis of our assumptions. "Alternate Funding" in this report is synonymous with Baseline Funding, as defined within the RCW " to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.**

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds				
200	Asphalt, MPC - Resurface	40	15	\$5,765
201	Asphalt, Timberlake - Resurface	40	11	\$6,435
202	Asphalt, Saltwater - Resurface	40	4	\$14,650
206	Concrete Ramps - Repair/Replace	40	2	\$31,900
216	Chain Link Fence, Old - Replace	30	2	\$31,500
218	Chain Link Fence, MPC - Replace	30	9	\$7,005
219	Chain Link Fence, 2004/2005-Replace	30	14	\$7,005
220	Chain Link Fence, 2014/2015-Replace	30	24	\$6,075
223	Chain Link Fence, 2016/2017-Replace	30	26	\$3,500
300	Bridge Wood Deck, Island - Replace	25	9	\$8,495
302	Docks/Floats - Repair/Replace	25	2	\$71,650
320	Pier, Cedar Park - Repair/Replace	30	14	\$12,700
Recreation				
400	Play Equipment, Springer - Replace	20	10	\$26,500
402	Play Equipment, Cedar - Replace	20	12	\$6,335
404	Play Equipment, Older - Replace	20	1	\$28,700
412	Sport Court Fence - Replace	30	17	\$11,190
460	Picnic Shelter, Springer - Replace	40	30	\$21,200
462	Gazebo, Island - Replace	40	24	\$20,100
Building Exterior				
510	Roof, MPC - Replace	40	15	\$18,000
Building Interior				
714	Appliances, MPC - Replace	20	10	\$8,500
Systems/Equipment				
860	Septic Systems, Parks - Replace	50	2	\$58,400
861	Septic System, MPC - Replace	50	25	\$11,690
903	Riding Mower, Bad Boy - Replace	15	14	\$6,800
911	Utility Trailer, Enclosed - Replace	20	10	\$6,900
916	Generator, Small - Replace	15	6	\$5,820
940	Aeration System - Replace	20	13	\$7,980
950	Truck, 1992 (2/3) - Replace	12	4	\$13,800
952	Truck, 1995 - Replace	12	0	\$8,495
954	Truck, 2006 - Replace	12	7	\$19,600
986	Generator/Control, 100 KW - Replace	40	16	\$84,850
30 Total Funded Components				

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green 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 contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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 contribute?



RESERVE FUNDING PRINCIPLES

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

Reserve contributions 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 Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

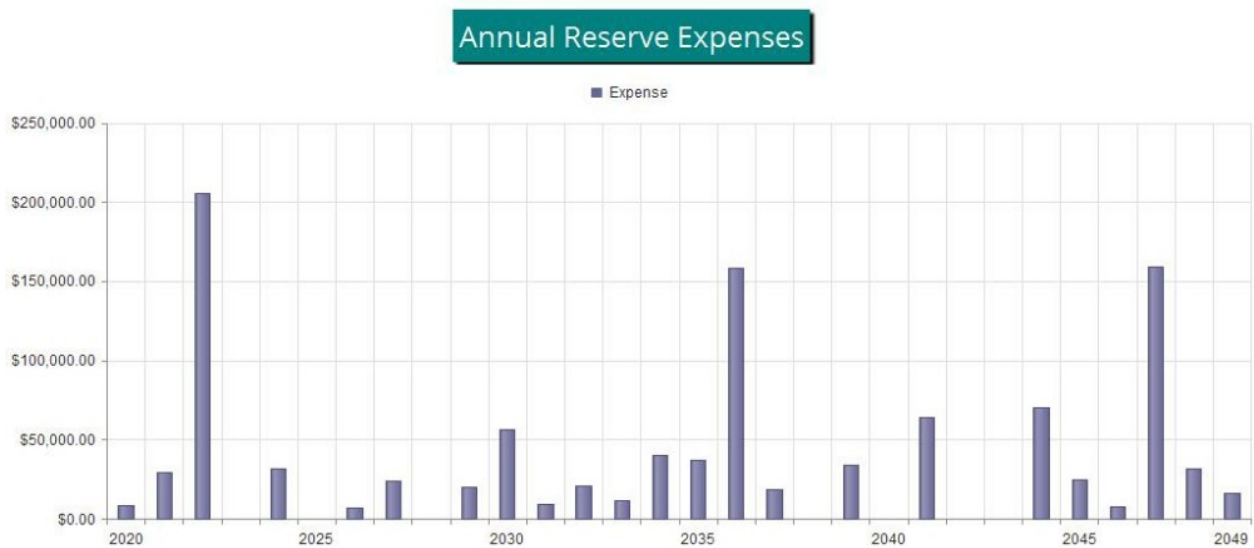


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$710,290 as-of the start of your Fiscal Year on 10/1/2020. As of that date, your Fully Funded Balance is computed to be \$395,215 (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 contributions of \$18,400 per month 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.

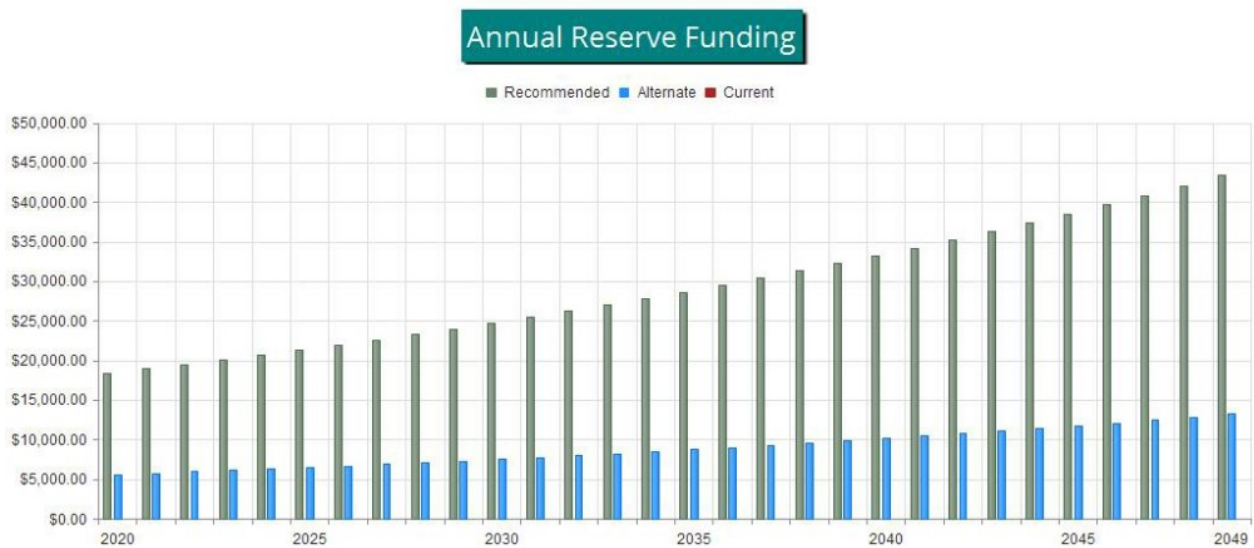


Figure 2

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

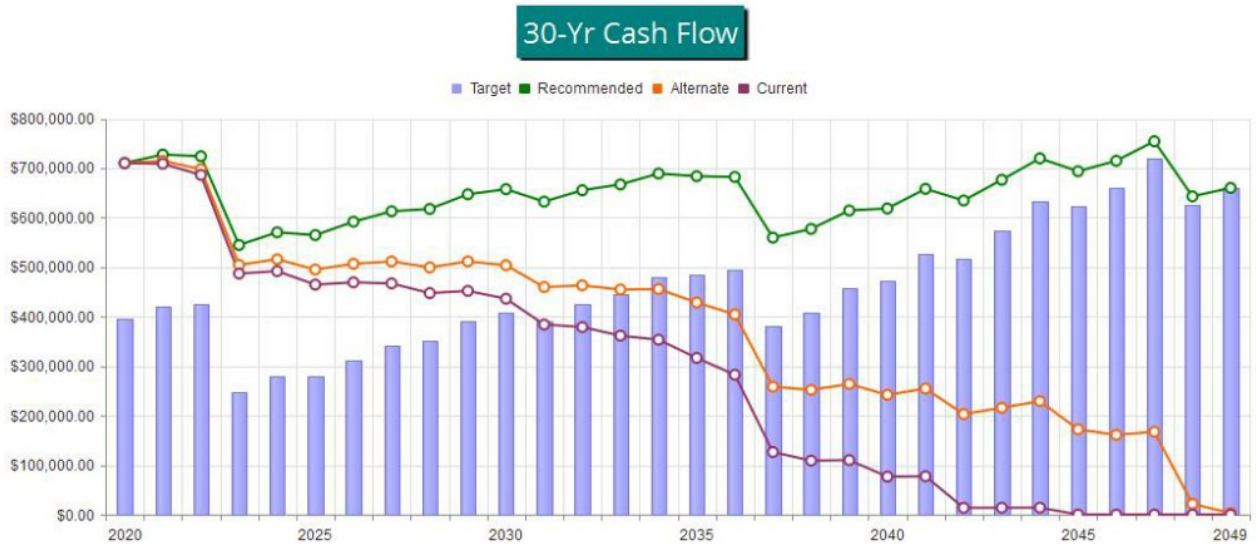


Figure 3

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.

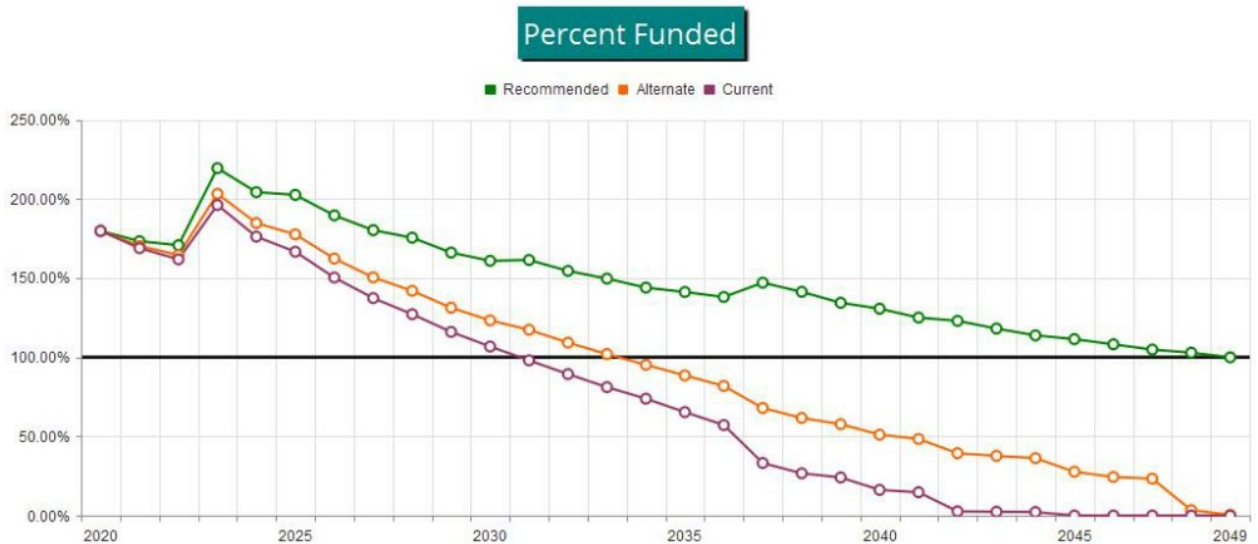


Figure 4

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 contributions 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 contribution rate. 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.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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

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# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Site/Grounds						
200	Asphalt, MPC - Resurface	Approx 1,700 square feet	40	15	\$4,530	\$7,000
201	Asphalt, Timberlake - Resurface	Approx 2,200 square feet	40	11	\$5,870	\$7,000
202	Asphalt, Saltwater - Resurface	Approx 5,000 square feet	40	4	\$13,300	\$16,000
206	Concrete Ramps - Repair/Replace	Approx 2,000 square feet	40	2	\$26,600	\$37,200
216	Chain Link Fence, Old - Replace	Approx 1,350 linear feet	30	2	\$28,600	\$34,400
218	Chain Link Fence, MPC - Replace	Approx 300 linear feet	30	9	\$6,390	\$7,620
219	Chain Link Fence, 2004/2005-Replace	Approx 300 linear feet	30	14	\$6,390	\$7,620
220	Chain Link Fence, 2014/2015-Replace	Approx 260 linear feet	30	24	\$5,560	\$6,590
223	Chain Link Fence, 2016/2017-Replace	Approx 150 linear feet	30	26	\$3,190	\$3,810
300	Bridge Wood Deck, Island - Replace	Approx 960 square feet	25	9	\$6,390	\$10,600
302	Docks/Floats - Repair/Replace	Approx 3,300 square feet	25	2	\$58,400	\$84,900
320	Pier, Cedar Park - Repair/Replace	Approx 530 square feet	30	14	\$10,600	\$14,800
Recreation						
400	Play Equipment, Springer - Replace	(1) big toy	20	10	\$21,200	\$31,800
402	Play Equipment, Cedar - Replace	(1) play set	20	12	\$5,250	\$7,420
404	Play Equipment, Older - Replace	(7) assorted	20	1	\$23,400	\$34,000
412	Sport Court Fence - Replace	Approx 240 linear feet	30	17	\$9,580	\$12,800
460	Picnic Shelter, Springer - Replace	(1) 18'x28'	40	30	\$17,000	\$25,400
462	Gazebo, Island - Replace	(1) 16'x18'	40	24	\$14,800	\$25,400
Building Exterior						
510	Roof, MPC - Replace	Approx 1,800 GSF	40	15	\$14,800	\$21,200
Building Interior						
714	Appliances, MPC - Replace	(3) major, assorted	20	10	\$7,420	\$9,580
Systems/Equipment						
860	Septic Systems, Parks - Replace	(5) systems	50	2	\$47,800	\$69,000
861	Septic System, MPC - Replace	(1) system	50	25	\$9,580	\$13,800
903	Riding Mower, Bad Boy - Replace	(1) Bad Boy Maverick	15	14	\$5,800	\$7,800
911	Utility Trailer, Enclosed - Replace	(1) Victory, 10'x20'	20	10	\$5,870	\$7,930
916	Generator, Small - Replace	(1) Kubota 7000 GL	15	6	\$4,740	\$6,900
940	Aeration System - Replace	(1) system	20	13	\$6,900	\$9,060
950	Truck, 1992 (2/3) - Replace	(1) 1992 GMC 3500HD	12	4	\$11,600	\$16,000
952	Truck, 1995 - Replace	(1) 1995 Ford Ranger	12	0	\$6,390	\$10,600
954	Truck, 2006 - Replace	(1) 2006 Ford F250	12	7	\$17,000	\$22,200
986	Generator/Control, 100 KW - Replace	(1) Onan 100 KW,GE MX150	40	16	\$63,700	\$106,000
30 Total Funded Components						

Fully Funded Balance

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
200	Asphalt, MPC - Resurface	\$5,765	X	25	/	40	=	\$3,603
201	Asphalt, Timberlake - Resurface	\$6,435	X	29	/	40	=	\$4,665
202	Asphalt, Saltwater - Resurface	\$14,650	X	36	/	40	=	\$13,185
206	Concrete Ramps - Repair/Replace	\$31,900	X	38	/	40	=	\$30,305
216	Chain Link Fence, Old - Replace	\$31,500	X	28	/	30	=	\$29,400
218	Chain Link Fence, MPC - Replace	\$7,005	X	21	/	30	=	\$4,904
219	Chain Link Fence, 2004/2005-Replace	\$7,005	X	16	/	30	=	\$3,736
220	Chain Link Fence, 2014/2015-Replace	\$6,075	X	6	/	30	=	\$1,215
223	Chain Link Fence, 2016/2017-Replace	\$3,500	X	4	/	30	=	\$467
300	Bridge Wood Deck, Island - Replace	\$8,495	X	16	/	25	=	\$5,437
302	Docks/Floats - Repair/Replace	\$71,650	X	23	/	25	=	\$65,918
320	Pier, Cedar Park - Repair/Replace	\$12,700	X	16	/	30	=	\$6,773
Recreation								
400	Play Equipment, Springer - Replace	\$26,500	X	10	/	20	=	\$13,250
402	Play Equipment, Cedar - Replace	\$6,335	X	8	/	20	=	\$2,534
404	Play Equipment, Older - Replace	\$28,700	X	19	/	20	=	\$27,265
412	Sport Court Fence - Replace	\$11,190	X	13	/	30	=	\$4,849
460	Picnic Shelter, Springer - Replace	\$21,200	X	10	/	40	=	\$5,300
462	Gazebo, Island - Replace	\$20,100	X	16	/	40	=	\$8,040
Building Exterior								
510	Roof, MPC - Replace	\$18,000	X	25	/	40	=	\$11,250
Building Interior								
714	Appliances, MPC - Replace	\$8,500	X	10	/	20	=	\$4,250
Systems/Equipment								
860	Septic Systems, Parks - Replace	\$58,400	X	48	/	50	=	\$56,064
861	Septic System, MPC - Replace	\$11,690	X	25	/	50	=	\$5,845
903	Riding Mower, Bad Boy - Replace	\$6,800	X	1	/	15	=	\$453
911	Utility Trailer, Enclosed - Replace	\$6,900	X	10	/	20	=	\$3,450
916	Generator, Small - Replace	\$5,820	X	9	/	15	=	\$3,492
940	Aeration System - Replace	\$7,980	X	7	/	20	=	\$2,793
950	Truck, 1992 (2/3) - Replace	\$13,800	X	8	/	12	=	\$9,200
952	Truck, 1995 - Replace	\$8,495	X	12	/	12	=	\$8,495
954	Truck, 2006 - Replace	\$19,600	X	5	/	12	=	\$8,167
986	Generator/Control, 100 KW - Replace	\$84,850	X	24	/	40	=	\$50,910
								\$395,215

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds					
200	Asphalt, MPC - Resurface	40	\$5,765	\$144	0.69 %
201	Asphalt, Timberlake - Resurface	40	\$6,435	\$161	0.77 %
202	Asphalt, Saltwater - Resurface	40	\$14,650	\$366	1.75 %
206	Concrete Ramps - Repair/Replace	40	\$31,900	\$798	3.82 %
216	Chain Link Fence, Old - Replace	30	\$31,500	\$1,050	5.03 %
218	Chain Link Fence, MPC - Replace	30	\$7,005	\$234	1.12 %
219	Chain Link Fence, 2004/2005-Replace	30	\$7,005	\$234	1.12 %
220	Chain Link Fence, 2014/2015-Replace	30	\$6,075	\$203	0.97 %
223	Chain Link Fence, 2016/2017-Replace	30	\$3,500	\$117	0.56 %
300	Bridge Wood Deck, Island - Replace	25	\$8,495	\$340	1.63 %
302	Docks/Floats - Repair/Replace	25	\$71,650	\$2,866	13.72 %
320	Pier, Cedar Park - Repair/Replace	30	\$12,700	\$423	2.03 %
Recreation					
400	Play Equipment, Springer - Replace	20	\$26,500	\$1,325	6.34 %
402	Play Equipment, Cedar - Replace	20	\$6,335	\$317	1.52 %
404	Play Equipment, Older - Replace	20	\$28,700	\$1,435	6.87 %
412	Sport Court Fence - Replace	30	\$11,190	\$373	1.79 %
460	Picnic Shelter, Springer - Replace	40	\$21,200	\$530	2.54 %
462	Gazebo, Island - Replace	40	\$20,100	\$503	2.41 %
Building Exterior					
510	Roof, MPC - Replace	40	\$18,000	\$450	2.15 %
Building Interior					
714	Appliances, MPC - Replace	20	\$8,500	\$425	2.03 %
Systems/Equipment					
860	Septic Systems, Parks - Replace	50	\$58,400	\$1,168	5.59 %
861	Septic System, MPC - Replace	50	\$11,690	\$234	1.12 %
903	Riding Mower, Bad Boy - Replace	15	\$6,800	\$453	2.17 %
911	Utility Trailer, Enclosed - Replace	20	\$6,900	\$345	1.65 %
916	Generator, Small - Replace	15	\$5,820	\$388	1.86 %
940	Aeration System - Replace	20	\$7,980	\$399	1.91 %
950	Truck, 1992 (2/3) - Replace	12	\$13,800	\$1,150	5.50 %
952	Truck, 1995 - Replace	12	\$8,495	\$708	3.39 %
954	Truck, 2006 - Replace	12	\$19,600	\$1,633	7.82 %
986	Generator/Control, 100 KW - Replace	40	\$84,850	\$2,121	10.15 %
30	Total Funded Components			\$20,891	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
Site/Grounds							
200	Asphalt, MPC - Resurface	40	15	\$5,765	\$3,603	\$6,476	\$126.94
201	Asphalt, Timberlake - Resurface	40	11	\$6,435	\$4,665	\$8,385	\$141.69
202	Asphalt, Saltwater - Resurface	40	4	\$14,650	\$13,185	\$23,696	\$322.58
206	Concrete Ramps - Repair/Replace	40	2	\$31,900	\$30,305	\$54,465	\$702.41
216	Chain Link Fence, Old - Replace	30	2	\$31,500	\$29,400	\$52,838	\$924.80
218	Chain Link Fence, MPC - Replace	30	9	\$7,005	\$4,904	\$8,813	\$205.66
219	Chain Link Fence, 2004/2005-Replace	30	14	\$7,005	\$3,736	\$6,714	\$205.66
220	Chain Link Fence, 2014/2015-Replace	30	24	\$6,075	\$1,215	\$2,184	\$178.35
223	Chain Link Fence, 2016/2017-Replace	30	26	\$3,500	\$467	\$839	\$102.76
300	Bridge Wood Deck, Island - Replace	25	9	\$8,495	\$5,437	\$9,771	\$299.28
302	Docks/Floats - Repair/Replace	25	2	\$71,650	\$65,918	\$118,469	\$2,524.27
320	Pier, Cedar Park - Repair/Replace	30	14	\$12,700	\$6,773	\$12,173	\$372.86
Recreation							
400	Play Equipment, Springer - Replace	20	10	\$26,500	\$13,250	\$23,813	\$1,167.01
402	Play Equipment, Cedar - Replace	20	12	\$6,335	\$2,534	\$4,554	\$278.98
404	Play Equipment, Older - Replace	20	1	\$28,700	\$27,265	\$49,001	\$1,263.90
412	Sport Court Fence - Replace	30	17	\$11,190	\$4,849	\$8,715	\$328.53
460	Picnic Shelter, Springer - Replace	40	30	\$21,200	\$5,300	\$9,525	\$466.81
462	Gazebo, Island - Replace	40	24	\$20,100	\$8,040	\$14,450	\$442.58
Building Exterior							
510	Roof, MPC - Replace	40	15	\$18,000	\$11,250	\$20,219	\$396.34
Building Interior							
714	Appliances, MPC - Replace	20	10	\$8,500	\$4,250	\$7,638	\$374.33
Systems/Equipment							
860	Septic Systems, Parks - Replace	50	2	\$58,400	\$56,064	\$100,760	\$1,028.73
861	Septic System, MPC - Replace	50	25	\$11,690	\$5,845	\$10,505	\$205.92
903	Riding Mower, Bad Boy - Replace	15	14	\$6,800	\$453	\$815	\$399.28
911	Utility Trailer, Enclosed - Replace	20	10	\$6,900	\$3,450	\$6,200	\$303.86
916	Generator, Small - Replace	15	6	\$5,820	\$3,492	\$6,276	\$341.74
940	Aeration System - Replace	20	13	\$7,980	\$2,793	\$5,020	\$351.43
950	Truck, 1992 (2/3) - Replace	12	4	\$13,800	\$9,200	\$16,534	\$1,012.88
952	Truck, 1995 - Replace	12	0	\$8,495	\$8,495	\$15,267	\$623.51
954	Truck, 2006 - Replace	12	7	\$19,600	\$8,167	\$14,677	\$1,438.58
986	Generator/Control, 100 KW - Replace	40	16	\$84,850	\$50,910	\$91,497	\$1,868.32
30 Total Funded Components					\$395,215	\$710,290	\$18,400

30-Year Reserve Plan Summary

23246-6
NSV

Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.				
2020	\$710,290	\$395,215	179.7 %	Low	0.00 %	\$18,400	\$0	\$7,185	\$8,495	
2021	\$727,380	\$419,839	173.3 %	Low	3.00 %	\$18,952	\$0	\$7,254	\$29,561	
2022	\$724,025	\$424,150	170.7 %	Low	3.00 %	\$19,521	\$0	\$6,341	\$205,231	
2023	\$544,655	\$248,314	219.3 %	Low	3.00 %	\$20,106	\$0	\$5,573	\$0	
2024	\$570,334	\$279,276	204.2 %	Low	3.00 %	\$20,709	\$0	\$5,673	\$32,021	
2025	\$564,696	\$278,892	202.5 %	Low	3.00 %	\$21,331	\$0	\$5,780	\$0	
2026	\$591,806	\$312,203	189.6 %	Low	3.00 %	\$21,971	\$0	\$6,021	\$6,949	
2027	\$612,848	\$340,105	180.2 %	Low	3.00 %	\$22,630	\$0	\$6,149	\$24,106	
2028	\$617,522	\$351,943	175.5 %	Low	3.00 %	\$23,309	\$0	\$6,321	\$0	
2029	\$647,151	\$389,760	166.0 %	Low	3.00 %	\$24,008	\$0	\$6,520	\$20,224	
2030	\$657,455	\$408,697	160.9 %	Low	3.00 %	\$24,728	\$0	\$6,446	\$56,310	
2031	\$632,319	\$391,877	161.4 %	Low	3.00 %	\$25,470	\$0	\$6,435	\$8,908	
2032	\$655,317	\$424,244	154.5 %	Low	3.00 %	\$26,234	\$0	\$6,609	\$21,144	
2033	\$667,016	\$445,872	149.6 %	Low	3.00 %	\$27,021	\$0	\$6,778	\$11,719	
2034	\$689,095	\$478,777	143.9 %	Low	3.00 %	\$27,832	\$0	\$6,861	\$40,091	
2035	\$683,697	\$484,394	141.1 %	Low	3.00 %	\$28,667	\$0	\$6,826	\$37,025	
2036	\$682,165	\$494,313	138.0 %	Low	3.00 %	\$29,527	\$0	\$6,206	\$158,304	
2037	\$559,593	\$380,619	147.0 %	Low	3.00 %	\$30,412	\$0	\$5,682	\$18,495	
2038	\$577,192	\$408,553	141.3 %	Low	3.00 %	\$31,325	\$0	\$5,956	\$0	
2039	\$614,472	\$457,442	134.3 %	Low	3.00 %	\$32,265	\$0	\$6,162	\$34,369	
2040	\$618,531	\$473,496	130.6 %	Low	3.00 %	\$33,232	\$0	\$6,381	\$0	
2041	\$658,144	\$526,565	125.0 %	Low	3.00 %	\$34,229	\$0	\$6,461	\$64,217	
2042	\$634,617	\$516,247	122.9 %	Low	3.00 %	\$35,256	\$0	\$6,552	\$0	
2043	\$676,425	\$572,964	118.1 %	Low	3.00 %	\$36,314	\$0	\$6,978	\$0	
2044	\$719,717	\$632,620	113.8 %	Low	3.00 %	\$37,403	\$0	\$7,064	\$70,477	
2045	\$693,708	\$622,748	111.4 %	Low	3.00 %	\$38,526	\$0	\$7,040	\$24,476	
2046	\$714,797	\$661,274	108.1 %	Low	3.00 %	\$39,681	\$0	\$7,342	\$7,548	
2047	\$754,272	\$719,742	104.8 %	Low	3.00 %	\$40,872	\$0	\$6,983	\$159,155	
2048	\$642,972	\$625,201	102.8 %	Low	3.00 %	\$42,098	\$0	\$6,512	\$31,573	
2049	\$660,008	\$660,668	99.9 %	Low	3.00 %	\$43,361	\$0	\$6,768	\$16,025	

30-Year Reserve Plan Summary (Alternate Funding Plan)

23246-6
NSV

Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$710,290	\$395,215	179.7 %	Low	\$5,611	\$0	\$7,121	\$8,495
2021	\$714,527	\$419,839	170.2 %	Low	\$5,779	\$0	\$7,059	\$29,561
2022	\$697,804	\$424,150	164.5 %	Low	\$5,953	\$0	\$6,009	\$205,231
2023	\$504,535	\$248,314	203.2 %	Low	\$6,131	\$0	\$5,099	\$0
2024	\$515,765	\$279,276	184.7 %	Low	\$6,315	\$0	\$5,052	\$32,021
2025	\$495,112	\$278,892	177.5 %	Low	\$6,505	\$0	\$5,007	\$0
2026	\$506,623	\$312,203	162.3 %	Low	\$6,700	\$0	\$5,088	\$6,949
2027	\$511,462	\$340,105	150.4 %	Low	\$6,901	\$0	\$5,052	\$24,106
2028	\$499,309	\$351,943	141.9 %	Low	\$7,108	\$0	\$5,052	\$0
2029	\$511,469	\$389,760	131.2 %	Low	\$7,321	\$0	\$5,073	\$20,224
2030	\$503,639	\$408,697	123.2 %	Low	\$7,541	\$0	\$4,815	\$56,310
2031	\$459,684	\$391,877	117.3 %	Low	\$7,767	\$0	\$4,612	\$8,908
2032	\$463,156	\$424,244	109.2 %	Low	\$8,000	\$0	\$4,587	\$21,144
2033	\$454,599	\$445,872	102.0 %	Low	\$8,240	\$0	\$4,549	\$11,719
2034	\$455,669	\$478,777	95.2 %	Low	\$8,487	\$0	\$4,419	\$40,091
2035	\$428,484	\$484,394	88.5 %	Low	\$8,742	\$0	\$4,162	\$37,025
2036	\$404,363	\$494,313	81.8 %	Low	\$9,004	\$0	\$3,312	\$158,304
2037	\$258,375	\$380,619	67.9 %	Medium	\$9,274	\$0	\$2,549	\$18,495
2038	\$251,703	\$408,553	61.6 %	Medium	\$9,552	\$0	\$2,577	\$0
2039	\$263,832	\$457,442	57.7 %	Medium	\$9,839	\$0	\$2,527	\$34,369
2040	\$241,830	\$473,496	51.1 %	Medium	\$10,134	\$0	\$2,480	\$0
2041	\$254,444	\$526,565	48.3 %	Medium	\$10,438	\$0	\$2,286	\$64,217
2042	\$202,951	\$516,247	39.3 %	Medium	\$10,751	\$0	\$2,093	\$0
2043	\$215,795	\$572,964	37.7 %	Medium	\$11,074	\$0	\$2,223	\$0
2044	\$229,092	\$632,620	36.2 %	Medium	\$11,406	\$0	\$2,005	\$70,477
2045	\$172,026	\$622,748	27.6 %	High	\$11,748	\$0	\$1,664	\$24,476
2046	\$160,962	\$661,274	24.3 %	High	\$12,101	\$0	\$1,640	\$7,548
2047	\$167,155	\$719,742	23.2 %	High	\$12,464	\$0	\$942	\$159,155
2048	\$21,405	\$625,201	3.4 %	High	\$12,838	\$0	\$121	\$31,573
2049	\$2,790	\$660,668	0.4 %	High	\$13,223	\$0	\$14	\$16,025

30-Year Income/Expense Detail

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NSV

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$710,290	\$727,380	\$724,025	\$544,655	\$570,334
Annual Reserve Contribution	\$18,400	\$18,952	\$19,521	\$20,106	\$20,709
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,185	\$7,254	\$6,341	\$5,573	\$5,673
Total Income	\$735,875	\$753,586	\$749,887	\$570,334	\$596,716
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$16,489
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$33,843	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$33,418	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Bridge Wood Deck, Island - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$76,013	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
402 Play Equipment, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$29,561	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
860 Septic Systems, Parks - Replace	\$0	\$0	\$61,957	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration System - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$15,532
952 Truck, 1995 - Replace	\$8,495	\$0	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$8,495	\$29,561	\$205,231	\$0	\$32,021
Ending Reserve Balance	\$727,380	\$724,025	\$544,655	\$570,334	\$564,696

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$564,696	\$591,806	\$612,848	\$617,522	\$647,151
Annual Reserve Contribution	\$21,331	\$21,971	\$22,630	\$23,309	\$24,008
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,780	\$6,021	\$6,149	\$6,321	\$6,520
Total Income	\$591,806	\$619,798	\$641,627	\$647,151	\$677,679
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$9,140
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Bridge Wood Deck, Island - Replace	\$0	\$0	\$0	\$0	\$11,084
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
402 Play Equipment, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$6,949	\$0	\$0	\$0
940 Aeration System - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$0
952 Truck, 1995 - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$24,106	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$6,949	\$24,106	\$0	\$20,224
Ending Reserve Balance	\$591,806	\$612,848	\$617,522	\$647,151	\$657,455

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$657,455	\$632,319	\$655,317	\$667,016	\$689,095
Annual Reserve Contribution	\$24,728	\$25,470	\$26,234	\$27,021	\$27,832
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,446	\$6,435	\$6,609	\$6,778	\$6,861
Total Income	\$688,629	\$664,224	\$688,160	\$700,814	\$723,788
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$8,908	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$10,596
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Bridge Wood Deck, Island - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$19,210
Recreation					
400 Play Equipment, Springer - Replace	\$35,614	\$0	\$0	\$0	\$0
402 Play Equipment, Cedar - Replace	\$0	\$0	\$9,032	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$11,423	\$0	\$0	\$0	\$0
Systems/Equipment					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$10,286
911 Utility Trailer, Enclosed - Replace	\$9,273	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration System - Replace	\$0	\$0	\$0	\$11,719	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$0
952 Truck, 1995 - Replace	\$0	\$0	\$12,112	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$56,310	\$8,908	\$21,144	\$11,719	\$40,091
Ending Reserve Balance	\$632,319	\$655,317	\$667,016	\$689,095	\$683,697

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$683,697	\$682,165	\$559,593	\$577,192	\$614,472
Annual Reserve Contribution	\$28,667	\$29,527	\$30,412	\$31,325	\$32,265
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,826	\$6,206	\$5,682	\$5,956	\$6,162
Total Income	\$719,190	\$717,898	\$595,687	\$614,472	\$652,899
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$8,982	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Bridge Wood Deck, Island - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
402 Play Equipment, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$18,495	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$28,043	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration System - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$22,145	\$0	\$0	\$0
952 Truck, 1995 - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$34,369
986 Generator/Control, 100 KW - Replace	\$0	\$136,159	\$0	\$0	\$0
Total Expenses	\$37,025	\$158,304	\$18,495	\$0	\$34,369
Ending Reserve Balance	\$682,165	\$559,593	\$577,192	\$614,472	\$618,531

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$618,531	\$658,144	\$634,617	\$676,425	\$719,717
Annual Reserve Contribution	\$33,232	\$34,229	\$35,256	\$36,314	\$37,403
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,381	\$6,461	\$6,552	\$6,978	\$7,064
Total Income	\$658,144	\$698,834	\$676,425	\$719,717	\$764,185
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$12,349
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Bridge Wood Deck, Island - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
402 Play Equipment, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$53,390	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$40,859
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$10,827	\$0	\$0	\$0
940 Aeration System - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$0
952 Truck, 1995 - Replace	\$0	\$0	\$0	\$0	\$17,269
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$64,217	\$0	\$0	\$70,477
Ending Reserve Balance	\$658,144	\$634,617	\$676,425	\$719,717	\$693,708

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$693,708	\$714,797	\$754,272	\$642,972	\$660,008
Annual Reserve Contribution	\$38,526	\$39,681	\$40,872	\$42,098	\$43,361
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,040	\$7,342	\$6,983	\$6,512	\$6,768
Total Income	\$739,273	\$761,820	\$802,127	\$691,582	\$710,137
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$7,548	\$0	\$0	\$0
300 Bridge Wood Deck, Island - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$159,155	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
400 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
402 Play Equipment, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$24,476	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$16,025
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration System - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$31,573	\$0
952 Truck, 1995 - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$24,476	\$7,548	\$159,155	\$31,573	\$16,025
Ending Reserve Balance	\$714,797	\$754,272	\$642,972	\$660,008	\$694,112

Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). 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) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

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 Water System - Maintain/Replace**Quantity: Extensive systems**

Location: Throughout community

Funded?: No. Water system is a separate entity with a segregated budget / reserves

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 104 MPC Building - Replace**Quantity: Potential Project**

Location: 2880 East Timberlake Drive West

Funded?: No. Useful life not predictable or extended

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 200 Asphalt, MPC - Resurface**Quantity: Approx 1,700 square feet**

Location: Lots adjacent to MPC

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

History: \$2,928 for paving in 1995

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 40 years

Remaining Life: 15 years

Best Case: \$ 4,530

Worst Case: \$7,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 201 Asphalt, Timberlake - Resurface**Quantity: Approx 2,200 square feet**

Location: Big Timberlake Boat Launch

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

History:

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 40 years

Remaining Life: 11 years

Best Case: \$ 5,870

Worst Case: \$7,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 202 Asphalt, Saltwater - Resurface**Quantity: Approx 5,000 square feet**

Location: Saltwater Park Road

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

History:

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 40 years

Remaining Life: 4 years

Best Case: \$ 13,300

Worst Case: \$16,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 204 Gravel Areas - Maintain/Repair**Quantity: Approx 56,500 surface SF**

Location: Lots adjacent to MPC, Parks, etc...

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

History: All parking areas received new gravel in 2014; minor \$2,500 expense

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 206 Concrete Ramps - Repair/Replace **Quantity: Approx 2,000 square feet**
Location: Saltwater and Big Timber Lake boat ramps
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study
Useful Life: 40 years Remaining Life: 2 years
Best Case: \$ 26,600 Worst Case: \$37,200
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 210 Site Lighting - Replace **Quantity: Moderate quantity**
Location: Main entry, select common areas
Funded?: No. Annual cost best handled as operating expense for HOA lights; PUD otherwise
History:
Comments:
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 212 Entry Towers/Signs - Replace **Quantity: (2) wood, 5'x5'x15'**
Location: East Agate Drive and East Timberlake Drive
Funded?: No. Annual cost best handled as operating expense
History:
Comments:
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 213 Trash Receptacles/Covers - Replace **Quantity: Moderate quantity**
Location: Parks
Funded?: No. Cost projected to be too small
History:
Comments: N
Useful Life: 0 years 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: New directional signs and refinishing of park signs in 2014 by maintenance staff; project cost of only \$1,500
Comments:
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 215 Community Kiosks/Readers - Replace **Quantity: Moderate quantity**
Location: Common areas
Funded?: No. Cost projected to be too small
History:
Comments:
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 216 Chain Link Fence, Old - Replace **Quantity: Approx 1,350 linear feet**
Location: Parks, Dam, etc...
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: None known
Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study
Useful Life: 30 years Remaining Life: 2 years
Best Case: \$ 28,600 Worst Case: \$34,400
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 218 Chain Link Fence, MPC - Replace**Quantity: Approx 300 linear feet**

Location: Adjacent to MPC

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

History:

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 6,390

Worst Case: \$7,620

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 219 Chain Link Fence, 2004/2005-Replace**Quantity: Approx 300 linear feet**

Location: FY 2004/2005 replacements at Cedar and Skookum Parks

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

History: FY 2004/2005 replacements at Cedar and Skookum Parks

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 6,390

Worst Case: \$7,620

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 220 Chain Link Fence, 2014/2015-Replace**Quantity: Approx 260 linear feet**

Location: Fencing was added at Alder Park in FY 2014/2015

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

History: Fencing was added at Alder Park in FY 2014/2015

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 5,560

Worst Case: \$6,590

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 223 Chain Link Fence, 2016/2017-Replace**Quantity: Approx 150 linear feet**

Location: Portions of Cedar and Timber Parks

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

History: 150' total (75'/each) Timber and Cedar Parks replaced in FY 2016/2017

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 3,190

Worst Case: \$3,810

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 225 Wood Fence - Replace**Quantity: Approx 230 linear feet**

Location: Adjacent to Little Timber Lake Boat Launch

Funded?: No. Cost projected to be too small

History:

Comments:

Useful Life: 0 years

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:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 228 Irrigation - Repair/Replace**Quantity: Extensive systems**

Location: Springer Park, Entry Monuments

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

History: Installed at Springer Park in 2007, older at Entry Monuments

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 230 Lakes/Ponds - Maintain/Refurbish**Quantity: Extensive acre feet**

Location: Big and Little Timber Lakes, Frog and Beaver Ponds, etc...

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

History: FY 2017/2018 expense of \$17,450 for weed control

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 240 Dams - Maintain/Refurbish**Quantity: Extensive square feet**

Location: Big and Little Timberlakes

Funded?: No. Useful life not predictable or extended

History: Slip lining project occurred in 2004 at an expense of \$52,000

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 300 Bridge Wood Deck, Island - Replace**Quantity: Approx 960 square feet**

Location: Island Park

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

History: Built in 2004 with concrete pier improvements required in 2009

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 6,390

Worst Case: \$10,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 302 Docks/Floats - Repair/Replace**Quantity: Approx 3,300 square feet**

Location: Parks

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

History: Last large scale replacement of docks and floats in the mid-1990's

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 58,400

Worst Case: \$84,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 320 Pier, Cedar Park - Repair/Replace**Quantity: Approx 530 square feet**

Location: Cedar Park

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

History: Constructed by maintenance staff in 2005 at expense of ~\$7,000

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 10,600

Worst Case: \$14,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Recreation

Comp #: 400 Play Equipment, Springer - Replace**Quantity: (1) big toy**

Location: Springer Park, South

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

History: Big toy was purchased for ~\$11,000 and installed by maintenance staff in 2010

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 21,200

Worst Case: \$31,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 402 Play Equipment, Cedar - Replace**Quantity: (1) play set**

Location: Cedar Park

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

History: Play set reportedly donated and installed in 2012

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 5,250

Worst Case: \$7,420

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 404 Play Equipment, Older - Replace**Quantity: (7) assorted**

Location: Alder Park, Timber Park and Little Timber Lake Boat Launch

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

History: Older play equipment installed in 1993

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 23,400

Worst Case: \$34,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 406 Play Equipment, Minor - Replace**Quantity: Moderate quantity**

Location: Springer Park

Funded?: No. Cost projected to be too small

History: Disc Golf baskets were added in 2010 / \$1,840; two basketball assemblies in 2007

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 410 Sport Courts - Maintain**Quantity: Approx 2,800 SF, total**

Location: Two at Springer Park, North and South

Funded?: No. Useful life not predictable or extended

History: South Court installed in 2007 at an expense of ~\$34,000 (including interlocking tiles)

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 412 Sport Court Fence - Replace**Quantity: Approx 240 linear feet**

Location: Springer Park, South

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

History: Installed in 2007 at an expense of \$9,300

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 9,580

Worst Case: \$12,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 440 Picnic Assets - Replace

Quantity: Extensive, assorted

Location: Cedar, Island, Skookum and Springer Parks, MPC grounds
Funded?: No. Annual cost best handled as operating expense
History:
Comments:
Useful Life: 0 years
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 460 Picnic Shelter, Springer - Replace

Quantity: (1) 18'x28'

Location: Springer Park, South
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: Built by maintenance staff in 2010 at an expense of ~\$14,100
Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study
Useful Life: 40 years
Best Case: \$ 17,000
Lower allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 30 years
Worst Case: \$25,400
Higher allowance

Comp #: 462 Gazebo, Island - Replace

Quantity: (1) 16'x18'

Location: Island Park
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: Built by maintenance staff in 2004 at an expense of ~\$12,400
Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study
Useful Life: 40 years
Best Case: \$ 14,800
Lower allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 24 years
Worst Case: \$25,400
Higher allowance

Building Exterior

Comp #: 500 Exterior, MPC - Repair/Replace**Quantity: Approx 1,600 GSF**

Location: 2880 East Timberlake Drive West
Funded?: No. Annual cost best handled as operating expense
History: Completed in 1995
Comments:
Useful Life: 0 years
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 502 Exterior, Sheds - Maintain/Replace**Quantity: Approx 1,250 GSF**

Location: In the vicinity of 2880 East Timberlake Drive West and Springer Park
Funded?: No. Annual cost best handled as operating expense
History:
Comments:
Useful Life: 0 years
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 504 Exterior, Park Bathrooms - Maintain**Quantity: (5) structures, ~8'x12'**

Location: Cedar, Island, Springer and Timber Parks plus Division 11 showers
Funded?: No. Annual cost best handled as operating expense
History:
Comments:
Useful Life: 0 years
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 510 Roof, MPC - Replace**Quantity: Approx 1,800 GSF**

Location: 2880 East Timberlake Drive West
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study
Useful Life: 40 years
Best Case: \$ 14,800
Lower allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 15 years
Worst Case: \$21,200
Higher allowance

Building Interior

Comp #: 600 Interior, MPC - Maintain/Refinish**Quantity: Moderate GSF**

Location: 2880 East Timberlake Drive West

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

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 602 Interior, Park Bathrooms-Maintain**Quantity: (10) bathrooms**

Location: Cedar, Island, Springer and Timber Parks plus Division 11 showers

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

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 712 Furniture, MPC - Replace**Quantity: Extensive quantity**

Location: Common area, storage

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

History: \$1,600 of replacements were indicated in 2010

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 714 Appliances, MPC - Replace**Quantity: (3) major, assorted**

Location: MPC interior location

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

History: Range (Fisher & Paykel) was installed in 2010 at an expense of \$5,700

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 7,420

Worst Case: \$9,580

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Systems/Equipment

Comp #: 840 Electrical/Plumbing-Repair/Replace**Quantity: Extensive systems**

Location: MPC, Park Bathrooms, common areas, etc...

Funded?: No. Useful life not predictable or extended

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 860 Septic Systems, Parks - Replace**Quantity: (5) systems**

Location: Serving Park Bathrooms/Showers

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

History: Septic systems (for showers and park bathrooms) were installed in the early 1970'

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 50 years

Remaining Life: 2 years

Best Case: \$ 47,800

Worst Case: \$69,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 861 Septic System, MPC - Replace**Quantity: (1) system**

Location: Serving MPC

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

History: Septic system for MPC was installed in 1995

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 50 years

Remaining Life: 25 years

Best Case: \$ 9,580

Worst Case: \$13,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 900 Office Equipment/Furniture-Replace**Quantity: Minor equipment**

Location: 2880 East Timberlake Drive West, MPC Office

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 902 Small Equipment/Tools - Replace**Quantity: Minor equipment**

Location: 2880 East Timberlake Drive West

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

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 903 Riding Mower, Bad Boy - Replace**Quantity: (1) Bad Boy Maverick**

Location: 2880 East Timberlake Drive West

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

History: Purchased new in FY 2019/2020 at a reported expense of \$6,800

Comments: Added component/funding

Purchased new in FY 2019/2020 at a reported expense of \$6,800

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 5,800

Worst Case: \$7,800

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 904 Riding Mower, Kubota - Replace**Quantity: (1) Kubota ZD 25**

Location: 2880 East Timberlake Drive West

Funded?: No. Research now informed us that this piece of equipment will be decommissioned instead of replaced once significant repairs are needed

History: Purchased new in 2006 at an expense of \$12,000; research now informed us that this piece of equipment will be decommissioned instead of replaced once significant repairs are needed

Comments: Removed future reserve funding allowance

Research now informed us that this piece of equipment will be decommissioned instead of replaced once significant repairs are needed

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 906 CERT Container - Replace**Quantity: (1) metal, 8'x20'**

Location: 2880 East Timberlake Drive West

Funded?: No. Cost projected to be too small

History: Used shipping container was purchased in 2007 at an expense of \$3,100

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 911 Utility Trailer, Enclosed - Replace**Quantity: (1) Victory, 10'x20'**

Location: 2880 East Timberlake Drive West

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

History: 7,000 GVWR trailer was purchased in 2010 at an expense of \$5,100

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 5,870

Worst Case: \$7,930

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 911 Utility Trailer, Open - Replace**Quantity: (1) small, 6'x12'**

Location: 2880 East Timberlake Drive West

Funded?: No. Cost projected to be too small

History: 77" wide channel utility trailer was purchased in 2006

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 912 Boat/Trailer - Replace**Quantity: (1) donated, small**

Location: Parking area across from 2880 East Timberlake Drive West

Funded?: No. Cost projected to be too small

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 916 Generator, Small - Replace**Quantity: (1) Kubota 7000 GL**

Location: 2880 East Timberlake Drive West

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

History: Purchased in early 2012 for emergency back up for MPC

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 4,740

Worst Case: \$6,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 920 Water Heaters - Replace **Quantity: (2) electric, assorted**
Location: MPC and Division 11 showers
Funded?: No. Cost projected to be too small
History: Heater located at the Division 11 showers / 2012, MPC / 2015
Comments:
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 922 Propane Tanks - Replace **Quantity: (2) assorted sizes**
Location: MPC and Division 11 showers
Funded?: No. Cost projected to be too small
History: Replaced in 2010 at an expense of \$750
Comments:
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 930 Surveillance Systems - Maintain **Quantity: ~(9) game cameras**
Location: Select common areas
Funded?: No. Annual cost best handled as operating expense
History:
Comments:
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 940 Aeration System - Replace **Quantity: (1) system**
Location: Little Timberlake
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: Replacement of pump and electrical improvements in 2013 at expense of \$6,500
Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study
Useful Life: 20 years Remaining Life: 13 years
Best Case: \$ 6,900 Worst Case: \$9,060
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 950 Truck, 1992 (2/3) - Replace **Quantity: (1) 1992 GMC 3500HD**
Location: 2880 East Timberlake Drive West
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: Purchased used in 2012 at a total expense of only \$6,500
Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study
Useful Life: 12 years Remaining Life: 4 years
Best Case: \$ 11,600 Worst Case: \$16,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 952 Truck, 1995 - Replace **Quantity: (1) 1995 Ford Ranger**
Location: 2880 East Timberlake Drive West
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: Purchased used in 2003 at an expense of \$4,500
Comments: Cost inflated ~3%, no change in RUL from prior 2019/2020 Reserve Study
Useful Life: 12 years Remaining Life: 0 years
Best Case: \$ 6,390 Worst Case: \$10,600
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 954 Truck, 2006 - Replace

Quantity: (1) 2006 Ford F250

Location: 2880 East Timberlake Drive West

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

History: Reportedly purchased used in FY 2015/2016 at an expense of \$17,500

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 17,000

Worst Case: \$22,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 986 Generator/Control, 100 KW - Replace

**Quantity: (1) Onan 100 KW,GE
MX150**

Location: 2880 East Timberlake Drive West

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

History: Onan 100 KW installed in 1996 at an expense of \$36,000, GE MX150 generator control was installed in 2004; cost unknown

Comments: Cost inflated ~3%, deducted one year RUL from prior 2019/2020 Reserve Study

Useful Life: 40 years

Remaining Life: 16 years

Best Case: \$ 63,700

Worst Case: \$106,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Professional/Special Projects

Comp #: 999 Reserve Study Update

Quantity: Annual update

Location: Common areas

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

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:
