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## Update "No-Site-Visit" Reserve Study



### **Timberlake HOA Shelton, WA**

**Report #: 23246-3**  
**For Period Beginning: July 1, 2017**  
**Expires: June 30, 2018**

**Date Prepared: May 2, 2017**



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**Hello, and welcome to your Reserve Study!**

**T**his 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.

**W**ith 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?**

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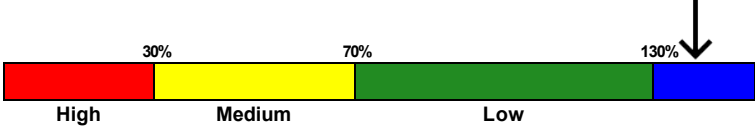
## 3- Minute Executive Summary

**Association:** Timberlake HOA **Assoc. #: 23246-3**  
**Location:** Shelton, WA **# of Units:1350**  
**Report Period:** July 1, 2017 through June 30, 2018

**Findings/Recommendations as-of: July 1, 2017**

Starting Reserve Balance . . . . .	\$699,833
Current Fully Funded Reserve Balance . . . . .	\$313,946
Percent Funded . . . . .	222.9 %
Average Reserve Deficit or (Surplus) Per Unit . . . . .	(\$286)
2017/2018 100% Annual "Full Funding" Contributions . . . . .	\$15,530
2017/2018 70% Annual "Threshold Funding" Contributions . . . . .	\$11,600
2017/2018 "Baseline Funding" to keep Reserves above \$0 . . . . .	\$2,414
Most Recent Budgeted Contribution Rate . . . . .	\$0

**Reserves % Funded: 222.9%**



**Special Assessment Risk:**

**Economic Assumptions:**

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

- This is an “Update No-Site-Visit” Reserve Study, based on our most recent NSV Report prepared for your 2016/2017 Fiscal Year. Refer to photo pages of 2015/2016 WSV report for additional component information. No site inspection was performed as part of this Reserve Study, which was prepared by, or under the supervision of a credentialed Reserve Specialist (RS 153).

- Your Reserve Fund is currently 222.9 % Funded. This means the association’s risk of special assessment and/or deferred maintenance is currently very 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 2017/2018 “Annual Deterioration” of reserve components is \$20,393

- 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 component information and the basis of our assumptions.**

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Site/Grounds</b>				
200	Asphalt, MPC - Resurface	40	18	\$4,330
201	Asphalt, Timberlake - Resurface	40	14	\$5,605
202	Asphalt, Saltwater - Resurface	40	5	\$12,700
206	Concrete Ramps - Repair/Replace	40	5	\$25,450
216	Chain Link Fence, Old - Replace	30	5	\$28,600
218	Chain Link Fence, MPC - Replace	30	12	\$6,350
219	Chain Link Fence, 2004/2005-Replace	30	17	\$6,350
220	Chain Link Fence, 2014/2015-Replace	30	27	\$5,520
300	Bridge, Island - Repair/Replace	25	12	\$4,880
302	Docks/Floats - Repair/Replace	25	5	\$64,750
320	Pier, Cedar Park - Repair/Replace	30	17	\$10,135
<b>Recreation</b>				
400	Play Equipment, Springer - Replace	20	13	\$23,900
402	Play Equipment, Cedar - Replace	20	15	\$5,305
404	Play Equipment, Older - Replace	20	1	\$26,500
412	Sport Court Fence - Replace	30	20	\$10,155
460	Picnic Shelter, Springer - Replace	40	33	\$19,100
462	Gazebo, Island - Replace	40	27	\$18,100
<b>Building Exterior</b>				
510	Roof, MPC - Replace	40	18	\$15,300
<b>Building Interior</b>				
714	Appliances, MPC - Replace	20	13	\$7,430
<b>Systems/Equipment</b>				
860	Septic Systems, Parks - Replace	50	5	\$53,050
861	Septic System, MPC - Replace	50	28	\$10,645
900	Office Equipment/Furniture-Replace	6	1	\$5,305
903	Riding Mower, Kubota - Replace	15	4	\$16,950
911	Utility Trailer, Enclosed - Replace	20	13	\$6,365
916	Generator, Small - Replace	15	9	\$5,305
940	Aeration System - Replace	20	16	\$7,430
950	Truck, 1992 (2/3) - Replace	12	7	\$12,700
952	Truck, 1995 - Replace	12	1	\$7,950
954	Truck, 2007 - Replace	12	10	\$18,050
986	Generator, 100 KW - Replace	40	19	\$53,100
988	Generator Control - Replace	30	19	\$21,250

**31 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.

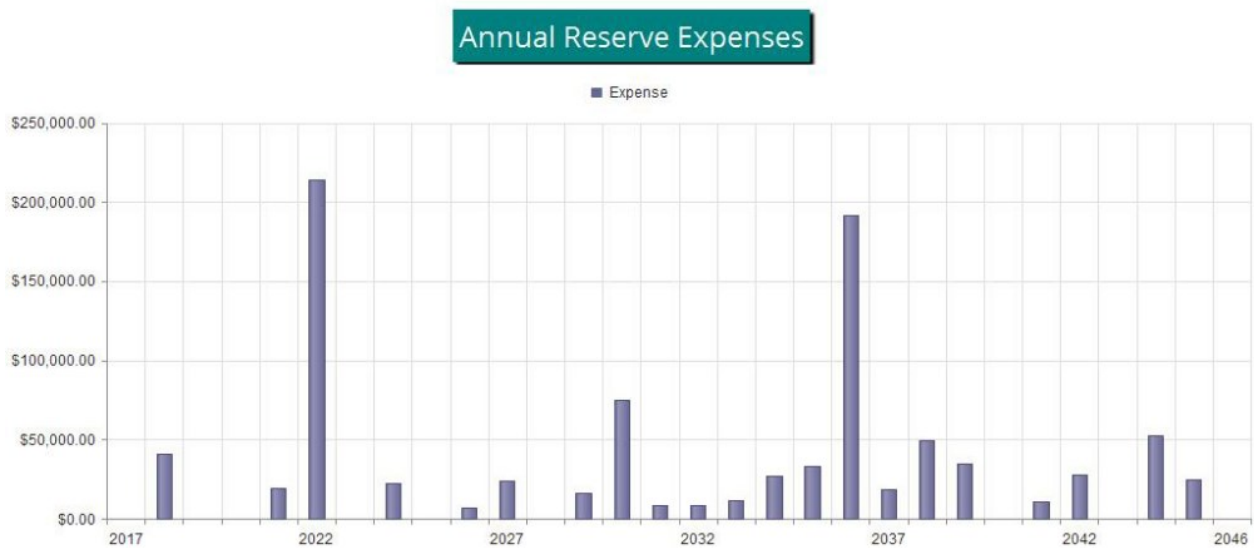


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$699,833 as-of the start of your Fiscal Year on 7/1/2017. As of that date , your Fully Funded Balance is computed to be \$313,946 (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 \$15,530 per 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.

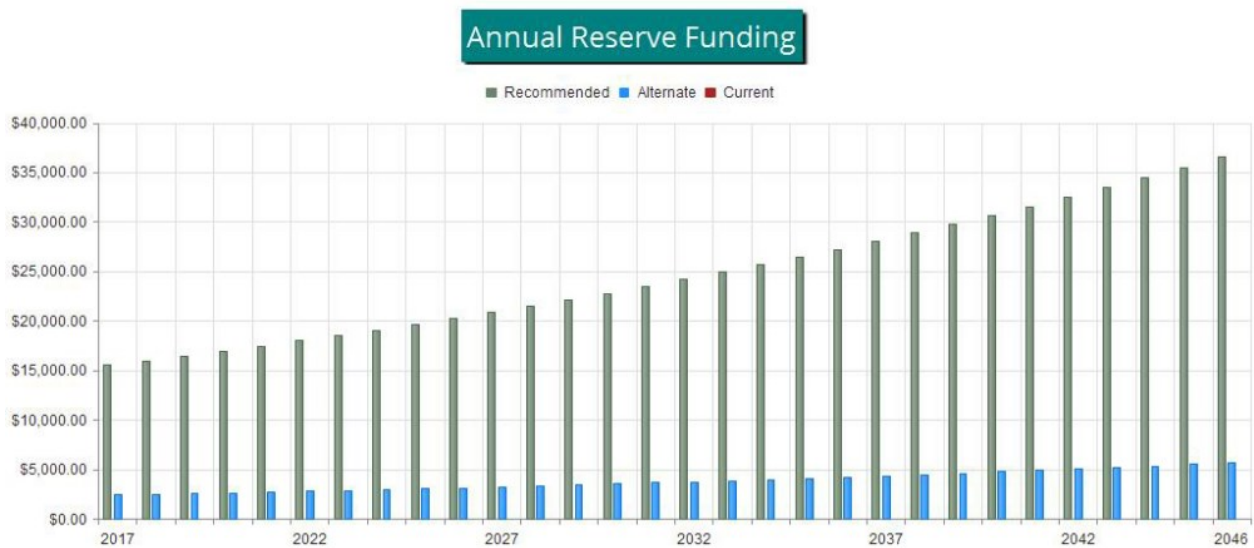


Figure 2

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.

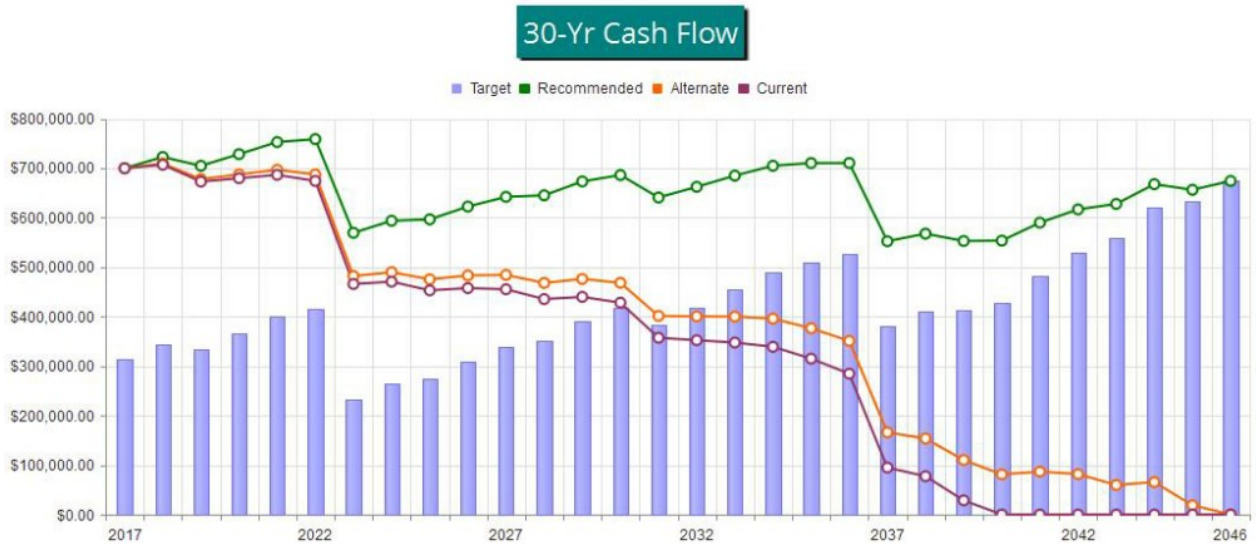


Figure 3

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.

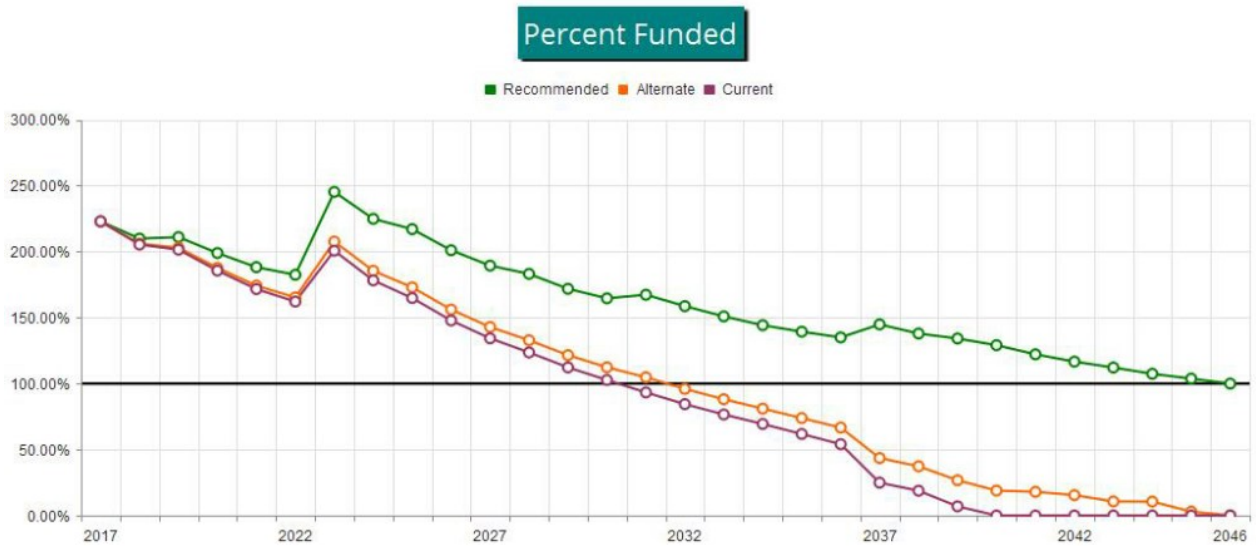


Figure 4

## Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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 association 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 association, 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.

Acct/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 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.

Cash Flow 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	
<b>Site/Grounds</b>						
200	Asphalt, MPC - Resurface	Approx 1,700 square feet	40	18	\$3,970	\$4,690
201	Asphalt, Timberlake - Resurface	Approx 2,200 square feet	40	14	\$5,140	\$6,070
202	Asphalt, Saltwater - Resurface	Approx 5,000 square feet	40	5	\$11,600	\$13,800
206	Concrete Ramps - Repair/Replace	Approx 2,000 square feet	40	5	\$21,200	\$29,700
216	Chain Link Fence, Old - Replace	Approx 1,350 linear feet	30	5	\$25,700	\$31,500
218	Chain Link Fence, MPC - Replace	Approx 300 linear feet	30	12	\$5,700	\$7,000
219	Chain Link Fence, 2004/2005-Replace	Approx 300 linear feet	30	17	\$5,700	\$7,000
220	Chain Link Fence, 2014/2015-Replace	Approx 260 linear feet	30	27	\$4,970	\$6,070
300	Bridge, Island - Repair/Replace	Approx 960 square feet	25	12	\$4,240	\$5,520
302	Docks/Floats - Repair/Replace	Approx 3,300 square feet	25	5	\$52,500	\$77,000
320	Pier, Cedar Park - Repair/Replace	Approx 530 square feet	30	17	\$8,070	\$12,200
<b>Recreation</b>						
400	Play Equipment, Springer - Replace	(1) big toy	20	13	\$16,000	\$31,800
402	Play Equipment, Cedar - Replace	(1) play set	20	15	\$4,240	\$6,370
404	Play Equipment, Older - Replace	(7) assorted	20	1	\$21,200	\$31,800
412	Sport Court Fence - Replace	Approx 240 linear feet	30	20	\$8,910	\$11,400
460	Picnic Shelter, Springer - Replace	(1) 18'x28'	40	33	\$14,800	\$23,400
462	Gazebo, Island - Replace	(1) 16'x18'	40	27	\$12,800	\$23,400
<b>Building Exterior</b>						
510	Roof, MPC - Replace	Approx 1,800 GSF	40	18	\$13,400	\$17,200
<b>Building Interior</b>						
714	Appliances, MPC - Replace	(3) major, assorted	20	13	\$6,370	\$8,490
<b>Systems/Equipment</b>						
860	Septic Systems, Parks - Replace	(5) systems	50	5	\$42,400	\$63,700
861	Septic System, MPC - Replace	(1) system	50	28	\$8,490	\$12,800
900	Office Equipment/Furniture-Replace	Minor equipment	6	1	\$4,240	\$6,370
903	Riding Mower, Kubota - Replace	(1) Kubota ZD 25	15	4	\$14,800	\$19,100
911	Utility Trailer, Enclosed - Replace	(1) Victory, 10'x20'	20	13	\$5,300	\$7,430
916	Generator, Small - Replace	(1) Kubota 7000 GL	15	9	\$4,240	\$6,370
940	Aeration System - Replace	(1) system	20	16	\$6,370	\$8,490
950	Truck, 1992 (2/3) - Replace	(1) 1992 GMC 3500HD	12	7	\$10,600	\$14,800
952	Truck, 1995 - Replace	(1) 1995 Ford Ranger	12	1	\$5,300	\$10,600
954	Truck, 2007 - Replace	(1) 2007 Ford F250	12	10	\$15,500	\$20,600
986	Generator, 100 KW - Replace	(1) Onan 100 KW	40	19	\$47,800	\$58,400
988	Generator Control - Replace	(1) GE MX150	30	19	\$19,100	\$23,400
31	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Site/Grounds</b>								
200	Asphalt, MPC - Resurface	\$4,330	X	22	/	40	=	\$2,382
201	Asphalt, Timberlake - Resurface	\$5,605	X	26	/	40	=	\$3,643
202	Asphalt, Saltwater - Resurface	\$12,700	X	35	/	40	=	\$11,113
206	Concrete Ramps - Repair/Replace	\$25,450	X	35	/	40	=	\$22,269
216	Chain Link Fence, Old - Replace	\$28,600	X	25	/	30	=	\$23,833
218	Chain Link Fence, MPC - Replace	\$6,350	X	18	/	30	=	\$3,810
219	Chain Link Fence, 2004/2005-Replace	\$6,350	X	13	/	30	=	\$2,752
220	Chain Link Fence, 2014/2015-Replace	\$5,520	X	3	/	30	=	\$552
300	Bridge, Island - Repair/Replace	\$4,880	X	13	/	25	=	\$2,538
302	Docks/Floats - Repair/Replace	\$64,750	X	20	/	25	=	\$51,800
320	Pier, Cedar Park - Repair/Replace	\$10,135	X	13	/	30	=	\$4,392
<b>Recreation</b>								
400	Play Equipment, Springer - Replace	\$23,900	X	7	/	20	=	\$8,365
402	Play Equipment, Cedar - Replace	\$5,305	X	5	/	20	=	\$1,326
404	Play Equipment, Older - Replace	\$26,500	X	19	/	20	=	\$25,175
412	Sport Court Fence - Replace	\$10,155	X	10	/	30	=	\$3,385
460	Picnic Shelter, Springer - Replace	\$19,100	X	7	/	40	=	\$3,343
462	Gazebo, Island - Replace	\$18,100	X	13	/	40	=	\$5,883
<b>Building Exterior</b>								
510	Roof, MPC - Replace	\$15,300	X	22	/	40	=	\$8,415
<b>Building Interior</b>								
714	Appliances, MPC - Replace	\$7,430	X	7	/	20	=	\$2,601
<b>Systems/Equipment</b>								
860	Septic Systems, Parks - Replace	\$53,050	X	45	/	50	=	\$47,745
861	Septic System, MPC - Replace	\$10,645	X	22	/	50	=	\$4,684
900	Office Equipment/Furniture-Replace	\$5,305	X	5	/	6	=	\$4,421
903	Riding Mower, Kubota - Replace	\$16,950	X	11	/	15	=	\$12,430
911	Utility Trailer, Enclosed - Replace	\$6,365	X	7	/	20	=	\$2,228
916	Generator, Small - Replace	\$5,305	X	6	/	15	=	\$2,122
940	Aeration System - Replace	\$7,430	X	4	/	20	=	\$1,486
950	Truck, 1992 (2/3) - Replace	\$12,700	X	5	/	12	=	\$5,292
952	Truck, 1995 - Replace	\$7,950	X	11	/	12	=	\$7,288
954	Truck, 2007 - Replace	\$18,050	X	2	/	12	=	\$3,008
986	Generator, 100 KW - Replace	\$53,100	X	21	/	40	=	\$27,878
988	Generator Control - Replace	\$21,250	X	11	/	30	=	\$7,792
								\$313,946



# Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Site/Grounds</b>					
200	Asphalt, MPC - Resurface	40	\$4,330	\$108	0.53 %
201	Asphalt, Timberlake - Resurface	40	\$5,605	\$140	0.69 %
202	Asphalt, Saltwater - Resurface	40	\$12,700	\$318	1.57 %
206	Concrete Ramps - Repair/Replace	40	\$25,450	\$636	3.14 %
216	Chain Link Fence, Old - Replace	30	\$28,600	\$953	4.70 %
218	Chain Link Fence, MPC - Replace	30	\$6,350	\$212	1.04 %
219	Chain Link Fence, 2004/2005-Replace	30	\$6,350	\$212	1.04 %
220	Chain Link Fence, 2014/2015-Replace	30	\$5,520	\$184	0.91 %
300	Bridge, Island - Repair/Replace	25	\$4,880	\$195	0.96 %
302	Docks/Floats - Repair/Replace	25	\$64,750	\$2,590	12.77 %
320	Pier, Cedar Park - Repair/Replace	30	\$10,135	\$338	1.67 %
<b>Recreation</b>					
400	Play Equipment, Springer - Replace	20	\$23,900	\$1,195	5.89 %
402	Play Equipment, Cedar - Replace	20	\$5,305	\$265	1.31 %
404	Play Equipment, Older - Replace	20	\$26,500	\$1,325	6.53 %
412	Sport Court Fence - Replace	30	\$10,155	\$339	1.67 %
460	Picnic Shelter, Springer - Replace	40	\$19,100	\$478	2.35 %
462	Gazebo, Island - Replace	40	\$18,100	\$453	2.23 %
<b>Building Exterior</b>					
510	Roof, MPC - Replace	40	\$15,300	\$383	1.89 %
<b>Building Interior</b>					
714	Appliances, MPC - Replace	20	\$7,430	\$372	1.83 %
<b>Systems/Equipment</b>					
860	Septic Systems, Parks - Replace	50	\$53,050	\$1,061	5.23 %
861	Septic System, MPC - Replace	50	\$10,645	\$213	1.05 %
900	Office Equipment/Furniture-Replace	6	\$5,305	\$884	4.36 %
903	Riding Mower, Kubota - Replace	15	\$16,950	\$1,130	5.57 %
911	Utility Trailer, Enclosed - Replace	20	\$6,365	\$318	1.57 %
916	Generator, Small - Replace	15	\$5,305	\$354	1.74 %
940	Aeration System - Replace	20	\$7,430	\$372	1.83 %
950	Truck, 1992 (2/3) - Replace	12	\$12,700	\$1,058	5.22 %
952	Truck, 1995 - Replace	12	\$7,950	\$663	3.27 %
954	Truck, 2007 - Replace	12	\$18,050	\$1,504	7.41 %
986	Generator, 100 KW - Replace	40	\$53,100	\$1,328	6.54 %
988	Generator Control - Replace	30	\$21,250	\$708	3.49 %
31	Total Funded Components			\$20,286	100.00 %

# 30-Year Reserve Plan Summary

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Fiscal Year Start: 2017

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	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2017	\$699,833	\$313,946	222.9 %	Low	\$15,530	\$0	\$7,109	\$0
2018	\$722,472	\$344,259	209.9 %	Low	\$15,996	\$0	\$7,133	\$40,948
2019	\$704,652	\$333,932	211.0 %	Low	\$16,476	\$0	\$7,162	\$0
2020	\$728,290	\$366,117	198.9 %	Low	\$16,970	\$0	\$7,402	\$0
2021	\$752,661	\$399,932	188.2 %	Low	\$17,479	\$0	\$7,553	\$19,077
2022	\$758,616	\$415,798	182.4 %	Low	\$18,004	\$0	\$6,637	\$213,944
2023	\$569,313	\$232,132	245.3 %	Low	\$18,544	\$0	\$5,812	\$0
2024	\$593,669	\$264,045	224.8 %	Low	\$19,100	\$0	\$5,949	\$22,144
2025	\$596,574	\$274,855	217.0 %	Low	\$19,673	\$0	\$6,092	\$0
2026	\$622,338	\$309,570	201.0 %	Low	\$20,263	\$0	\$6,319	\$6,922
2027	\$641,999	\$338,990	189.4 %	Low	\$20,871	\$0	\$6,432	\$24,258
2028	\$645,045	\$352,254	183.1 %	Low	\$21,497	\$0	\$6,588	\$0
2029	\$673,130	\$391,745	171.8 %	Low	\$22,142	\$0	\$6,793	\$16,011
2030	\$686,054	\$416,796	164.6 %	Low	\$22,806	\$0	\$6,631	\$74,822
2031	\$640,669	\$382,918	167.3 %	Low	\$23,491	\$0	\$6,512	\$8,478
2032	\$662,193	\$417,278	158.7 %	Low	\$24,195	\$0	\$6,732	\$8,265
2033	\$684,856	\$453,836	150.9 %	Low	\$24,921	\$0	\$6,945	\$11,923
2034	\$704,799	\$488,700	144.2 %	Low	\$25,669	\$0	\$7,072	\$27,247
2035	\$710,293	\$509,832	139.3 %	Low	\$26,439	\$0	\$7,101	\$33,419
2036	\$710,413	\$526,277	135.0 %	Low	\$27,232	\$0	\$6,311	\$191,667
2037	\$552,289	\$381,286	144.8 %	Low	\$28,049	\$0	\$5,597	\$18,341
2038	\$567,594	\$411,571	137.9 %	Low	\$28,890	\$0	\$5,600	\$49,298
2039	\$552,786	\$412,012	134.2 %	Low	\$29,757	\$0	\$5,529	\$34,586
2040	\$553,487	\$428,785	129.1 %	Low	\$30,650	\$0	\$5,714	\$0
2041	\$589,851	\$482,885	122.2 %	Low	\$31,569	\$0	\$6,030	\$10,784
2042	\$616,666	\$528,739	116.6 %	Low	\$32,516	\$0	\$6,219	\$27,753
2043	\$627,648	\$559,764	112.1 %	Low	\$33,492	\$0	\$6,474	\$0
2044	\$667,614	\$621,617	107.4 %	Low	\$34,497	\$0	\$6,617	\$52,467
2045	\$656,260	\$632,638	103.7 %	Low	\$35,532	\$0	\$6,649	\$24,355
2046	\$674,086	\$674,336	100.0 %	Low	\$36,597	\$0	\$6,956	\$0

# 30-Year Income/Expense Detail (yrs 0 through 4)

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Fiscal Year	2017	2018	2019	2020	2021
Starting Reserve Balance	\$699,833	\$722,472	\$704,652	\$728,290	\$752,661
Annual Reserve Contribution	\$15,530	\$15,996	\$16,476	\$16,970	\$17,479
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,109	\$7,133	\$7,162	\$7,402	\$7,553
<b>Total Income</b>	<b>\$722,472</b>	<b>\$745,600</b>	<b>\$728,290</b>	<b>\$752,661</b>	<b>\$777,694</b>
# Component					
<b>Site/Grounds</b>					
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
300 Bridge, Island - Repair/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
<b>Recreation</b>					
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	\$27,295	\$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
<b>Building Exterior</b>					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interior</b>					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems/Equipment</b>					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
900 Office Equipment/Furniture-Replace	\$0	\$5,464	\$0	\$0	\$0
903 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$19,077
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	\$0
952 Truck, 1995 - Replace	\$0	\$8,189	\$0	\$0	\$0
954 Truck, 2007 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
988 Generator Control - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$40,948</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,077</b>
Ending Reserve Balance	\$722,472	\$704,652	\$728,290	\$752,661	\$758,616

<b>Fiscal Year</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Starting Reserve Balance	\$758,616	\$569,313	\$593,669	\$596,574	\$622,338
Annual Reserve Contribution	\$18,004	\$18,544	\$19,100	\$19,673	\$20,263
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,637	\$5,812	\$5,949	\$6,092	\$6,319
<b>Total Income</b>	<b>\$783,257</b>	<b>\$593,669</b>	<b>\$618,717</b>	<b>\$622,338</b>	<b>\$648,921</b>
# Component					
<b>Site/Grounds</b>					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$14,723	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$29,504	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$33,155	\$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
300 Bridge, Island - Repair/Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$75,063	\$0	\$0	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
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
<b>Building Exterior</b>					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interior</b>					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems/Equipment</b>					
860 Septic Systems, Parks - Replace	\$61,499	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
900 Office Equipment/Furniture-Replace	\$0	\$0	\$6,524	\$0	\$0
903 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$6,922
940 Aeration System - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$15,619	\$0	\$0
952 Truck, 1995 - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2007 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
988 Generator Control - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$213,944</b>	<b>\$0</b>	<b>\$22,144</b>	<b>\$0</b>	<b>\$6,922</b>
Ending Reserve Balance	\$569,313	\$593,669	\$596,574	\$622,338	\$641,999

<b>Fiscal Year</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
Starting Reserve Balance	\$641,999	\$645,045	\$673,130	\$686,054	\$640,669
Annual Reserve Contribution	\$20,871	\$21,497	\$22,142	\$22,806	\$23,491
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,432	\$6,588	\$6,793	\$6,631	\$6,512
<b>Total Income</b>	<b>\$669,302</b>	<b>\$673,130</b>	<b>\$702,065</b>	<b>\$715,491</b>	<b>\$670,671</b>
# Component					
<b>Site/Grounds</b>					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$8,478
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	\$9,054	\$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
300 Bridge, Island - Repair/Replace	\$0	\$0	\$6,958	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
400 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$35,098	\$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
<b>Building Exterior</b>					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interior</b>					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$10,911	\$0
<b>Systems/Equipment</b>					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
900 Office Equipment/Furniture-Replace	\$0	\$0	\$0	\$7,791	\$0
903 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$9,347	\$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	\$0
952 Truck, 1995 - Replace	\$0	\$0	\$0	\$11,675	\$0
954 Truck, 2007 - Replace	\$24,258	\$0	\$0	\$0	\$0
986 Generator, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
988 Generator Control - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$24,258</b>	<b>\$0</b>	<b>\$16,011</b>	<b>\$74,822</b>	<b>\$8,478</b>
Ending Reserve Balance	\$645,045	\$673,130	\$686,054	\$640,669	\$662,193

<b>Fiscal Year</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
Starting Reserve Balance	\$662,193	\$684,856	\$704,799	\$710,293	\$710,413
Annual Reserve Contribution	\$24,195	\$24,921	\$25,669	\$26,439	\$27,232
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,732	\$6,945	\$7,072	\$7,101	\$6,311
<b>Total Income</b>	<b>\$693,121</b>	<b>\$716,722</b>	<b>\$737,540</b>	<b>\$743,832</b>	<b>\$743,956</b>
# Component					
<b>Site/Grounds</b>					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$7,372	\$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	\$10,496	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
300 Bridge, Island - Repair/Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
320 Pier, Cedar Park - Repair/Replace	\$0	\$0	\$16,752	\$0	\$0
<b>Recreation</b>					
400 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
402 Play Equipment, Cedar - Replace	\$8,265	\$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
<b>Building Exterior</b>					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$26,047	\$0
<b>Building Interior</b>					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems/Equipment</b>					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
900 Office Equipment/Furniture-Replace	\$0	\$0	\$0	\$0	\$9,302
903 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$29,722
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration System - Replace	\$0	\$11,923	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$22,270
952 Truck, 1995 - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2007 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator, 100 KW - Replace	\$0	\$0	\$0	\$0	\$93,111
988 Generator Control - Replace	\$0	\$0	\$0	\$0	\$37,262
<b>Total Expenses</b>	<b>\$8,265</b>	<b>\$11,923</b>	<b>\$27,247</b>	<b>\$33,419</b>	<b>\$191,667</b>
Ending Reserve Balance	\$684,856	\$704,799	\$710,293	\$710,413	\$552,289

<b>Fiscal Year</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
Starting Reserve Balance	\$552,289	\$567,594	\$552,786	\$553,487	\$589,851
Annual Reserve Contribution	\$28,049	\$28,890	\$29,757	\$30,650	\$31,569
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,597	\$5,600	\$5,529	\$5,714	\$6,030
<b>Total Income</b>	<b>\$585,935</b>	<b>\$602,084</b>	<b>\$588,072</b>	<b>\$589,851</b>	<b>\$627,450</b>
# Component					
<b>Site/Grounds</b>					
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
300 Bridge, Island - Repair/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
<b>Recreation</b>					
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	\$49,298	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$18,341	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exterior</b>					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interior</b>					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems/Equipment</b>					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
900 Office Equipment/Furniture-Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$10,784
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, 2007 - Replace	\$0	\$0	\$34,586	\$0	\$0
986 Generator, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
988 Generator Control - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$18,341</b>	<b>\$49,298</b>	<b>\$34,586</b>	<b>\$0</b>	<b>\$10,784</b>
Ending Reserve Balance	\$567,594	\$552,786	\$553,487	\$589,851	\$616,666

<b>Fiscal Year</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>
Starting Reserve Balance	\$616,666	\$627,648	\$667,614	\$656,260	\$674,086
Annual Reserve Contribution	\$32,516	\$33,492	\$34,497	\$35,532	\$36,597
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,219	\$6,474	\$6,617	\$6,649	\$6,956
<b>Total Income</b>	<b>\$655,401</b>	<b>\$667,614</b>	<b>\$708,727</b>	<b>\$698,441</b>	<b>\$717,639</b>
# Component					
<b>Site/Grounds</b>					
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	\$12,262	\$0	\$0
300 Bridge, Island - Repair/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
<b>Recreation</b>					
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	\$40,205	\$0	\$0
<b>Building Exterior</b>					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interior</b>					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems/Equipment</b>					
860 Septic Systems, Parks - Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$24,355	\$0
900 Office Equipment/Furniture-Replace	\$11,107	\$0	\$0	\$0	\$0
903 Riding Mower, Kubota - 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	\$0
952 Truck, 1995 - Replace	\$16,646	\$0	\$0	\$0	\$0
954 Truck, 2007 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
988 Generator Control - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$27,753</b>	<b>\$0</b>	<b>\$52,467</b>	<b>\$24,355</b>	<b>\$0</b>
Ending Reserve Balance	\$627,648	\$667,614	\$656,260	\$674,086	\$717,639



## Accuracy, Limitations, and Disclosures

Washington disclosure, per RCW:

"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."

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. We have considered the association's representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable. Component Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves WA, LLC and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James D. Talaga R.S., company president, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association's situation

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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: 0 years

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 40 years

Remaining Life: 18 years

Best Case: \$ 3,970

Worst Case: \$4,690

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 5,140

Worst Case: \$6,070

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 40 years

Remaining Life: 5 years

Best Case: \$ 11,600

Worst Case: \$13,800

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%  
Useful Life: 40 years Remaining Life: 5 years  
Best Case: \$ 21,200 Worst Case: \$29,700  
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:  
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 \$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:  
Comments: Adjusted quantity to reflect FY 2016/2017 replacements Deducted 1 yr. from RUL, annual inflation adjustment 3%  
Useful Life: 30 years Remaining Life: 5 years  
Best Case: \$ 25,700 Worst Case: \$31,500  
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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 5,700

Worst Case: \$7,000

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 5,700

Worst Case: \$7,000

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 4,970

Worst Case: \$6,070

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: (21) zone system**

Location: Springer Park

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

History: Installed at Springer Park in 2007

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:  
 Comments:  
 Useful Life: 0 years  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

**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  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

**Comp #: 300 Bridge, Island - Repair/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: Deducted 1 yr. from RUL, annual inflation adjustment 3% materials only  
 Useful Life: 25 years  
 Best Case: \$ 4,240  
 Lower allowance  
 Cost Source: Client Cost History Inflated/Similar  
 Project Cost History

Remaining Life: 12 years  
 Worst Case: \$5,520  
 Higher allowance

**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: Deducted 1 yr. from RUL, annual inflation adjustment 3% materials only  
 Useful Life: 25 years  
 Best Case: \$ 52,500  
 Lower allowance  
 Cost Source: Client Cost History Inflated/Similar  
 Project Cost History

Remaining Life: 5 years  
 Worst Case: \$77,000  
 Higher allowance

**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: Deducted 1 yr. from RUL, annual inflation adjustment 3% materials only  
 Useful Life: 30 years  
 Best Case: \$ 8,070  
 Lower allowance  
 Cost Source: Client Cost History Inflated/Similar  
 Project Cost History

Remaining Life: 17 years  
 Worst Case: \$12,200  
 Higher allowance

## 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: Deducted 1 yr. from RUL, annual inflation adjustment 3% materials only

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 16,000

Worst Case: \$31,800

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflated/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: Deducted 1 yr. from RUL, annual inflation adjustment 3% materials only

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 4,240

Worst Case: \$6,370

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: No change in RUL, annual inflation adjustment 3%

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 21,200

Worst Case: \$31,800

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 8,910

Worst Case: \$11,400

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflated/Similar

Project Cost History



**Comp #: 440 Picnic Assets - Replace**

**Quantity: (23) 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: Deducted 1 yr. from RUL, annual inflation adjustment 3% materials only  
Useful Life: 40 years  
Best Case: \$ 14,800  
Lower allowance  
Cost Source: Client Cost History Inflated/Similar  
Project Cost History

Remaining Life: 33 years  
Worst Case: \$23,400  
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: Deducted 1 yr. from RUL, annual inflation adjustment 3% materials only  
Useful Life: 40 years  
Best Case: \$ 12,800  
Lower allowance  
Cost Source: Client Cost History Inflated/Similar  
Project Cost History

Remaining Life: 27 years  
Worst Case: \$23,400  
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: Deducted 1 yr. from RUL, annual inflation adjustment 3%  
Useful Life: 40 years  
Best Case: \$ 13,400  
Lower allowance  
Cost Source: ARI Cost Database: Similar Project  
Cost History

Remaining Life: 18 years  
Worst Case: \$17,200  
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 &amp; Paykel) was installed in 2010 at an expense of \$5,700

Comments: Deducted 1 yr. from RUL, annual inflation adjustment 3% range only, others are operating expense

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 6,370

Worst Case: \$8,490

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflated/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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 50 years

Remaining Life: 5 years

Best Case: \$ 42,400

Worst Case: \$63,700

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: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 50 years

Remaining Life: 28 years

Best Case: \$ 8,490

Worst Case: \$12,800

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

History: Computers / monitors were replaced last in 2011

Comments: No change in RUL, annual inflation adjustment 3%

Useful Life: 6 years

Remaining Life: 1 years

Best Case: \$ 4,240

Worst Case: \$6,370

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflated/Similar

Project Cost History

**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, Kubota - Replace**

**Quantity: (1) Kubota ZD 25**

Location: 2880 East Timberlake Drive West

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

History: Purchased new in 2006 at an expense of \$12,000

Comments: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 14,800

Worst Case: \$19,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History Inflated/Similar

Project Cost History

**Comp #: 904 Riding Mower, Small - Replace** **Quantity: None at present**  
Location: 2880 East Timberlake Drive West  
Funded?: No. Research indicated no needs / plans to replace decommissioned unit  
History:  
Comments:  
Useful Life: 0 years 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: Deducted 1 yr. from RUL, annual inflation adjustment 3%  
Useful Life: 20 years Remaining Life: 13 years  
Best Case: \$ 5,300 Worst Case: \$7,430  
Higher allowance  
Lower allowance  
Cost Source: Client Cost History Inflated/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: Deducted 1 yr. from RUL, annual inflation adjustment 3%  
Useful Life: 15 years Remaining Life: 9 years  
Best Case: \$ 4,240 Worst Case: \$6,370  
Higher allowance  
Lower allowance  
Cost Source: Client Cost History Inflated/Similar  
Project Cost History

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

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**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  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

**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  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

**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: Deducted 1 yr. from RUL, annual inflation adjustment 3%  
 Useful Life: 20 years  
 Best Case: \$ 6,370  
 Lower allowance  
 Cost Source: Client Cost History

Remaining Life: 16 years  
 Worst Case: \$8,490  
 Higher allowance

**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: Deducted 1 yr. from RUL, annual inflation adjustment 3% replace with used, HOA portion (2/3)  
 Useful Life: 12 years  
 Best Case: \$ 10,600  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 7 years  
 Worst Case: \$14,800  
 Higher allowance

**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: Adjusted RUL and annual inflation adjustment 3% replace with used  
 Useful Life: 12 years  
 Best Case: \$ 5,300  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 1 years  
 Worst Case: \$10,600  
 Higher allowance

**Comp #: 954 Truck, 2007 - Replace****Quantity: (1) 2007 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: Deducted 1 yr. from RUL, annual inflation adjustment 3% replace with used  
 Useful Life: 12 years  
 Best Case: \$ 15,500  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 10 years  
 Worst Case: \$20,600  
 Higher allowance

**Comp #: 986 Generator, 100 KW - Replace**

**Quantity: (1) Onan 100 KW**

Location: 2880 East Timberlake Drive West

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

History: Installed in 1996 at an expense of \$36,000

Comments: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 40 years

Remaining Life: 19 years

Best Case: \$ 47,800

Worst Case: \$58,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 988 Generator Control - Replace**

**Quantity: (1) GE MX150**

Location: 2880 East Timberlake Drive West

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

History: Installed in 2004

Comments: Deducted 1 yr. from RUL, annual inflation adjustment 3%

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 19,100

Worst Case: \$23,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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## 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:

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