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Timberlake Community Club, Inc.
Shelton, WA



Report #: 23246-9
Beginning: October 1, 2023
Expires: September 30, 2024

RESERVE STUDY
Update "No-Site-Visit"

February 15, 2023

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Timberlake Community Club, Inc.
Shelton, WA
Level of Service: Update "No-Site-Visit"

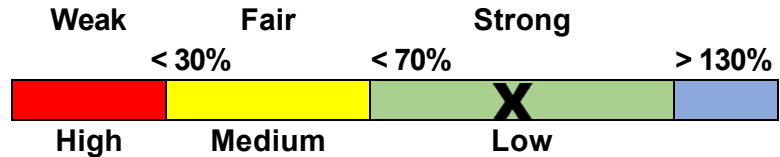
Report #: 23246-9
of Units: 1,377
October 1, 2023 through September 30, 2024

Findings & Recommendations

as of October 1, 2023

Starting Reserve Balance	\$705,310
Current Fully Funded Reserve Balance	\$716,284
Percent Funded	98.5 %
Average Reserve Deficit or (Surplus) Per Unit	\$8
Recommended 2023 100% Annual "Full Funding" Contributions	\$47,765
Recommended 2023 70% Annual "Threshold Funding" Contributions	\$40,660
2023 "Baseline Funding" minimum to keep Reserves above \$0	\$25,265
Most Recent Budgeted Contribution Rate	\$0

Reserve Fund Strength: 98.5%



Risk of Special Assessment:

Economic Assumptions:

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

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 98.5 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$37,192 - see Component Significance table.
- 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. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site & Grounds			
104 Concrete Ramps - Repair/Replace	40	0	\$38,900
121 Multipurpose Center Lot - Resurface	40	12	\$4,850
122 Timberlake Boat Launch - Resurface	40	8	\$6,250
123 Saltwater Park Asphalt - Resurface	40	1	\$18,950
126 Island Park Bridge - Repair/Replace	30	11	\$15,600
127 Docks & Floats - Repair/Replace	30	4	\$124,800
128 Saltwater Park Pilings - Replace	60	18	\$89,000
129 Cedar Park Pier - Repair/Replace	30	11	\$23,300
144 Old Chain Link Fence-Repair/Replace	35	4	\$37,150
145 Multipurpose Bldg Fence - Replace	35	12	\$8,250
146 Cedar & Skookum Parks Fence-Replace	35	17	\$8,250
147 Alder Park Fence - Repair/Replace	35	27	\$7,150
148 Cedar & Timber Parks Fences-Replace	35	28	\$4,150
Recreation			
320 Sports Court Fence - Repair/Replace	35	19	\$12,500
340 Cedar Park Swing Set-Repair/Replace	30	29	\$47,700
341 Springer Park Big Toy - Replace	20	7	\$47,700
343 Older Play Equipment - Replace	20	0	\$68,900
347 Springer Picnic Shelter - Replace	40	27	\$39,000
349 Island Park Gazebo - Repair/Replace	40	21	\$36,300
Building Exteriors			
501 Multipurpose Center Roof - Replace	40	12	\$23,400
Building Interiors			
612 Multipurpose Bldg Appliance-Replace	20	7	\$9,700
614 Office Computers - Repair/Replace	4	3	\$5,500
617 Board of Directors Laptops-Replace	7	2	\$6,400
Systems/Equipment			
913 Timber Park Septic Field - Replace	60	9	\$10,800
914 Timber Park Septic Tank - Replace	60	9	\$16,800
915 Springer Park Septic System-Replace	60	9	\$16,800
916 Cedar Park Septic System - Replace	60	9	\$16,800
917 Div 11 Bath Septic System - Replace	60	9	\$30,300
918 Multipurpose Bldg Septic - Replace	60	32	\$16,800
919 Dog Kennel Septic System - Replace	60	9	\$16,800
923 Multipurpose Bldg Heat Pump-Replace	15	14	\$12,700
925 Multipurpose Bldg Generator-Replace	15	3	\$6,500
926 100 KW Generator & Control-Replace	40	13	\$97,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
936 Aeration Pump & Control - Replace	10	0	\$8,700
937 Aeration Pipes - Repair/Replace	40	0	\$21,600
970 1992 GMC Truck - Repair/Replace	12	1	\$28,800
971 2011 GMC Truck - Repair/Replace	12	11	\$24,800
972 Enclosed Utility Trailer - Replace	25	12	\$9,700
973 Open Utility Trailer-Repair/Replace	25	8	\$3,500
974 CERT Container - Repair/Replace	30	14	\$5,400
975 Bad Boy Riding Mower-Repair/Replace	12	8	\$7,600
976 Kubota Riding Mower-Repair/Replace	12	10	\$7,600

42 Total Funded Components

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

Introduction



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

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



Reserve 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



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.

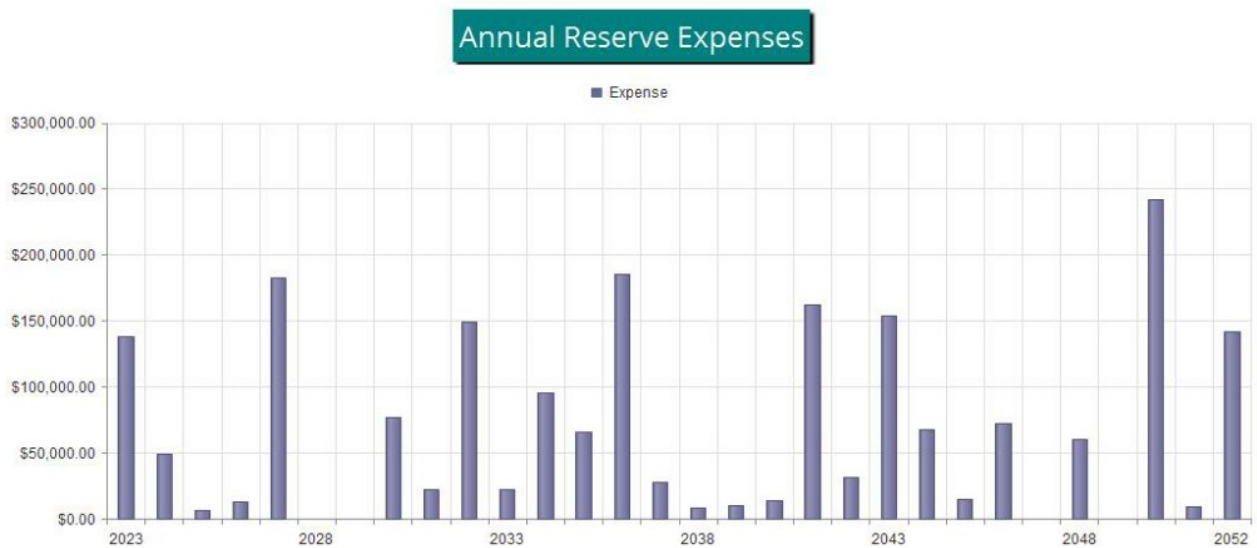


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$705,310 as-of the start of your Fiscal Year on 10/1/2023. As of that date, your Fully Funded Balance is computed to be \$716,284 (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 \$47,765 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.

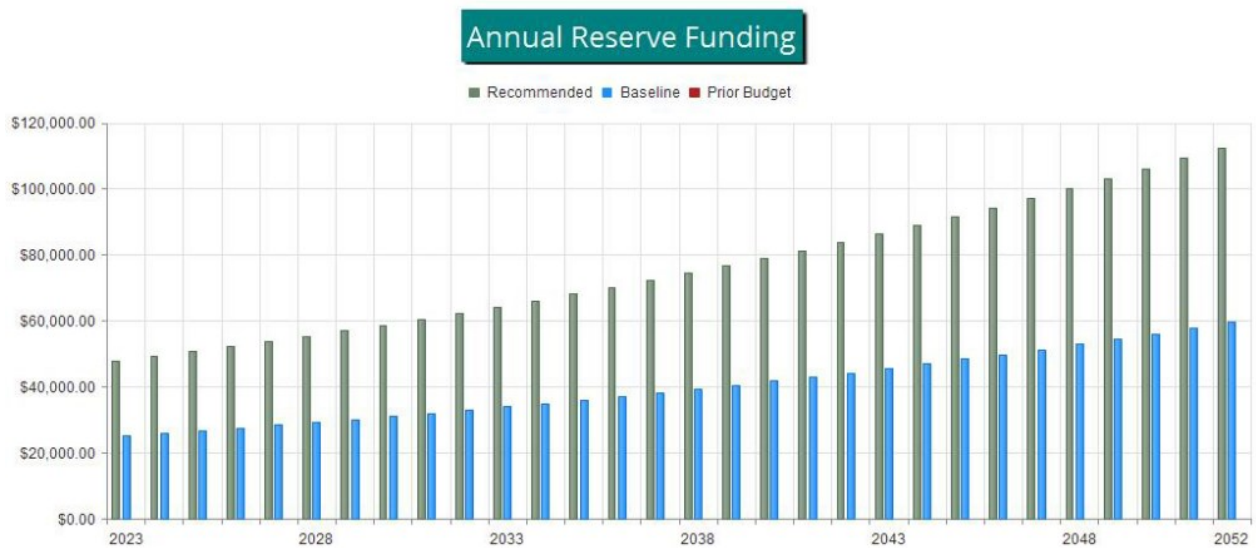


Figure 2

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.

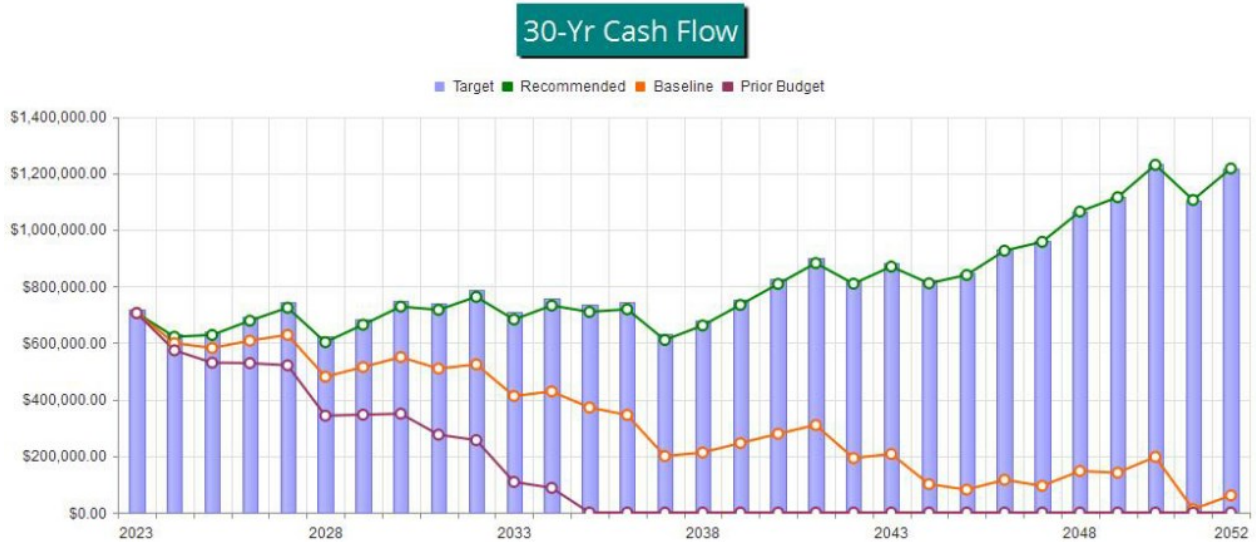


Figure 3

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.

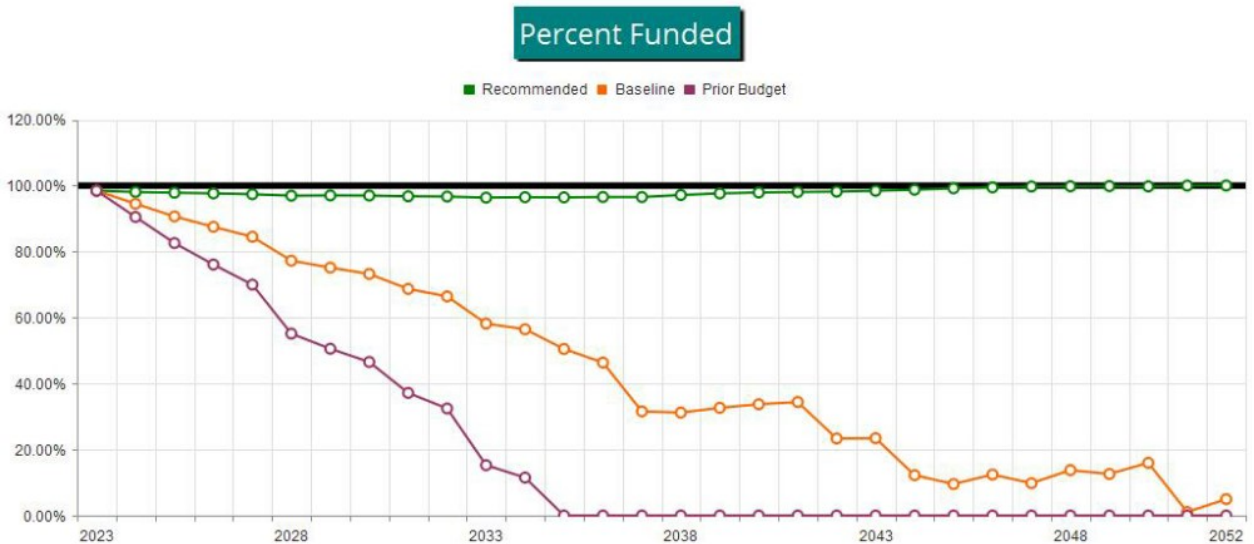


Figure 4



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 proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Site & Grounds						
104	Concrete Ramps - Repair/Replace	~2,000 SF	40	0	\$33,100	\$44,700
121	Multipurpose Center Lot - Resurface	~1,700 SF asphalt	40	12	\$4,400	\$5,300
122	Timberlake Boat Launch - Resurface	~2,200 SF asphalt	40	8	\$5,700	\$6,800
123	Saltwater Park Asphalt - Resurface	~5,000 SF	40	1	\$16,300	\$21,600
126	Island Park Bridge - Repair/Replace	~960 SF	30	11	\$13,300	\$17,900
127	Docks & Floats - Repair/Replace	~3,300 SF	30	4	\$100,300	\$149,300
128	Saltwater Park Pilings - Replace	7 wood	60	18	\$75,600	\$102,400
129	Cedar Park Pier - Repair/Replace	~530 SF	30	11	\$19,800	\$26,800
144	Old Chain Link Fence-Repair/Replace	~1,350 LF	35	4	\$27,000	\$47,300
145	Multipurpose Bldg Fence - Replace	~300 LF chain link	35	12	\$6,000	\$10,500
146	Cedar & Skookum Parks Fence-Replace	~300 LF chain link	35	17	\$6,000	\$10,500
147	Alder Park Fence - Repair/Replace	~260 LF chain link	35	27	\$5,200	\$9,100
148	Cedar & Timber Parks Fences-Replace	~150 LF chain link	35	28	\$3,000	\$5,300
Recreation						
320	Sports Court Fence - Repair/Replace	~240 LF chain link	35	19	\$10,600	\$14,400
340	Cedar Park Swing Set-Repair/Replace	1 swing set	30	29	\$40,500	\$54,900
341	Springer Park Big Toy - Replace	1 Big Toy	20	7	\$40,500	\$54,900
343	Older Play Equipment - Replace	7 assorted	20	0	\$58,600	\$79,200
347	Springer Picnic Shelter - Replace	~18' x 28'	40	27	\$33,100	\$44,900
349	Island Park Gazebo - Repair/Replace	~16' x 18'	40	21	\$30,900	\$41,700
Building Exteriors						
501	Multipurpose Center Roof - Replace	~1,800 SF metal	40	12	\$19,900	\$26,900
Building Interiors						
612	Multipurpose Bldg Appliance-Replace	3 assorted	20	7	\$8,200	\$11,200
614	Office Computers - Repair/Replace	3 PCs	4	3	\$4,700	\$6,300
617	Board of Directors Laptops-Replace	7 Lenovo IdeaPad	7	2	\$5,400	\$7,400
Systems/Equipment						
913	Timber Park Septic Field - Replace	1 drain field	60	9	\$9,200	\$12,400
914	Timber Park Septic Tank - Replace	1 tank system	60	9	\$14,300	\$19,300
915	Springer Park Septic System-Replace	1 tank system	60	9	\$14,300	\$19,300
916	Cedar Park Septic System - Replace	1 tank system	60	9	\$14,300	\$19,300
917	Div 11 Bath Septic System - Replace	3 tank system	60	9	\$25,800	\$34,800
918	Multipurpose Bldg Septic - Replace	1 tank system	60	32	\$14,300	\$19,300
919	Dog Kennel Septic System - Replace	1 tank system	60	9	\$14,300	\$19,300
923	Multipurpose Bldg Heat Pump-Replace	1 unit	15	14	\$10,800	\$14,600
925	Multipurpose Bldg Generator-Replace	1 Kubota 7000 GL	15	3	\$5,500	\$7,500
926	100 KW Generator & Control-Replace	1 Onan 100 KW & GE MX150	40	13	\$82,900	\$112,100
936	Aeration Pump & Control - Replace	5 HP system	10	0	\$7,400	\$10,000
937	Aeration Pipes - Repair/Replace	~2,100 LF	40	0	\$18,400	\$24,800
970	1992 GMC Truck - Repair/Replace	1992 GMC 3500HD	12	1	\$24,500	\$33,100
971	2011 GMC Truck - Repair/Replace	2011 GMC 1500 Sierra	12	11	\$21,100	\$28,500
972	Enclosed Utility Trailer - Replace	Victory 8' x 20'/7,000 GV	25	12	\$8,200	\$11,200
973	Open Utility Trailer-Repair/Replace	~6' x 12'/~77" wide	25	8	\$3,000	\$4,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
974	CERT Container - Repair/Replace	~8' x 20' metal	30	14	\$4,600	\$6,200
975	Bad Boy Riding Mower-Repair/Replace	1 Bad Boy Maverick	12	8	\$6,500	\$8,700
976	Kubota Riding Mower-Repair/Replace	1 Kubota ZD 25	12	10	\$6,500	\$8,700
42	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site & Grounds								
104	Concrete Ramps - Repair/Replace	\$38,900	X	40	/	40	=	\$38,900
121	Multipurpose Center Lot - Resurface	\$4,850	X	28	/	40	=	\$3,395
122	Timberlake Boat Launch - Resurface	\$6,250	X	32	/	40	=	\$5,000
123	Saltwater Park Asphalt - Resurface	\$18,950	X	39	/	40	=	\$18,476
126	Island Park Bridge - Repair/Replace	\$15,600	X	19	/	30	=	\$9,880
127	Docks & Floats - Repair/Replace	\$124,800	X	26	/	30	=	\$108,160
128	Saltwater Park Pilings - Replace	\$89,000	X	42	/	60	=	\$62,300
129	Cedar Park Pier - Repair/Replace	\$23,300	X	19	/	30	=	\$14,757
144	Old Chain Link Fence-Repair/Replace	\$37,150	X	31	/	35	=	\$32,904
145	Multipurpose Bldg Fence - Replace	\$8,250	X	23	/	35	=	\$5,421
146	Cedar & Skookum Parks Fence-Replace	\$8,250	X	18	/	35	=	\$4,243
147	Alder Park Fence - Repair/Replace	\$7,150	X	8	/	35	=	\$1,634
148	Cedar & Timber Parks Fences-Replace	\$4,150	X	7	/	35	=	\$830
Recreation								
320	Sports Court Fence - Repair/Replace	\$12,500	X	16	/	35	=	\$5,714
340	Cedar Park Swing Set-Repair/Replace	\$47,700	X	1	/	30	=	\$1,590
341	Springer Park Big Toy - Replace	\$47,700	X	13	/	20	=	\$31,005
343	Older Play Equipment - Replace	\$68,900	X	20	/	20	=	\$68,900
347	Springer Picnic Shelter - Replace	\$39,000	X	13	/	40	=	\$12,675
349	Island Park Gazebo - Repair/Replace	\$36,300	X	19	/	40	=	\$17,243
Building Exteriors								
501	Multipurpose Center Roof - Replace	\$23,400	X	28	/	40	=	\$16,380
Building Interiors								
612	Multipurpose Bldg Appliance-Replace	\$9,700	X	13	/	20	=	\$6,305
614	Office Computers - Repair/Replace	\$5,500	X	1	/	4	=	\$1,375
617	Board of Directors Laptops-Replace	\$6,400	X	5	/	7	=	\$4,571
Systems/Equipment								
913	Timber Park Septic Field - Replace	\$10,800	X	51	/	60	=	\$9,180
914	Timber Park Septic Tank - Replace	\$16,800	X	51	/	60	=	\$14,280
915	Springer Park Septic System-Replace	\$16,800	X	51	/	60	=	\$14,280
916	Cedar Park Septic System - Replace	\$16,800	X	51	/	60	=	\$14,280
917	Div 11 Bath Septic System - Replace	\$30,300	X	51	/	60	=	\$25,755
918	Multipurpose Bldg Septic - Replace	\$16,800	X	28	/	60	=	\$7,840
919	Dog Kennel Septic System - Replace	\$16,800	X	51	/	60	=	\$14,280
923	Multipurpose Bldg Heat Pump-Replace	\$12,700	X	1	/	15	=	\$847
925	Multipurpose Bldg Generator-Replace	\$6,500	X	12	/	15	=	\$5,200
926	100 KW Generator & Control-Replace	\$97,500	X	27	/	40	=	\$65,813
936	Aeration Pump & Control - Replace	\$8,700	X	10	/	10	=	\$8,700
937	Aeration Pipes - Repair/Replace	\$21,600	X	40	/	40	=	\$21,600
970	1992 GMC Truck - Repair/Replace	\$28,800	X	11	/	12	=	\$26,400
971	2011 GMC Truck - Repair/Replace	\$24,800	X	1	/	12	=	\$2,067
972	Enclosed Utility Trailer - Replace	\$9,700	X	13	/	25	=	\$5,044
973	Open Utility Trailer-Repair/Replace	\$3,500	X	17	/	25	=	\$2,380
974	CERT Container - Repair/Replace	\$5,400	X	16	/	30	=	\$2,880

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
975	Bad Boy Riding Mower-Repair/Replace	\$7,600	X	4	/	12	=	\$2,533
976	Kubota Riding Mower-Repair/Replace	\$7,600	X	2	/	12	=	\$1,267
								\$716,284

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site & Grounds					
104	Concrete Ramps - Repair/Replace	40	\$38,900	\$973	2.61 %
121	Multipurpose Center Lot - Resurface	40	\$4,850	\$121	0.33 %
122	Timberlake Boat Launch - Resurface	40	\$6,250	\$156	0.42 %
123	Saltwater Park Asphalt - Resurface	40	\$18,950	\$474	1.27 %
126	Island Park Bridge - Repair/Replace	30	\$15,600	\$520	1.40 %
127	Docks & Floats - Repair/Replace	30	\$124,800	\$4,160	11.19 %
128	Saltwater Park Pilings - Replace	60	\$89,000	\$1,483	3.99 %
129	Cedar Park Pier - Repair/Replace	30	\$23,300	\$777	2.09 %
144	Old Chain Link Fence-Repair/Replace	35	\$37,150	\$1,061	2.85 %
145	Multipurpose Bldg Fence - Replace	35	\$8,250	\$236	0.63 %
146	Cedar & Skookum Parks Fence-Replace	35	\$8,250	\$236	0.63 %
147	Alder Park Fence - Repair/Replace	35	\$7,150	\$204	0.55 %
148	Cedar & Timber Parks Fences-Replace	35	\$4,150	\$119	0.32 %
Recreation					
320	Sports Court Fence - Repair/Replace	35	\$12,500	\$357	0.96 %
340	Cedar Park Swing Set-Repair/Replace	30	\$47,700	\$1,590	4.28 %
341	Springer Park Big Toy - Replace	20	\$47,700	\$2,385	6.41 %
343	Older Play Equipment - Replace	20	\$68,900	\$3,445	9.26 %
347	Springer Picnic Shelter - Replace	40	\$39,000	\$975	2.62 %
349	Island Park Gazebo - Repair/Replace	40	\$36,300	\$908	2.44 %
Building Exteriors					
501	Multipurpose Center Roof - Replace	40	\$23,400	\$585	1.57 %
Building Interiors					
612	Multipurpose Bldg Appliance-Replace	20	\$9,700	\$485	1.30 %
614	Office Computers - Repair/Replace	4	\$5,500	\$1,375	3.70 %
617	Board of Directors Laptops-Replace	7	\$6,400	\$914	2.46 %
Systems/Equipment					
913	Timber Park Septic Field - Replace	60	\$10,800	\$180	0.48 %
914	Timber Park Septic Tank - Replace	60	\$16,800	\$280	0.75 %
915	Springer Park Septic System-Replace	60	\$16,800	\$280	0.75 %
916	Cedar Park Septic System - Replace	60	\$16,800	\$280	0.75 %
917	Div 11 Bath Septic System - Replace	60	\$30,300	\$505	1.36 %
918	Multipurpose Bldg Septic - Replace	60	\$16,800	\$280	0.75 %
919	Dog Kennel Septic System - Replace	60	\$16,800	\$280	0.75 %
923	Multipurpose Bldg Heat Pump-Replace	15	\$12,700	\$847	2.28 %
925	Multipurpose Bldg Generator-Replace	15	\$6,500	\$433	1.17 %
926	100 KW Generator & Control-Replace	40	\$97,500	\$2,438	6.55 %
936	Aeration Pump & Control - Replace	10	\$8,700	\$870	2.34 %
937	Aeration Pipes - Repair/Replace	40	\$21,600	\$540	1.45 %
970	1992 GMC Truck - Repair/Replace	12	\$28,800	\$2,400	6.45 %
971	2011 GMC Truck - Repair/Replace	12	\$24,800	\$2,067	5.56 %
972	Enclosed Utility Trailer - Replace	25	\$9,700	\$388	1.04 %
973	Open Utility Trailer-Repair/Replace	25	\$3,500	\$140	0.38 %
974	CERT Container - Repair/Replace	30	\$5,400	\$180	0.48 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
975 Bad Boy Riding Mower-Repair/Replace	12	\$7,600	\$633	1.70 %
976 Kubota Riding Mower-Repair/Replace	12	\$7,600	\$633	1.70 %
42 Total Funded Components			\$37,192	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Site & Grounds						
104	Concrete Ramps - Repair/Replace	40	0	\$38,900	\$38,900	\$1,248.96
121	Multipurpose Center Lot - Resurface	40	12	\$4,850	\$3,395	\$155.72
122	Timberlake Boat Launch - Resurface	40	8	\$6,250	\$5,000	\$200.67
123	Saltwater Park Asphalt - Resurface	40	1	\$18,950	\$18,476	\$608.42
126	Island Park Bridge - Repair/Replace	30	11	\$15,600	\$9,880	\$667.82
127	Docks & Floats - Repair/Replace	30	4	\$124,800	\$108,160	\$5,342.58
128	Saltwater Park Pilings - Replace	60	18	\$89,000	\$62,300	\$1,905.01
129	Cedar Park Pier - Repair/Replace	30	11	\$23,300	\$14,757	\$997.45
144	Old Chain Link Fence-Repair/Replace	35	4	\$37,150	\$32,904	\$1,363.16
145	Multipurpose Bldg Fence - Replace	35	12	\$8,250	\$5,421	\$302.72
146	Cedar & Skookum Parks Fence-Replace	35	17	\$8,250	\$4,243	\$302.72
147	Alder Park Fence - Repair/Replace	35	27	\$7,150	\$1,634	\$262.36
148	Cedar & Timber Parks Fences-Replace	35	28	\$4,150	\$830	\$152.28
Recreation						
320	Sports Court Fence - Repair/Replace	35	19	\$12,500	\$5,714	\$458.67
340	Cedar Park Swing Set-Repair/Replace	30	29	\$47,700	\$1,590	\$2,042.00
341	Springer Park Big Toy - Replace	20	7	\$47,700	\$31,005	\$3,062.99
343	Older Play Equipment - Replace	20	0	\$68,900	\$68,900	\$4,424.32
347	Springer Picnic Shelter - Replace	40	27	\$39,000	\$12,675	\$1,252.17
349	Island Park Gazebo - Repair/Replace	40	21	\$36,300	\$17,243	\$1,165.48
Building Exteriors						
501	Multipurpose Center Roof - Replace	40	12	\$23,400	\$16,380	\$751.30
Building Interiors						
612	Multipurpose Bldg Appliance-Replace	20	7	\$9,700	\$6,305	\$622.87
614	Office Computers - Repair/Replace	4	3	\$5,500	\$1,375	\$1,765.88
617	Board of Directors Laptops-Replace	7	2	\$6,400	\$4,571	\$1,174.19
Systems/Equipment						
913	Timber Park Septic Field - Replace	60	9	\$10,800	\$9,180	\$231.17
914	Timber Park Septic Tank - Replace	60	9	\$16,800	\$14,280	\$359.60
915	Springer Park Septic System-Replace	60	9	\$16,800	\$14,280	\$359.60
916	Cedar Park Septic System - Replace	60	9	\$16,800	\$14,280	\$359.60
917	Div 11 Bath Septic System - Replace	60	9	\$30,300	\$25,755	\$648.56
918	Multipurpose Bldg Septic - Replace	60	32	\$16,800	\$7,840	\$359.60
919	Dog Kennel Septic System - Replace	60	9	\$16,800	\$14,280	\$359.60
923	Multipurpose Bldg Heat Pump-Replace	15	14	\$12,700	\$847	\$1,087.35
925	Multipurpose Bldg Generator-Replace	15	3	\$6,500	\$5,200	\$556.52
926	100 KW Generator & Control-Replace	40	13	\$97,500	\$65,813	\$3,130.42
936	Aeration Pump & Control - Replace	10	0	\$8,700	\$8,700	\$1,117.32
937	Aeration Pipes - Repair/Replace	40	0	\$21,600	\$21,600	\$693.51
970	1992 GMC Truck - Repair/Replace	12	1	\$28,800	\$26,400	\$3,082.26
971	2011 GMC Truck - Repair/Replace	12	11	\$24,800	\$2,067	\$2,654.17
972	Enclosed Utility Trailer - Replace	25	12	\$9,700	\$5,044	\$498.30
973	Open Utility Trailer-Repair/Replace	25	8	\$3,500	\$2,380	\$179.80

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
974	CERT Container - Repair/Replace	30	14	\$5,400	\$2,880	\$231.17
975	Bad Boy Riding Mower-Repair/Replace	12	8	\$7,600	\$2,533	\$813.37
976	Kubota Riding Mower-Repair/Replace	12	10	\$7,600	\$1,267	\$813.37
42	Total Funded Components				\$716,284	\$47,765

30-Year Reserve Plan Summary

Report # 23246-9
No-Site-Visit

Fiscal Year Start: 2023

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2023	\$705,310	\$716,284	98.5 %	Low	0.00 %	\$47,765	\$0	\$6,632	\$138,100
2024	\$621,607	\$633,837	98.1 %	Low	3.00 %	\$49,198	\$0	\$6,245	\$49,183
2025	\$627,867	\$641,652	97.9 %	Low	3.00 %	\$50,674	\$0	\$6,528	\$6,790
2026	\$678,279	\$694,549	97.7 %	Low	3.00 %	\$52,194	\$0	\$7,010	\$13,113
2027	\$724,371	\$743,739	97.4 %	Low	3.00 %	\$53,760	\$0	\$6,631	\$182,276
2028	\$602,486	\$621,423	97.0 %	Low	3.00 %	\$55,373	\$0	\$6,331	\$0
2029	\$664,189	\$684,475	97.0 %	Low	3.00 %	\$57,034	\$0	\$6,959	\$0
2030	\$728,182	\$750,751	97.0 %	Low	3.00 %	\$58,745	\$0	\$7,222	\$77,359
2031	\$716,790	\$740,708	96.8 %	Low	3.00 %	\$60,507	\$0	\$7,394	\$21,978
2032	\$762,713	\$788,819	96.7 %	Low	3.00 %	\$62,322	\$0	\$7,224	\$149,657
2033	\$682,601	\$708,319	96.4 %	Low	3.00 %	\$64,192	\$0	\$7,070	\$21,906
2034	\$731,958	\$758,489	96.5 %	Low	3.00 %	\$66,118	\$0	\$7,204	\$95,789
2035	\$709,491	\$735,608	96.4 %	Low	3.00 %	\$68,101	\$0	\$7,139	\$65,870
2036	\$718,861	\$744,448	96.6 %	Low	3.00 %	\$70,145	\$0	\$6,642	\$185,476
2037	\$610,172	\$631,998	96.5 %	Low	3.00 %	\$72,249	\$0	\$6,355	\$27,378
2038	\$661,398	\$680,703	97.2 %	Low	3.00 %	\$74,416	\$0	\$6,975	\$8,569
2039	\$734,221	\$751,981	97.6 %	Low	3.00 %	\$76,649	\$0	\$7,709	\$10,270
2040	\$808,309	\$825,435	97.9 %	Low	3.00 %	\$78,948	\$0	\$8,448	\$13,636
2041	\$882,069	\$899,470	98.1 %	Low	3.00 %	\$81,317	\$0	\$8,453	\$162,582
2042	\$809,257	\$824,211	98.2 %	Low	3.00 %	\$83,756	\$0	\$8,392	\$31,563
2043	\$869,842	\$883,601	98.4 %	Low	3.00 %	\$86,269	\$0	\$8,399	\$153,881
2044	\$810,629	\$820,800	98.8 %	Low	3.00 %	\$88,857	\$0	\$8,251	\$67,529
2045	\$840,208	\$847,134	99.2 %	Low	3.00 %	\$91,523	\$0	\$8,827	\$14,562
2046	\$925,995	\$930,951	99.5 %	Low	3.00 %	\$94,268	\$0	\$9,412	\$72,431
2047	\$957,245	\$959,880	99.7 %	Low	3.00 %	\$97,096	\$0	\$10,104	\$0
2048	\$1,064,446	\$1,066,548	99.8 %	Low	3.00 %	\$100,009	\$0	\$10,893	\$60,301
2049	\$1,115,047	\$1,116,644	99.9 %	Low	3.00 %	\$103,010	\$0	\$11,719	\$0
2050	\$1,229,776	\$1,232,757	99.8 %	Low	3.00 %	\$106,100	\$0	\$11,670	\$242,232
2051	\$1,105,314	\$1,105,335	100.0 %	Low	3.00 %	\$109,283	\$0	\$11,605	\$9,495
2052	\$1,216,708	\$1,216,361	100.0 %	Low	3.00 %	\$112,561	\$0	\$12,073	\$142,337

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 23246-9
No-Site-Visit

Fiscal Year Start: 2023

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$705,310	\$716,284	98.5 %	Low	0.00 %	\$25,265	\$0	\$6,519	\$138,100
2024	\$598,994	\$633,837	94.5 %	Low	3.00 %	\$26,023	\$0	\$5,901	\$49,183
2025	\$581,735	\$641,652	90.7 %	Low	3.00 %	\$26,804	\$0	\$5,945	\$6,790
2026	\$607,694	\$694,549	87.5 %	Low	3.00 %	\$27,608	\$0	\$6,178	\$13,113
2027	\$628,367	\$743,739	84.5 %	Low	3.00 %	\$28,436	\$0	\$5,540	\$182,276
2028	\$480,066	\$621,423	77.3 %	Low	3.00 %	\$29,289	\$0	\$4,970	\$0
2029	\$514,325	\$684,475	75.1 %	Low	3.00 %	\$30,168	\$0	\$5,318	\$0
2030	\$549,811	\$750,751	73.2 %	Low	3.00 %	\$31,073	\$0	\$5,291	\$77,359
2031	\$508,816	\$740,708	68.7 %	Medium	3.00 %	\$32,005	\$0	\$5,162	\$21,978
2032	\$524,004	\$788,819	66.4 %	Medium	3.00 %	\$32,965	\$0	\$4,678	\$149,657
2033	\$411,990	\$708,319	58.2 %	Medium	3.00 %	\$33,954	\$0	\$4,199	\$21,906
2034	\$428,237	\$758,489	56.5 %	Medium	3.00 %	\$34,973	\$0	\$3,997	\$95,789
2035	\$371,418	\$735,608	50.5 %	Medium	3.00 %	\$36,022	\$0	\$3,581	\$65,870
2036	\$345,151	\$744,448	46.4 %	Medium	3.00 %	\$37,103	\$0	\$2,722	\$185,476
2037	\$199,499	\$631,998	31.6 %	Medium	3.00 %	\$38,216	\$0	\$2,059	\$27,378
2038	\$212,396	\$680,703	31.2 %	Medium	3.00 %	\$39,362	\$0	\$2,288	\$8,569
2039	\$245,477	\$751,981	32.6 %	Medium	3.00 %	\$40,543	\$0	\$2,618	\$10,270
2040	\$278,368	\$825,435	33.7 %	Medium	3.00 %	\$41,759	\$0	\$2,938	\$13,636
2041	\$309,429	\$899,470	34.4 %	Medium	3.00 %	\$43,012	\$0	\$2,508	\$162,582
2042	\$192,367	\$824,211	23.3 %	High	3.00 %	\$44,302	\$0	\$1,996	\$31,563
2043	\$207,102	\$883,601	23.4 %	High	3.00 %	\$45,631	\$0	\$1,537	\$153,881
2044	\$100,390	\$820,800	12.2 %	High	3.00 %	\$47,000	\$0	\$905	\$67,529
2045	\$80,767	\$847,134	9.5 %	High	3.00 %	\$48,410	\$0	\$981	\$14,562
2046	\$115,596	\$930,951	12.4 %	High	3.00 %	\$49,863	\$0	\$1,048	\$72,431
2047	\$94,076	\$959,880	9.8 %	High	3.00 %	\$51,359	\$0	\$1,203	\$0
2048	\$146,638	\$1,066,548	13.7 %	High	3.00 %	\$52,899	\$0	\$1,436	\$60,301
2049	\$140,672	\$1,116,644	12.6 %	High	3.00 %	\$54,486	\$0	\$1,687	\$0
2050	\$196,846	\$1,232,757	16.0 %	High	3.00 %	\$56,121	\$0	\$1,043	\$242,232
2051	\$11,778	\$1,105,335	1.1 %	High	3.00 %	\$57,804	\$0	\$361	\$9,495
2052	\$60,448	\$1,216,361	5.0 %	High	3.00 %	\$59,539	\$0	\$191	\$142,337

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$705,310	\$621,607	\$627,867	\$678,279	\$724,371
Annual Reserve Funding	\$47,765	\$49,198	\$50,674	\$52,194	\$53,760
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,632	\$6,245	\$6,528	\$7,010	\$6,631
Total Income	\$759,707	\$677,049	\$685,069	\$737,483	\$784,762
# Component					
Site & Grounds					
104 Concrete Ramps - Repair/Replace	\$38,900	\$0	\$0	\$0	\$0
121 Multipurpose Center Lot - Resurface	\$0	\$0	\$0	\$0	\$0
122 Timberlake Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
123 Saltwater Park Asphalt - Resurface	\$0	\$19,519	\$0	\$0	\$0
126 Island Park Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
127 Docks & Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$140,463
128 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
129 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
144 Old Chain Link Fence-Repair/Replace	\$0	\$0	\$0	\$0	\$41,813
145 Multipurpose Bldg Fence - Replace	\$0	\$0	\$0	\$0	\$0
146 Cedar & Skookum Parks Fence-Replace	\$0	\$0	\$0	\$0	\$0
147 Alder Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
148 Cedar & Timber Parks Fences-Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
320 Sports Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Cedar Park Swing Set-Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Springer Park Big Toy - Replace	\$0	\$0	\$0	\$0	\$0
343 Older Play Equipment - Replace	\$68,900	\$0	\$0	\$0	\$0
347 Springer Picnic Shelter - Replace	\$0	\$0	\$0	\$0	\$0
349 Island Park Gazebo - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
501 Multipurpose Center Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
612 Multipurpose Bldg Appliance-Replace	\$0	\$0	\$0	\$0	\$0
614 Office Computers - Repair/Replace	\$0	\$0	\$0	\$6,010	\$0
617 Board of Directors Laptops-Replace	\$0	\$0	\$6,790	\$0	\$0
Systems/Equipment					
913 Timber Park Septic Field - Replace	\$0	\$0	\$0	\$0	\$0
914 Timber Park Septic Tank - Replace	\$0	\$0	\$0	\$0	\$0
915 Springer Park Septic System-Replace	\$0	\$0	\$0	\$0	\$0
916 Cedar Park Septic System - Replace	\$0	\$0	\$0	\$0	\$0
917 Div 11 Bath Septic System - Replace	\$0	\$0	\$0	\$0	\$0
918 Multipurpose Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
919 Dog Kennel Septic System - Replace	\$0	\$0	\$0	\$0	\$0
923 Multipurpose Bldg Heat Pump-Replace	\$0	\$0	\$0	\$0	\$0
925 Multipurpose Bldg Generator-Replace	\$0	\$0	\$0	\$7,103	\$0
926 100 KW Generator & Control-Replace	\$0	\$0	\$0	\$0	\$0
936 Aeration Pump & Control - Replace	\$8,700	\$0	\$0	\$0	\$0
937 Aeration Pipes - Repair/Replace	\$21,600	\$0	\$0	\$0	\$0
970 1992 GMC Truck - Repair/Replace	\$0	\$29,664	\$0	\$0	\$0
971 2011 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
972 Enclosed Utility Trailer - Replace	\$0	\$0	\$0	\$0	\$0
973 Open Utility Trailer-Repair/Replace	\$0	\$0	\$0	\$0	\$0
974 CERT Container - Repair/Replace	\$0	\$0	\$0	\$0	\$0
975 Bad Boy Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
976 Kubota Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$138,100	\$49,183	\$6,790	\$13,113	\$182,276
Ending Reserve Balance	\$621,607	\$627,867	\$678,279	\$724,371	\$602,486

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$602,486	\$664,189	\$728,182	\$716,790	\$762,713
Annual Reserve Funding	\$55,373	\$57,034	\$58,745	\$60,507	\$62,322
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,331	\$6,959	\$7,222	\$7,394	\$7,224
Total Income	\$664,189	\$728,182	\$794,149	\$784,691	\$832,259
# Component					
Site & Grounds					
104 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Multipurpose Center Lot - Resurface	\$0	\$0	\$0	\$0	\$0
122 Timberlake Boat Launch - Resurface	\$0	\$0	\$0	\$7,917	\$0
123 Saltwater Park Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
126 Island Park Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
127 Docks & Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
128 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
129 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
144 Old Chain Link Fence-Repair/Replace	\$0	\$0	\$0	\$0	\$0
145 Multipurpose Bldg Fence - Replace	\$0	\$0	\$0	\$0	\$0
146 Cedar & Skookum Parks Fence-Replace	\$0	\$0	\$0	\$0	\$0
147 Alder Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
148 Cedar & Timber Parks Fences-Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
320 Sports Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Cedar Park Swing Set-Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Springer Park Big Toy - Replace	\$0	\$0	\$58,665	\$0	\$0
343 Older Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
347 Springer Picnic Shelter - Replace	\$0	\$0	\$0	\$0	\$0
349 Island Park Gazebo - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
501 Multipurpose Center Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
612 Multipurpose Bldg Appliance-Replace	\$0	\$0	\$11,930	\$0	\$0
614 Office Computers - Repair/Replace	\$0	\$0	\$6,764	\$0	\$0
617 Board of Directors Laptops-Replace	\$0	\$0	\$0	\$0	\$8,351
Systems/Equipment					
913 Timber Park Septic Field - Replace	\$0	\$0	\$0	\$0	\$14,092
914 Timber Park Septic Tank - Replace	\$0	\$0	\$0	\$0	\$21,920
915 Springer Park Septic System-Replace	\$0	\$0	\$0	\$0	\$21,920
916 Cedar Park Septic System - Replace	\$0	\$0	\$0	\$0	\$21,920
917 Div 11 Bath Septic System - Replace	\$0	\$0	\$0	\$0	\$39,535
918 Multipurpose Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
919 Dog Kennel Septic System - Replace	\$0	\$0	\$0	\$0	\$21,920
923 Multipurpose Bldg Heat Pump-Replace	\$0	\$0	\$0	\$0	\$0
925 Multipurpose Bldg Generator-Replace	\$0	\$0	\$0	\$0	\$0
926 100 KW Generator & Control-Replace	\$0	\$0	\$0	\$0	\$0
936 Aeration Pump & Control - Replace	\$0	\$0	\$0	\$0	\$0
937 Aeration Pipes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
970 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
971 2011 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
972 Enclosed Utility Trailer - Replace	\$0	\$0	\$0	\$0	\$0
973 Open Utility Trailer-Repair/Replace	\$0	\$0	\$0	\$4,434	\$0
974 CERT Container - Repair/Replace	\$0	\$0	\$0	\$0	\$0
975 Bad Boy Riding Mower-Repair/Replace	\$0	\$0	\$0	\$9,627	\$0
976 Kubota Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$77,359	\$21,978	\$149,657
Ending Reserve Balance	\$664,189	\$728,182	\$716,790	\$762,713	\$682,601

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$682,601	\$731,958	\$709,491	\$718,861	\$610,172
Annual Reserve Funding	\$64,192	\$66,118	\$68,101	\$70,145	\$72,249
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,070	\$7,204	\$7,139	\$6,642	\$6,355
Total Income	\$753,863	\$805,280	\$784,731	\$795,648	\$688,776
# Component					
Site & Grounds					
104 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Multipurpose Center Lot - Resurface	\$0	\$0	\$6,915	\$0	\$0
122 Timberlake Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
123 Saltwater Park Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
126 Island Park Bridge - Repair/Replace	\$0	\$21,594	\$0	\$0	\$0
127 Docks & Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
128 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
129 Cedar Park Pier - Repair/Replace	\$0	\$32,253	\$0	\$0	\$0
144 Old Chain Link Fence-Replace	\$0	\$0	\$0	\$0	\$0
145 Multipurpose Bldg Fence - Replace	\$0	\$0	\$11,763	\$0	\$0
146 Cedar & Skookum Parks Fence-Replace	\$0	\$0	\$0	\$0	\$0
147 Alder Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
148 Cedar & Timber Parks Fences-Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
320 Sports Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Cedar Park Swing Set-Replace	\$0	\$0	\$0	\$0	\$0
341 Springer Park Big Toy - Replace	\$0	\$0	\$0	\$0	\$0
343 Older Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
347 Springer Picnic Shelter - Replace	\$0	\$0	\$0	\$0	\$0
349 Island Park Gazebo - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
501 Multipurpose Center Roof - Replace	\$0	\$0	\$33,363	\$0	\$0
Building Interiors					
612 Multipurpose Bldg Appliance-Replace	\$0	\$0	\$0	\$0	\$0
614 Office Computers - Repair/Replace	\$0	\$7,613	\$0	\$0	\$0
617 Board of Directors Laptops-Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
913 Timber Park Septic Field - Replace	\$0	\$0	\$0	\$0	\$0
914 Timber Park Septic Tank - Replace	\$0	\$0	\$0	\$0	\$0
915 Springer Park Septic System-Replace	\$0	\$0	\$0	\$0	\$0
916 Cedar Park Septic System - Replace	\$0	\$0	\$0	\$0	\$0
917 Div 11 Bath Septic System - Replace	\$0	\$0	\$0	\$0	\$0
918 Multipurpose Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
919 Dog Kennel Septic System - Replace	\$0	\$0	\$0	\$0	\$0
923 Multipurpose Bldg Heat Pump-Replace	\$0	\$0	\$0	\$0	\$19,210
925 Multipurpose Bldg Generator-Replace	\$0	\$0	\$0	\$0	\$0
926 100 KW Generator & Control-Replace	\$0	\$0	\$0	\$143,182	\$0
936 Aeration Pump & Control - Replace	\$11,692	\$0	\$0	\$0	\$0
937 Aeration Pipes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
970 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$42,294	\$0
971 2011 GMC Truck - Repair/Replace	\$0	\$34,329	\$0	\$0	\$0
972 Enclosed Utility Trailer - Replace	\$0	\$0	\$13,830	\$0	\$0
973 Open Utility Trailer-Replace/Replace	\$0	\$0	\$0	\$0	\$0
974 CERT Container - Repair/Replace	\$0	\$0	\$0	\$0	\$8,168
975 Bad Boy Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
976 Kubota Riding Mower-Repair/Replace	\$10,214	\$0	\$0	\$0	\$0
Total Expenses	\$21,906	\$95,789	\$65,870	\$185,476	\$27,378
Ending Reserve Balance	\$731,958	\$709,491	\$718,861	\$610,172	\$661,398

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$661,398	\$734,221	\$808,309	\$882,069	\$809,257
Annual Reserve Funding	\$74,416	\$76,649	\$78,948	\$81,317	\$83,756
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,975	\$7,709	\$8,448	\$8,453	\$8,392
Total Income	\$742,789	\$818,579	\$895,705	\$971,839	\$901,405
# Component					
Site & Grounds					
104 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Multipurpose Center Lot - Resurface	\$0	\$0	\$0	\$0	\$0
122 Timberlake Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
123 Saltwater Park Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
126 Island Park Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
127 Docks & Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
128 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$151,517	\$0
129 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
144 Old Chain Link Fence-Repair/Replace	\$0	\$0	\$0	\$0	\$0
145 Multipurpose Bldg Fence - Replace	\$0	\$0	\$0	\$0	\$0
146 Cedar & Skookum Parks Fence-Replace	\$0	\$0	\$13,636	\$0	\$0
147 Alder Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
148 Cedar & Timber Parks Fences-Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
320 Sports Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$21,919
340 Cedar Park Swing Set-Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Springer Park Big Toy - Replace	\$0	\$0	\$0	\$0	\$0
343 Older Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
347 Springer Picnic Shelter - Replace	\$0	\$0	\$0	\$0	\$0
349 Island Park Gazebo - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
501 Multipurpose Center Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
612 Multipurpose Bldg Appliance-Replace	\$0	\$0	\$0	\$0	\$0
614 Office Computers - Repair/Replace	\$8,569	\$0	\$0	\$0	\$9,644
617 Board of Directors Laptops-Replace	\$0	\$10,270	\$0	\$0	\$0
Systems/Equipment					
913 Timber Park Septic Field - Replace	\$0	\$0	\$0	\$0	\$0
914 Timber Park Septic Tank - Replace	\$0	\$0	\$0	\$0	\$0
915 Springer Park Septic System-Replace	\$0	\$0	\$0	\$0	\$0
916 Cedar Park Septic System - Replace	\$0	\$0	\$0	\$0	\$0
917 Div 11 Bath Septic System - Replace	\$0	\$0	\$0	\$0	\$0
918 Multipurpose Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
919 Dog Kennel Septic System - Replace	\$0	\$0	\$0	\$0	\$0
923 Multipurpose Bldg Heat Pump-Replace	\$0	\$0	\$0	\$0	\$0
925 Multipurpose Bldg Generator-Replace	\$0	\$0	\$0	\$11,066	\$0
926 100 KW Generator & Control-Replace	\$0	\$0	\$0	\$0	\$0
936 Aeration Pump & Control - Replace	\$0	\$0	\$0	\$0	\$0
937 Aeration Pipes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
970 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
971 2011 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
972 Enclosed Utility Trailer - Replace	\$0	\$0	\$0	\$0	\$0
973 Open Utility Trailer-Repair/Replace	\$0	\$0	\$0	\$0	\$0
974 CERT Container - Repair/Replace	\$0	\$0	\$0	\$0	\$0
975 Bad Boy Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
976 Kubota Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$8,569	\$10,270	\$13,636	\$162,582	\$31,563
Ending Reserve Balance	\$734,221	\$808,309	\$882,069	\$809,257	\$869,842

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$869,842	\$810,629	\$840,208	\$925,995	\$957,245
Annual Reserve Funding	\$86,269	\$88,857	\$91,523	\$94,268	\$97,096
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,399	\$8,251	\$8,827	\$9,412	\$10,104
Total Income	\$964,509	\$907,736	\$940,557	\$1,029,676	\$1,064,446
# Component					
Site & Grounds					
104 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Multipurpose Center Lot - Resurface	\$0	\$0	\$0	\$0	\$0
122 Timberlake Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
123 Saltwater Park Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
126 Island Park Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
127 Docks & Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
128 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
129 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
144 Old Chain Link Fence-Repair/Replace	\$0	\$0	\$0	\$0	\$0
145 Multipurpose Bldg Fence - Replace	\$0	\$0	\$0	\$0	\$0
146 Cedar & Skookum Parks Fence-Replace	\$0	\$0	\$0	\$0	\$0
147 Alder Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
148 Cedar & Timber Parks Fences-Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
320 Sports Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Cedar Park Swing Set-Repair/Replace	\$0	\$0	\$0	\$0	\$0
341 Springer Park Big Toy - Replace	\$0	\$0	\$0	\$0	\$0
343 Older Play Equipment - Replace	\$124,441	\$0	\$0	\$0	\$0
347 Springer Picnic Shelter - Replace	\$0	\$0	\$0	\$0	\$0
349 Island Park Gazebo - Repair/Replace	\$0	\$67,529	\$0	\$0	\$0
Building Exteriors					
501 Multipurpose Center Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
612 Multipurpose Bldg Appliance-Replace	\$0	\$0	\$0	\$0	\$0
614 Office Computers - Repair/Replace	\$0	\$0	\$0	\$10,855	\$0
617 Board of Directors Laptops-Replace	\$0	\$0	\$0	\$12,631	\$0
Systems/Equipment					
913 Timber Park Septic Field - Replace	\$0	\$0	\$0	\$0	\$0
914 Timber Park Septic Tank - Replace	\$0	\$0	\$0	\$0	\$0
915 Springer Park Septic System-Replace	\$0	\$0	\$0	\$0	\$0
916 Cedar Park Septic System - Replace	\$0	\$0	\$0	\$0	\$0
917 Div 11 Bath Septic System - Replace	\$0	\$0	\$0	\$0	\$0
918 Multipurpose Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
919 Dog Kennel Septic System - Replace	\$0	\$0	\$0	\$0	\$0
923 Multipurpose Bldg Heat Pump-Replace	\$0	\$0	\$0	\$0	\$0
925 Multipurpose Bldg Generator-Replace	\$0	\$0	\$0	\$0	\$0
926 100 KW Generator & Control-Replace	\$0	\$0	\$0	\$0	\$0
936 Aeration Pump & Control - Replace	\$15,713	\$0	\$0	\$0	\$0
937 Aeration Pipes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
970 1992 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
971 2011 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$48,945	\$0
972 Enclosed Utility Trailer - Replace	\$0	\$0	\$0	\$0	\$0
973 Open Utility Trailer-Repair/Replace	\$0	\$0	\$0	\$0	\$0
974 CERT Container - Repair/Replace	\$0	\$0	\$0	\$0	\$0
975 Bad Boy Riding Mower-Repair/Replace	\$13,726	\$0	\$0	\$0	\$0
976 Kubota Riding Mower-Repair/Replace	\$0	\$0	\$14,562	\$0	\$0
Total Expenses	\$153,881	\$67,529	\$14,562	\$72,431	\$0
Ending Reserve Balance	\$810,629	\$840,208	\$925,995	\$957,245	\$1,064,446

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$1,064,446	\$1,115,047	\$1,229,776	\$1,105,314	\$1,216,708
Annual Reserve Funding	\$100,009	\$103,010	\$106,100	\$109,283	\$112,561
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,893	\$11,719	\$11,670	\$11,605	\$12,073
Total Income	\$1,175,348	\$1,229,776	\$1,347,546	\$1,226,203	\$1,341,342
# Component					
Site & Grounds					
104 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
121 Multipurpose Center Lot - Resurface	\$0	\$0	\$0	\$0	\$0
122 Timberlake Boat Launch - Resurface	\$0	\$0	\$0	\$0	\$0
123 Saltwater Park Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
126 Island Park Bridge - Repair/Replace	\$0	\$0	\$0	\$0	\$0
127 Docks & Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
128 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
129 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
144 Old Chain Link Fence-Repair/Replace	\$0	\$0	\$0	\$0	\$0
145 Multipurpose Bldg Fence - Replace	\$0	\$0	\$0	\$0	\$0
146 Cedar & Skookum Parks Fence-Replace	\$0	\$0	\$0	\$0	\$0
147 Alder Park Fence - Repair/Replace	\$0	\$0	\$15,882	\$0	\$0
148 Cedar & Timber Parks Fences-Replace	\$0	\$0	\$0	\$9,495	\$0
Recreation					
320 Sports Court Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Cedar Park Swing Set-Repair/Replace	\$0	\$0	\$0	\$0	\$112,408
341 Springer Park Big Toy - Replace	\$0	\$0	\$105,955	\$0	\$0
343 Older Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
347 Springer Picnic Shelter - Replace	\$0	\$0	\$86,630	\$0	\$0
349 Island Park Gazebo - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
501 Multipurpose Center Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
612 Multipurpose Bldg Appliance-Replace	\$0	\$0	\$21,547	\$0	\$0
614 Office Computers - Repair/Replace	\$0	\$0	\$12,217	\$0	\$0
617 Board of Directors Laptops-Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
913 Timber Park Septic Field - Replace	\$0	\$0	\$0	\$0	\$0
914 Timber Park Septic Tank - Replace	\$0	\$0	\$0	\$0	\$0
915 Springer Park Septic System-Replace	\$0	\$0	\$0	\$0	\$0
916 Cedar Park Septic System - Replace	\$0	\$0	\$0	\$0	\$0
917 Div 11 Bath Septic System - Replace	\$0	\$0	\$0	\$0	\$0
918 Multipurpose Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
919 Dog Kennel Septic System - Replace	\$0	\$0	\$0	\$0	\$0
923 Multipurpose Bldg Heat Pump-Replace	\$0	\$0	\$0	\$0	\$29,928
925 Multipurpose Bldg Generator-Replace	\$0	\$0	\$0	\$0	\$0
926 100 KW Generator & Control-Replace	\$0	\$0	\$0	\$0	\$0
936 Aeration Pump & Control - Replace	\$0	\$0	\$0	\$0	\$0
937 Aeration Pipes - Repair/Replace	\$0	\$0	\$0	\$0	\$0
970 1992 GMC Truck - Repair/Replace	\$60,301	\$0	\$0	\$0	\$0
971 2011 GMC Truck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
972 Enclosed Utility Trailer - Replace	\$0	\$0	\$0	\$0	\$0
973 Open Utility Trailer-Repair/Replace	\$0	\$0	\$0	\$0	\$0
974 CERT Container - Repair/Replace	\$0	\$0	\$0	\$0	\$0
975 Bad Boy Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
976 Kubota Riding Mower-Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$60,301	\$0	\$242,232	\$9,495	\$142,337
Ending Reserve Balance	\$1,115,047	\$1,229,776	\$1,105,314	\$1,216,708	\$1,199,006



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. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) 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: Wells, lines, etc.

Location: Throughout the community.
 Funded?: No. The water system is funded through a separate budget and reserve study.
 History: None known.
 Comments: This component remains unfunded from the 2022-2023 reserve study.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 101 Multipurpose Center-Expand/Replace

Quantity: 1 structure

Location: 2880 E Timberlake Dr W.
 Funded?: No. No firm decisions have been reached.
 History: None known.
 Comments: This component remains unfunded from the 2022-2023 reserve study.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 104 Concrete Ramps - Repair/Replace

Quantity: ~2,000 SF

Location: The Saltwater Park and Big Timberlake boat ramps.
 Funded?: Yes.
 History: None known.
 Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study update.
 Useful Life: 40 years Remaining Life: 0 years
 Best Case: \$ 33,100 Worst Case: \$44,700
 Cost Source: Budget Allowance

Comp #: 106 Gravel Areas - Refurbish

Quantity: ~56,500 SF

Location: The lots adjacent to the multipurpose center and parks.
 Funded?: No. Costs are best handled with operating funds.
 History: Replenished 2014; replenished 2011 ~\$2,000 (8 loads).
 Comments: This component remains unfunded from the 2022-2023 reserve study.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 120 Public Asphalt Roads - Resurface

Quantity: Extensive quantity

Location: The community roadways.
 Funded?: No. Reported to be the responsibility of Mason County.
 History: Repairs 2018.
 Comments: This component remains unfunded from the 2022-2023 reserve study.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 121 Multipurpose Center Lot - Resurface

Quantity: ~1,700 SF asphalt

Location: 2880 E Timberlake Dr W.
 Funded?: Yes.
 History: Sealed 2017 ~\$1,900 (completed by staff); installed 1995 ~\$2,900.
 Comments: The costs were adjusted to reflect the current market rates, and the remaining useful was reduced by one year from the 2023 reserve study.
 Useful Life: 40 years Remaining Life: 12 years
 Best Case: \$ 4,400 Worst Case: \$5,300
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Comp #: 122 Timberlake Boat Launch - Resurface**Quantity: ~2,200 SF asphalt**

Location: Big Timberlake Boat Launch.

Funded?: Yes.

History: Extended 1998 ~\$3,200.

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful was reduced by one year from the 2023 reserve study.

Useful Life: 40 years

Remaining Life: 8 years

Best Case: \$ 5,700

Worst Case: \$6,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 123 Saltwater Park Asphalt - Resurface**Quantity: ~5,000 SF**

Location: Saltwater Park access road (E Pickering Ln).

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2023 reserve study.

Useful Life: 40 years

Remaining Life: 1 years

Best Case: \$ 16,300

Worst Case: \$21,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 126 Island Park Bridge - Repair/Replace**Quantity: ~960 SF**

Location: Island Park.

Funded?: Yes.

History: Concrete pier improvements 2009 ~\$7,800; replaced 2004 ~\$19,000; replaced 1986.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 13,300

Worst Case: \$17,900

Cost Source: Budget Allowance

Comp #: 127 Docks & Floats - Repair/Replace**Quantity: ~3,300 SF**

Location: Select parks and the boat launch.

Funded?: Yes.

History: Various repairs; replaced mid-1990s; Big Timberlake float dock replaced 1982.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 100,300

Worst Case: \$149,300

Cost Source: Budget Allowance

Comp #: 128 Saltwater Park Pilings - Replace**Quantity: 7 wood**

Location: Saltwater Park.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 18 years

Best Case: \$ 75,600

Worst Case: \$102,400

Cost Source: Budget Allowance

Comp #: 129 Cedar Park Pier - Repair/Replace**Quantity: ~530 SF**

Location: Cedar Park.

Funded?: Yes.

History: Constructed 2005 ~\$7,000 (completed by staff).

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 19,800

Worst Case: \$26,800

Cost Source: Budget Allowance

Comp #: 141 Split Rail Fence - Repair/Replace**Quantity: ~130 LF 3' tall wood**

Location: Adjacent to the Little Timber Lake boat launch.
 Funded?: No. Costs are best handled with operating funds.
 History: ~100 LF removed.
 Comments: This component remains unfunded from the 2022-2023 reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 144 Old Chain Link Fence-Repair/Replace**Quantity: ~1,350 LF**

Location: Parks and dams.
 Funded?: Yes.
 History: None known.
 Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.
 Useful Life: 35 years
 Best Case: \$ 27,000
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 4 years
 Worst Case: \$47,300

Comp #: 145 Multipurpose Bldg Fence - Replace**Quantity: ~300 LF chain link**

Location: Adjacent to the Multipurpose Center.
 Funded?: Yes.
 History: None known.
 Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.
 Useful Life: 35 years
 Best Case: \$ 6,000
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 12 years
 Worst Case: \$10,500

Comp #: 146 Cedar & Skookum Parks Fence-Replace**Quantity: ~300 LF chain link**

Location: Cedar and Skookum Parks.
 Funded?: Yes.
 History: Replaced 2005.
 Comments: The costs were adjusted to reflect the current market rates, and the remaining useful was reduced by one year from the 2022-2023 reserve study.
 Useful Life: 35 years
 Best Case: \$ 6,000
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 17 years
 Worst Case: \$10,500

Comp #: 147 Alder Park Fence - Repair/Replace**Quantity: ~260 LF chain link**

Location: Alder Park.
 Funded?: Yes.
 History: Added 2015.
 Comments: The costs were adjusted to reflect the current market rates, and the remaining useful was reduced by one year from the 2022-2023 reserve study.
 Useful Life: 35 years
 Best Case: \$ 5,200
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 27 years
 Worst Case: \$9,100

Comp #: 148 Cedar & Timber Parks Fences-Replace**Quantity: ~150 LF chain link**

Location: Cedar and Timber Parks.
 Funded?: Yes.
 History: ~150' total (75'/each) replaced 2016.
 Comments: The costs were adjusted to reflect the current market rates, and the remaining useful was reduced by one year from the 2022-2023 reserve study.
 Useful Life: 35 years
 Best Case: \$ 3,000
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 28 years
 Worst Case: \$5,300

Comp #: 149 Garbage Enclosures & Covers-Replace **Quantity: Moderate quantity**
Location: The parks.
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: This component remains unfunded from the 2022-2023 reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 160 Site Lights - Repair/Replace **Quantity: Moderate quantity**
Location: Scattered throughout the community.
Funded?: No. Costs are best handled with operating funds.
History: Island Park gazebo lighting added 2018; MPC LED upgrades 2018; tennis court assembly added 2016; PUD LED upgrades 2015.
Comments: This component remains unfunded from the 2022-2023 reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 170 Landscape - Maintain/Refurbish **Quantity: Turf, shrubs, etc.**
Location: Throughout the community.
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: This component remains unfunded from the 2022-2023 reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 171 Trees - Trim/Remove & Replace **Quantity: Extensive quantity**
Location: Throughout the community.
Funded?: No. Costs are best handled with operating funds.
History: Tree removal 2019 ~\$3,300; div 2 tree removal 2017 ~\$2,500.
Comments: This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist to assess the current plantings and to prepare a long term plan for the care and management of the community's trees, balancing aesthetics with the protection of the association's assets. Tree roots can be damaging to walkways, irrigation, underground utilities, and building structures. Track actual expenses, and adjust accordingly in reserve study updates.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 173 Irrigation System - Repair/Replace **Quantity: Heads, lines, timers, etc**
Location: The community entrance and Springer Park.
Funded?: No. Costs are best handled with operating funds.
History: Springer Park installed 2007.
Comments: This component remains unfunded from the 2022-2023 reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 175 Wetlands - Maintain **Quantity: Creek, trees, etc.**
Location: Scattered throughout the community.
Funded?: No. There is no basis for reserve funding at this time.
History: None known.
Comments: This component remains unfunded from the 2022-2023 reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 177 Lakes & Ponds - Maintain/Refurbish **Quantity: Extensive quantity**
Location: Big and Little Timberlakes, Frog and Beaver Ponds, etc.
Funded?: No. Costs are best handled with operating funds.
History: Regular weed control & fish stocking.
Comments: This component remains unfunded from the 2022-2023 reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 178 Dams - Maintain/Refurbish

Quantity: Extensive quantity

Location: Big and Little Timberlakes.

Funded?: No. The useful life cannot be estimated.

History: Rip rap repairs 2021; inspected 2017; slip lining project 2004 ~\$52,000; pipe interiors inspected 1997; rock work 1991 ~\$3,000; Big Timberlake dam installed 1968 ~\$39,000.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 190 Community Towers & Signs - Maintain

Quantity: 2 wood/~5' x 5' x 15'

Location: The intersection of E Agate Dr and E Timberlake Dr.

Funded?: No. Costs are best handled with operating funds.

History: Refurbished 2012.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 191 Community Signage – Repair/Replace

Quantity: Extensive quantity

Location: Scattered throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: Directional signs replaced & park signs refinished 2014 ~\$1,500.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 197 Kiosks & Reader Boards - Replace

Quantity: Moderate quantity

Location: Scattered throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: Notification boards constructed 2003.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Recreation

Comp #: 320 Sports Court Fence - Repair/Replace**Quantity: ~240 LF chain link**

Location: The south end of Springer Park.

Funded?: Yes.

History: Installed 2007 ~\$9,300.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 35 years

Remaining Life: 19 years

Best Case: \$ 10,600

Worst Case: \$14,400

Cost Source: Budget Allowance

Comp #: 323 Sports Courts - Maintain/Resurface**Quantity: ~2,800 SF**

Location: Springer Park.

Funded?: No. The useful life cannot be estimated.

History: South Court installed 2007 ~\$34,000 (including interlocking tiles).

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 330 Springer Park Sports Equip-Replace**Quantity: B-ball, pickleball, etc.**

Location: Springer Park.

Funded?: No. The useful life cannot be estimated.

History: Disc golf baskets added 2010 ~\$1,800; 2 basketball assemblies added 2007.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 340 Cedar Park Swing Set-Replace**Quantity: 1 swing set**

Location: Cedar Park.

Funded?: Yes.

History: Replaced 2022 ~\$12,300 (completed by staff).

Comments: It was reported the Cedar Park swing set was replaced in 2022 with a three-bay set and a fall protection area below. The work was reported to have been completed by in-house staff for a cost of ~\$12,300.

The costs were inflated by 3%, and the remaining useful life was reset

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 40,500

Worst Case: \$54,900

Cost Source: Budget Allowance

Comp #: 341 Springer Park Big Toy - Replace**Quantity: 1 Big Toy**

Location: The south end of Springer Park.

Funded?: Yes.

History: Purchased 2010 ~\$11,000 (installed by staff).

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 40,500

Worst Case: \$54,900

Cost Source: Inflated Extrapolated Estimate

Provided by Client: 2021 ~\$45,000 (Cedar Park)

Comp #: 343 Older Play Equipment - Replace**Quantity: 7 assorted**

Location: Alder Park, Timber Park, and Little Timber Lake boat launch.

Funded?: Yes.

History: Installed 1993.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 58,600

Worst Case: \$79,200

Cost Source: Inflated Estimate Provided by Client:

2021 ~\$65,000

Comp #: 346 Site Furniture - Repair/Replace **Quantity: 22 assorted pieces**
Location: Cedar, Island, Saltwater, Skookum, Springer, and Timber Parks, and the Multipurpose Center grounds.
Funded?: No. Costs are best handled with operating funds.
History: Rustic wood bench added 2014; Springer Park concrete tables added 2006 ~\$3,100.
Comments: This component remains unfunded from the 2022-2023 reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 347 Springer Picnic Shelter - Replace **Quantity: ~18' x 28'**
Location: The south end of Springer Park.
Funded?: Yes.
History: Constructed 2010 ~\$14,100 (completed by staff).
Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.
Useful Life: 40 years Remaining Life: 27 years
Best Case: \$ 33,100 Worst Case: \$44,900
Cost Source: Budget Allowance

Comp #: 349 Island Park Gazebo - Repair/Replace **Quantity: ~16' x 18'**
Location: Island Park.
Funded?: Yes.
History: Constructed 2004 ~\$12,400 (completed by staff).
Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.
Useful Life: 40 years Remaining Life: 21 years
Best Case: \$ 30,900 Worst Case: \$41,700
Cost Source: Budget Allowance

Building Exteriors

Comp #: 500 Multipurpose Bldg Exteriors-Replace**Quantity: ~1,600 SF**

Location: 2880 E Timberlake Dr W.

Funded?: No. Costs are best handled with operating funds.

History: Constructed 1995.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 501 Multipurpose Center Roof - Replace**Quantity: ~1,800 SF metal**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 40 years

Remaining Life: 12 years

Best Case: \$ 19,900

Worst Case: \$26,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 502 Sheds - Maintain/Replace**Quantity: ~1,250 SF**

Location: The vicinity of 2880 E Timberlake Dr W and Springer Park.

Funded?: No. Costs are best handled with operating funds.

History: Park irrigation shed constructed 2021; Dog Kennel refurbished 2020 ~\$3,600.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 504 Park Bathrooms Exteriors - Maintain**Quantity: 4 assorted**

Location: Cedar, Springer, and Timber Parks, and the division 11 showers.

Funded?: No. Costs are best handled with operating funds.

History: Roofs replaced 2017 ~\$2,200 (completed by staff).

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Building Interiors

Comp #: 600 Multipurpose Bldg Interior-Refinish**Quantity: Floors, counters, etc.**

Location: 2880 E Timberlake Dr W.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 602 Park Bathroom Interiors - Maintain**Quantity: 8 bathrooms**

Location: Cedar, Springer, and Timber Parks, and the division 11 showers.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 610 Multipurpose Bldg Furniture-Replace**Quantity: Extensive quantity**

Location: 2880 E Timberlake Dr W.

Funded?: No. Costs are best handled with operating funds.

History: Replacements 2010 ~\$1,600.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 612 Multipurpose Bldg Appliance-Replace**Quantity: 3 assorted**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Fisher & Paykel range installed 2010 ~\$5,700.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 8,200

Worst Case: \$11,200

Cost Source: Budget Allowance

Comp #: 614 Office Computers - Repair/Replace**Quantity: 3 PCs**

Location: 2880 E Timberlake Dr W and the water system shop.

Funded?: Yes. Costs are best handled with operating funds.

History: Replaced 2022 ~\$5,300.

Comments: It was reported three office computers were replaced in 2022. It was requested funding be added for replacement of these units on four year cycles as reflected below.

Useful Life: 4 years

Remaining Life: 3 years

Best Case: \$ 4,700

Worst Case: \$6,300

Cost Source: Inflated Client Cost History: 2022

~\$5,300

Comp #: 615 Office Equipment - Repair/Replace**Quantity: Copier, printer, etc.**

Location: 2880 E Timberlake Dr W and the water system shop.

Funded?: No. Costs are best handled with operating funds.

History: CUBIC billing software purchased 2009 ~\$20,000; computers & monitors replaced 2011.

Comments: This component remains unfunded from the 2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 617 Board of Directors Laptops-Replace

Quantity: 7 Lenovo IdeaPad

Location: Each Board of Director member.

Funded?: Yes.

History: Purchased 2018 ~\$5,600.

Comments: It was requested cyclical funding be added for replacement of seven Lenovo IdeaPad laptops that are assigned to each Board of Directors member. Track the actual history and costs, and adjust this component accordingly.

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 5,400

Worst Case: \$7,400

Cost Source: Inflated Client Cost History: 2018

~\$5,600

Systems/Equipment

Comp #: 901 Plumbing - Repair/Replace**Quantity: Supply & drain lines**

Location: Throughout the community.

Funded?: No. Large-scale repairs or replacements are not predictable prior to a systems evaluation.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 905 Hot Water Heaters - Repair/Replace**Quantity: 2 electric**

Location: The Multipurpose Center and the division 11 showers.

Funded?: No. Costs are best handled with operating funds.

History: Multipurpose Center replaced 2015; division 11 showers replaced 2012 ~\$1,100.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 907 Propane Tanks - Repair/Replace**Quantity: 2 assorted**

Location: The Multipurpose Center and the division 11 showers.

Funded?: No. Costs are best handled with operating funds.

History: Small unit replaced 2010 ~\$750.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 913 Timber Park Septic Field - Replace**Quantity: 1 drain field**

Location: Serves the Timber Park bathrooms.

Funded?: Yes.

History: Installed early 1970s.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 9 years

Best Case: \$ 9,200

Worst Case: \$12,400

Cost Source: Budget Allowance

Comp #: 914 Timber Park Septic Tank - Replace**Quantity: 1 tank system**

Location: Serves the Timber Park bathrooms.

Funded?: Yes.

History: Replaced 2021 ~\$5,800.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 9 years

Best Case: \$ 14,300

Worst Case: \$19,300

Cost Source: Budget Allowance

Comp #: 915 Springer Park Septic System-Replace**Quantity: 1 tank system**

Location: Serves the Springer Park bathrooms.

Funded?: Yes.

History: All septic systems (for showers and park bathrooms) were initially installed in the early 1970's

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 9 years

Best Case: \$ 14,300

Worst Case: \$19,300

Cost Source: Budget Allowance

Comp #: 916 Cedar Park Septic System - Replace**Quantity: 1 tank system**

Location: Serves the Cedar Park bathrooms.

Funded?: Yes.

History: Installed early 1970s.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 9 years

Best Case: \$ 14,300

Worst Case: \$19,300

Cost Source: Budget Allowance

Comp #: 917 Div 11 Bath Septic System - Replace**Quantity: 3 tank system**

Location: Serves the division 11 bathrooms and showers.

Funded?: Yes.

History: Installed early 1970s.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 9 years

Best Case: \$ 25,800

Worst Case: \$34,800

Cost Source: Budget Allowance

Comp #: 918 Multipurpose Bldg Septic - Replace**Quantity: 1 tank system**

Location: Serving the Multipurpose Center.

Funded?: Yes.

History: Installed 1995.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 32 years

Best Case: \$ 14,300

Worst Case: \$19,300

Cost Source: Budget Allowance

Comp #: 919 Dog Kennel Septic System - Replace**Quantity: 1 tank system**

Location: Serving the former "Dog Kennel."

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 60 years

Remaining Life: 9 years

Best Case: \$ 14,300

Worst Case: \$19,300

Cost Source: Budget Allowance

Comp #: 920 Electrical System - Maintain/Repair**Quantity: Main & branch systems**

Location: Throughout the community.

Funded?: No. Large-scale repairs or replacements are not predictable.

History: Gazebo system installed 2018.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 923 Multipurpose Bldg Heat Pump-Replace**Quantity: 1 unit**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Installed 2022 ~\$12,300.

Comments: It was reported the association installed a heat pump in the Multipurpose Center in 2022 ~\$12,300.

We have added funding for cyclical replacement of the pump. Track the actual history and costs, and adjust this component accordingly.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 10,800

Worst Case: \$14,600

Cost Source: Inflated Client Cost History: 2022

~\$12,300

Comp #: 925 Multipurpose Bldg Generator-Replace**Quantity: 1 Kubota 7000 GL**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Purchased 2012.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 5,500

Worst Case: \$7,500

Cost Source: Budget Allowance

Comp #: 926 100 KW Generator & Control-Replace**Quantity: 1 Onan 100 KW & GE MX150**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: GE MX150 control installed 2004; Onan 100 KW generator installed 1996 ~\$36,000.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 40 years

Remaining Life: 13 years

Best Case: \$ 82,900

Worst Case: \$112,100

Cost Source: Budget Allowance

Comp #: 936 Aeration Pump & Control - Replace**Quantity: 5 HP system**

Location: Little Timberlake.

Funded?: Yes.

History: Pump replaced & electric upgrades 2013 ~\$6,500.

Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,400

Worst Case: \$10,000

Cost Source: Budget Allowance

Comp #: 937 Aeration Pipes - Repair/Replace**Quantity: ~2,100 LF**

Location: Little Timberlake.

Funded?: Yes.

History: None known.

Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 18,400

Worst Case: \$24,800

Cost Source: Budget Allowance

Comp #: 945 Surveillance System-Repair/Replace**Quantity: Cameras & DVR**

Location: Throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: Maintenance yard, water system area, & Multipurpose Center exteriors installed 2020 ~\$1,600; parks & showers installed 2016 ~\$1,000; Multipurpose Center interiors installed 2014.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 970 1992 GMC Truck - Repair/Replace**Quantity: 1992 GMC 3500HD**

Location: 2880 E Timberlake Dr W.

Funded?: Yes. HOA reported to be responsible for 2/3rds of the total costs.

History: Purchased 2012 ~\$6,500.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 24,500

Worst Case: \$33,100

(2/3rds of the total costs)

(2/3rds of the total costs)

Cost Source: Budget Allowance (2/3rd of the total costs)

Comp #: 971 2011 GMC Truck - Repair/Replace**Quantity: 2011 GMC 1500 Sierra**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Purchased 2022 ~\$24,100.

Comments: It was reported the association sold the 2006 Ford Ranger and purchased a 2011 GMC 1500 Sierra in 2022 ~\$24,100.

The costs were inflated by 3%, and the remaining useful life was reset.

Useful Life: 12 years

Remaining Life: 11 years

Best Case: \$ 21,100

Worst Case: \$28,500

Cost Source: Inflated Client Cost History: 2022

~\$24,100

Comp #: 972 Enclosed Utility Trailer - Replace**Quantity: Victory 8' x 20'/7,000 GV**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Purchased 2010 ~\$5,100.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 8,200

Worst Case: \$11,200

Cost Source: Budget Allowance

Comp #: 973 Open Utility Trailer-Repair/Replace**Quantity: ~6' x 12'~77" wide**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Purchased 2006.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 3,000

Worst Case: \$4,000

Cost Source: Budget Allowance

Comp #: 974 CERT Container - Repair/Replace**Quantity: ~8' x 20' metal**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Relocated 2020 ~\$1,700; purchased 2007 ~\$3,100.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 4,600

Worst Case: \$6,200

Cost Source: Budget Allowance

Comp #: 975 Bad Boy Riding Mower-Repair/Replace**Quantity: 1 Bad Boy Maverick**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Purchased 2019 ~\$6,800.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2022-2023 reserve study.

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 6,500

Worst Case: \$8,700

Cost Source: Inflated Client Cost History: 2019

~\$6,800

Comp #: 976 Kubota Riding Mower-Repair/Replace**Quantity: 1 Kubota ZD 25**

Location: 2880 E Timberlake Dr W.

Funded?: Yes.

History: Overhauled 2022; purchased 2006 ~\$12,000.

Comments: It was reported the Kubota riding mower received an overhaul in 2022 and the association estimates it will provide another seven to ten years of serviceable life.

The costs were inflated by 3%, and the remaining useful life was adjusted accordingly.

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 6,500

Worst Case: \$8,700

Cost Source: Inflated Extrapolated Client Cost

History: 2019 ~\$6,800 (Bad Boy mower)

Comp #: 977 Maintenance Equipment - Replace

Quantity: Assorted pieces

Location: 2880 E Timberlake Dr W.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update

Quantity: Annual update

Location: The community common elements.

Funded?: No. Costs are best handled with operating funds.

History: 2023/2024 NSV; 2022/2023 NSV, 2021/2022 WSV; 2020/2021 NSV; 2019/2020 NSV; 2018/2019 WSV; 2017/2018 NSV; 2016/2017 NSV; 2015/2016 WSV.

Comments: This component remains unfunded from the 2022-2023 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:
