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Timberlake HOA
Shelton, WA



Report #: 23246-8
Beginning: October 1, 2022
Expires: September 30, 2023

RESERVE STUDY
Update "No-Site-Visit"

February 2, 2022

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 HOA

Shelton, WA

Level of Service: Update "No-Site-Visit"

Report #: 23246-8

of Units: 1,377

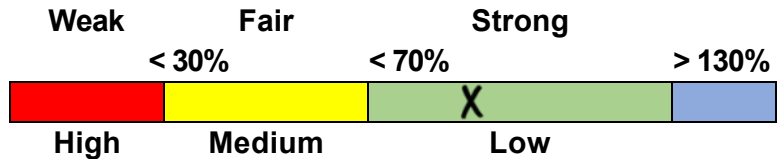
October 1, 2022 through September 30, 2023

Findings & Recommendations

as of October 1, 2022

Starting Reserve Balance	\$703,700
Current Fully Funded Reserve Balance	\$764,518
Percent Funded	92.0 %
Average Reserve (Deficit) or Surplus Per Unit	(\$44)
Recommended 2022/2023 100% Annual "Full Funding" Contributions	\$47,200
Recommended 2022/2023 70% Annual "Threshold Funding" Contributions	\$41,060
2022/2023 "Baseline Funding" only to keep Reserves above \$0	\$26,768
Recommended 2022/2023 Special Assessment	\$0
Most Recent Budgeted Contribution Rate	\$0

Reserve Fund Strength: 92.0%



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 153).
- Your Reserve Fund is currently 92.0 % Funded. This means the association's special assessment and/or deferred maintenance risk is currently Low. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of Reserve cash flow problems.
- 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 the funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation are known to be excluded. See inventory appendix for important 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" is NOT recommended. 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			
200 Asphalt, MPC - Resurface	40	13	\$6,300
201 Asphalt, Timberlake - Resurface	40	9	\$8,090
202 Asphalt, Saltwater - Resurface	40	2	\$18,400
206 Concrete Ramps - Repair/Replace	40	0	\$37,800
216 Chain Link Fence, Old - Replace	35	5	\$34,050
218 Chain Link Fence, MPC - Replace	35	13	\$7,560
219 Chain Link Fence, 2004/2005-Replace	35	17	\$7,560
220 Chain Link Fence, 2014/2015-Replace	35	27	\$6,565
223 Chain Link Fence, 2016/2017-Replace	35	29	\$3,785
300 Island Bridge, Wood Deck - Replace	30	12	\$15,100
302 Docks/Floats - Repair/Replace	30	5	\$126,000
310 Saltwater Park Pilings - Replace	60	19	\$88,250
320 Cedar Park Pier - Repair/Replace	30	12	\$22,650
Recreation			
402 Swing Set, Cedar - Replace	20	0	\$47,250
403 Play Equipment, Springer - Replace	20	8	\$47,250
404 Play Equipment, Older - Replace	20	0	\$68,300
412 Sport Court Fence - Replace	35	20	\$12,100
460 Picnic Shelter, Springer - Replace	40	28	\$37,900
462 Gazebo, Island - Replace	40	22	\$35,250
Building Exterior			
510 Roof, MPC - Replace	40	13	\$22,700
Building Interior			
714 Appliances, MPC - Replace	20	8	\$9,450
Systems/Equipment			
850 Septic System, Springer Park-Replace	60	10	\$16,800
852 Septic System, Cedar Park-Replace	60	10	\$16,800
854 Septic Tank, Timber Park-Replace	60	10	\$16,800
855 Septic Field, Timber Park-Replace	60	10	\$10,500
858 Septic System, Division 11-Replace	60	10	\$29,400
861 Septic System, MPC - Replace	60	33	\$16,800
863 Septic System, DK - Replace	60	10	\$16,800
903 Riding Mower, Bad Boy - Replace	12	9	\$7,875
904 Riding Mower, Kubota - Replace	12	0	\$7,875
906 CERT Container - Replace	30	15	\$5,250
911 Utility Trailer, Enclosed - Replace	25	13	\$9,450
911 Utility Trailer, Open - Replace	25	9	\$3,360

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
916 Generator, Small - Replace	15	4	\$6,300
940 Aeration Pump/Control - Replace	10	1	\$8,400
942 Aeration Pipes - Replace	40	1	\$21,000
950 Truck, 1992 (2/3) - Replace	12	2	\$28,000
954 Truck, 2006 - Replace	12	0	\$40,000
986 Generator/Control, 100 KW - Replace	40	14	\$94,650

39 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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

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

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

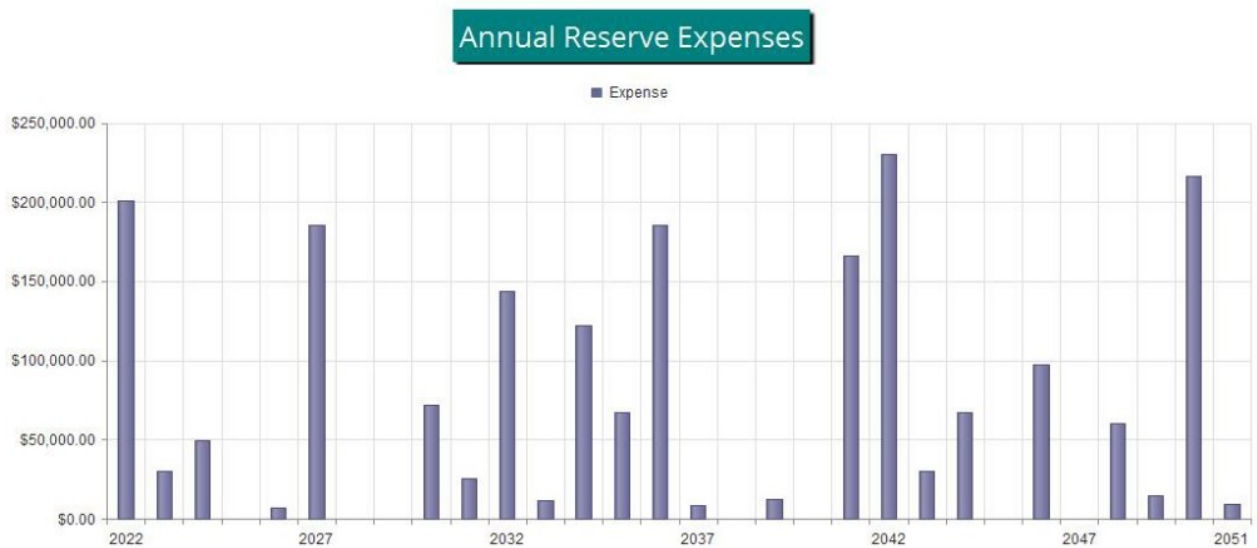


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$703,700 as-of the start of your Fiscal Year on 10/1/2022. As of that date, your Fully Funded Balance is computed to be \$764,518 (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 \$47,200 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.

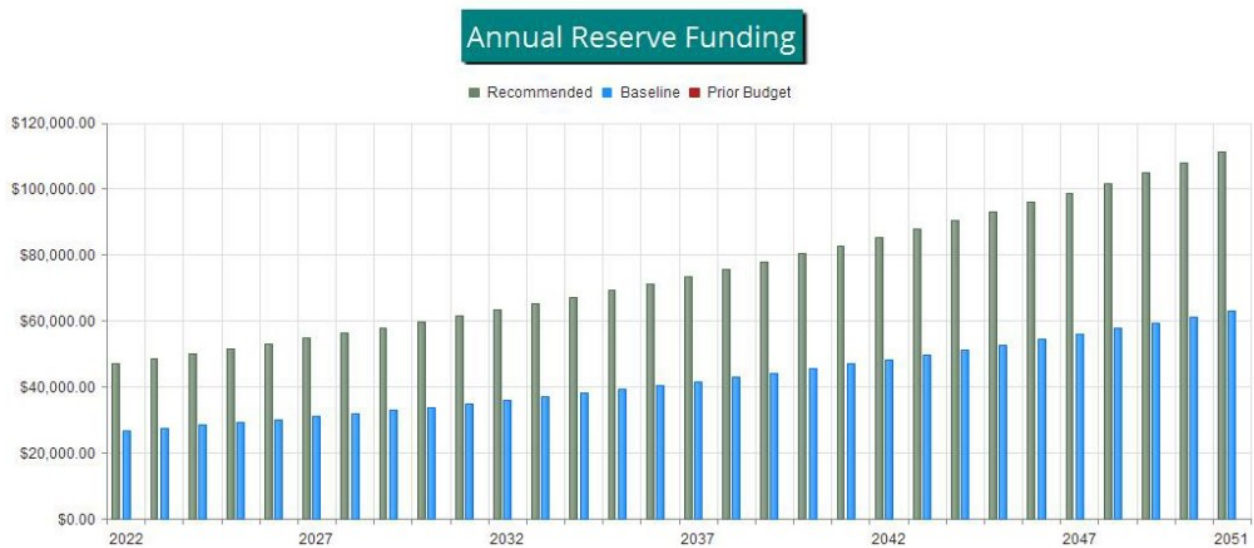


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan (NOT recommended), and at your current budgeted contribution rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

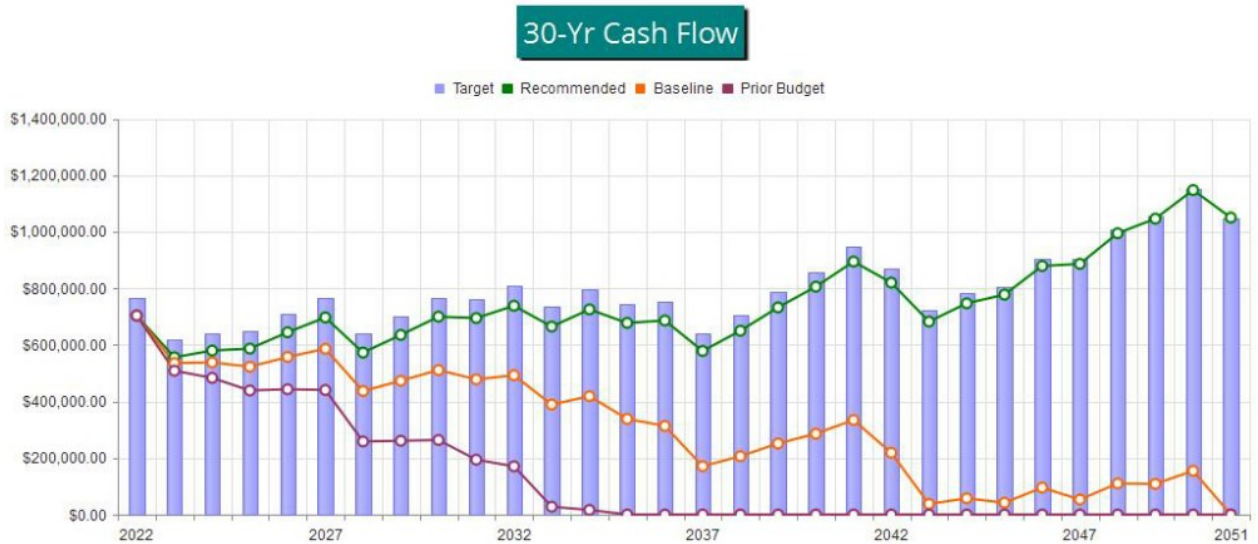


Figure 3

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.

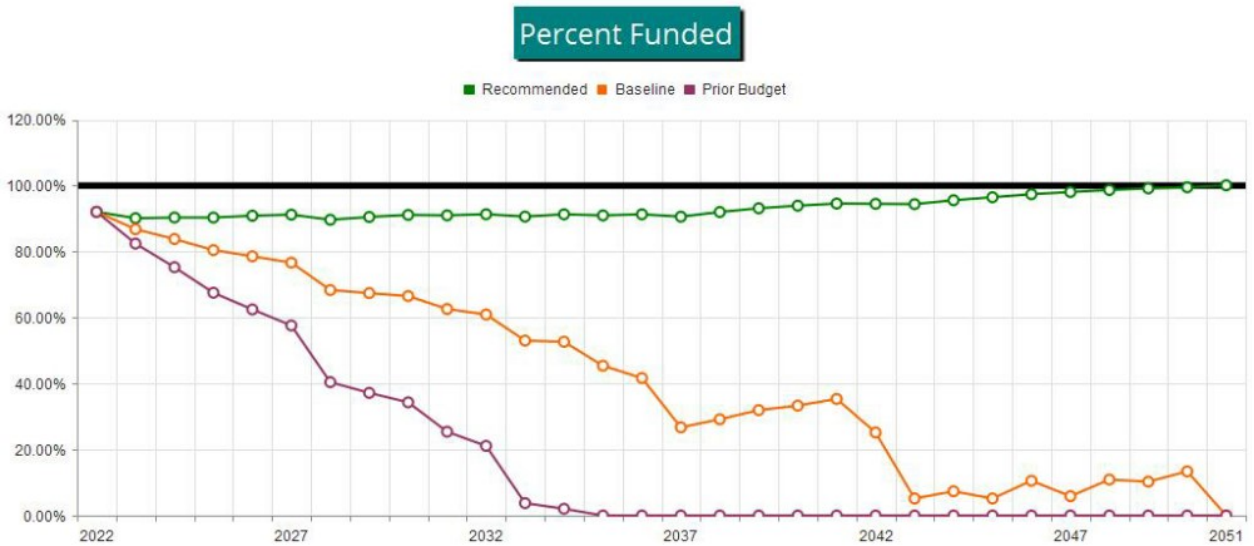


Figure 4



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						
200	Asphalt, MPC - Resurface	Approx 1,700 square feet	40	13	\$5,250	\$7,350
201	Asphalt, Timberlake - Resurface	Approx 2,200 square feet	40	9	\$7,040	\$9,140
202	Asphalt, Saltwater - Resurface	Approx 5,000 square feet	40	2	\$15,800	\$21,000
206	Concrete Ramps - Repair/Replace	Approx 2,000 square feet	40	0	\$29,400	\$46,200
216	Chain Link Fence, Old - Replace	Approx 1,350 linear feet	35	5	\$31,200	\$36,900
218	Chain Link Fence, MPC - Replace	Approx 300 linear feet	35	13	\$6,930	\$8,190
219	Chain Link Fence, 2004/2005-Replace	Approx 300 linear feet	35	17	\$6,930	\$8,190
220	Chain Link Fence, 2014/2015-Replace	Approx 260 linear feet	35	27	\$5,990	\$7,140
223	Chain Link Fence, 2016/2017-Replace	Approx 150 linear feet	35	29	\$3,470	\$4,100
300	Island Bridge, Wood Deck - Replace	Approx 960 square feet	30	12	\$12,600	\$17,600
302	Docks/Floats - Repair/Replace	Approx 3,300 square feet	30	5	\$100,800	\$151,200
310	Saltwater Park Pilings - Replace	(7) wood	60	19	\$73,500	\$103,000
320	Cedar Park Pier - Repair/Replace	Approx 530 square feet	30	12	\$17,600	\$27,700
Recreation						
402	Swing Set, Cedar - Replace	(1) swing set	20	0	\$42,000	\$52,500
403	Play Equipment, Springer - Replace	(1) big toy	20	8	\$42,000	\$52,500
404	Play Equipment, Older - Replace	(7) assorted	20	0	\$57,800	\$78,800
412	Sport Court Fence - Replace	Approx 240 linear feet	35	20	\$10,500	\$13,700
460	Picnic Shelter, Springer - Replace	(1) 18'x28'	40	28	\$31,600	\$44,200
462	Gazebo, Island - Replace	(1) 16'x18'	40	22	\$30,200	\$40,300
Building Exterior						
510	Roof, MPC - Replace	Approx 1,800 GSF	40	13	\$18,900	\$26,500
Building Interior						
714	Appliances, MPC - Replace	(3) major, assorted	20	8	\$8,400	\$10,500
Systems/Equipment						
850	Septic System, Springer Park-Replace	(1) tank system	60	10	\$14,700	\$18,900
852	Septic System, Cedar Park-Replace	(1) tank system	60	10	\$14,700	\$18,900
854	Septic Tank, Timber Park-Replace	(1) tank	60	10	\$14,700	\$18,900
855	Septic Field, Timber Park-Replace	(1) drain field	60	10	\$8,400	\$12,600
858	Septic System, Division 11-Replace	(3) tank system	60	10	\$25,200	\$33,600
861	Septic System, MPC - Replace	(1) tank system	60	33	\$14,700	\$18,900
863	Septic System, DK - Replace	(1) tank system	60	10	\$14,700	\$18,900
903	Riding Mower, Bad Boy - Replace	(1) Bad Boy Maverick	12	9	\$6,300	\$9,450
904	Riding Mower, Kubota - Replace	(1) Kubota ZD 25	12	0	\$6,300	\$9,450
906	CERT Container - Replace	(1) metal, 8'x20'	30	15	\$4,200	\$6,300
911	Utility Trailer, Enclosed - Replace	(1) Victory, 8'x20'	25	13	\$8,400	\$10,500
911	Utility Trailer, Open - Replace	(1) small, 6'x12'	25	9	\$2,940	\$3,780
916	Generator, Small - Replace	(1) Kubota 7000 GL	15	4	\$5,250	\$7,350
940	Aeration Pump/Control - Replace	(1) 5 HP system	10	1	\$7,350	\$9,450
942	Aeration Pipes - Replace	Approx 2,100 LF	40	1	\$18,900	\$23,100
950	Truck, 1992 (2/3) - Replace	(1) 1992 GMC 3500HD	12	2	\$24,000	\$32,000
954	Truck, 2006 - Replace	(1) 2006 Ford F250	12	0	\$35,000	\$45,000
986	Generator/Control, 100 KW - Replace	(1) Onan 100 KW,GE MX150	40	14	\$68,300	\$121,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
200	Asphalt, MPC - Resurface	\$6,300	X	27	/	40	=	\$4,253
201	Asphalt, Timberlake - Resurface	\$8,090	X	31	/	40	=	\$6,270
202	Asphalt, Saltwater - Resurface	\$18,400	X	38	/	40	=	\$17,480
206	Concrete Ramps - Repair/Replace	\$37,800	X	40	/	40	=	\$37,800
216	Chain Link Fence, Old - Replace	\$34,050	X	30	/	35	=	\$29,186
218	Chain Link Fence, MPC - Replace	\$7,560	X	22	/	35	=	\$4,752
219	Chain Link Fence, 2004/2005-Replace	\$7,560	X	18	/	35	=	\$3,888
220	Chain Link Fence, 2014/2015-Replace	\$6,565	X	8	/	35	=	\$1,501
223	Chain Link Fence, 2016/2017-Replace	\$3,785	X	6	/	35	=	\$649
300	Island Bridge, Wood Deck - Replace	\$15,100	X	18	/	30	=	\$9,060
302	Docks/Floats - Repair/Replace	\$126,000	X	25	/	30	=	\$105,000
310	Saltwater Park Pilings - Replace	\$88,250	X	41	/	60	=	\$60,304
320	Cedar Park Pier - Repair/Replace	\$22,650	X	18	/	30	=	\$13,590
Recreation								
402	Swing Set, Cedar - Replace	\$47,250	X	20	/	20	=	\$47,250
403	Play Equipment, Springer - Replace	\$47,250	X	12	/	20	=	\$28,350
404	Play Equipment, Older - Replace	\$68,300	X	20	/	20	=	\$68,300
412	Sport Court Fence - Replace	\$12,100	X	15	/	35	=	\$5,186
460	Picnic Shelter, Springer - Replace	\$37,900	X	12	/	40	=	\$11,370
462	Gazebo, Island - Replace	\$35,250	X	18	/	40	=	\$15,863
Building Exterior								
510	Roof, MPC - Replace	\$22,700	X	27	/	40	=	\$15,323
Building Interior								
714	Appliances, MPC - Replace	\$9,450	X	12	/	20	=	\$5,670
Systems/Equipment								
850	Septic System, Springer Park-Replace	\$16,800	X	50	/	60	=	\$14,000
852	Septic System, Cedar Park-Replace	\$16,800	X	50	/	60	=	\$14,000
854	Septic Tank, Timber Park-Replace	\$16,800	X	50	/	60	=	\$14,000
855	Septic Field, Timber Park-Replace	\$10,500	X	50	/	60	=	\$8,750
858	Septic System, Division 11-Replace	\$29,400	X	50	/	60	=	\$24,500
861	Septic System, MPC - Replace	\$16,800	X	27	/	60	=	\$7,560
863	Septic System, DK - Replace	\$16,800	X	50	/	60	=	\$14,000
903	Riding Mower, Bad Boy - Replace	\$7,875	X	3	/	12	=	\$1,969
904	Riding Mower, Kubota - Replace	\$7,875	X	12	/	12	=	\$7,875
906	CERT Container - Replace	\$5,250	X	15	/	30	=	\$2,625
911	Utility Trailer, Enclosed - Replace	\$9,450	X	12	/	25	=	\$4,536
911	Utility Trailer, Open - Replace	\$3,360	X	16	/	25	=	\$2,150
916	Generator, Small - Replace	\$6,300	X	11	/	15	=	\$4,620
940	Aeration Pump/Control - Replace	\$8,400	X	9	/	10	=	\$7,560
942	Aeration Pipes - Replace	\$21,000	X	39	/	40	=	\$20,475
950	Truck, 1992 (2/3) - Replace	\$28,000	X	10	/	12	=	\$23,333
954	Truck, 2006 - Replace	\$40,000	X	12	/	12	=	\$40,000
986	Generator/Control, 100 KW - Replace	\$94,650	X	26	/	40	=	\$61,523

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds				
200 Asphalt, MPC - Resurface	40	\$6,300	\$158	0.44 %
201 Asphalt, Timberlake - Resurface	40	\$8,090	\$202	0.57 %
202 Asphalt, Saltwater - Resurface	40	\$18,400	\$460	1.29 %
206 Concrete Ramps - Repair/Replace	40	\$37,800	\$945	2.65 %
216 Chain Link Fence, Old - Replace	35	\$34,050	\$973	2.73 %
218 Chain Link Fence, MPC - Replace	35	\$7,560	\$216	0.61 %
219 Chain Link Fence, 2004/2005-Replace	35	\$7,560	\$216	0.61 %
220 Chain Link Fence, 2014/2015-Replace	35	\$6,565	\$188	0.53 %
223 Chain Link Fence, 2016/2017-Replace	35	\$3,785	\$108	0.30 %
300 Island Bridge, Wood Deck - Replace	30	\$15,100	\$503	1.41 %
302 Docks/Floats - Repair/Replace	30	\$126,000	\$4,200	11.79 %
310 Saltwater Park Pillings - Replace	60	\$88,250	\$1,471	4.13 %
320 Cedar Park Pier - Repair/Replace	30	\$22,650	\$755	2.12 %
Recreation				
402 Swing Set, Cedar - Replace	20	\$47,250	\$2,363	6.63 %
403 Play Equipment, Springer - Replace	20	\$47,250	\$2,363	6.63 %
404 Play Equipment, Older - Replace	20	\$68,300	\$3,415	9.58 %
412 Sport Court Fence - Replace	35	\$12,100	\$346	0.97 %
460 Picnic Shelter, Springer - Replace	40	\$37,900	\$948	2.66 %
462 Gazebo, Island - Replace	40	\$35,250	\$881	2.47 %
Building Exterior				
510 Roof, MPC - Replace	40	\$22,700	\$568	1.59 %
Building Interior				
714 Appliances, MPC - Replace	20	\$9,450	\$473	1.33 %
Systems/Equipment				
850 Septic System, Springer Park-Replace	60	\$16,800	\$280	0.79 %
852 Septic System, Cedar Park-Replace	60	\$16,800	\$280	0.79 %
854 Septic Tank, Timber Park-Replace	60	\$16,800	\$280	0.79 %
855 Septic Field, Timber Park-Replace	60	\$10,500	\$175	0.49 %
858 Septic System, Division 11-Replace	60	\$29,400	\$490	1.38 %
861 Septic System, MPC - Replace	60	\$16,800	\$280	0.79 %
863 Septic System, DK - Replace	60	\$16,800	\$280	0.79 %
903 Riding Mower, Bad Boy - Replace	12	\$7,875	\$656	1.84 %
904 Riding Mower, Kubota - Replace	12	\$7,875	\$656	1.84 %
906 CERT Container - Replace	30	\$5,250	\$175	0.49 %
911 Utility Trailer, Enclosed - Replace	25	\$9,450	\$378	1.06 %
911 Utility Trailer, Open - Replace	25	\$3,360	\$134	0.38 %
916 Generator, Small - Replace	15	\$6,300	\$420	1.18 %
940 Aeration Pump/Control - Replace	10	\$8,400	\$840	2.36 %
942 Aeration Pipes - Replace	40	\$21,000	\$525	1.47 %
950 Truck, 1992 (2/3) - Replace	12	\$28,000	\$2,333	6.55 %
954 Truck, 2006 - Replace	12	\$40,000	\$3,333	9.35 %
986 Generator/Control, 100 KW - Replace	40	\$94,650	\$2,366	6.64 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
Site/Grounds							
200	Asphalt, MPC - Resurface	40	13	\$6,300	\$4,253	\$4,253	\$208.63
201	Asphalt, Timberlake - Resurface	40	9	\$8,090	\$6,270	\$6,270	\$267.91
202	Asphalt, Saltwater - Resurface	40	2	\$18,400	\$17,480	\$17,480	\$609.34
206	Concrete Ramps - Repair/Replace	40	0	\$37,800	\$37,800	\$37,800	\$1,251.80
216	Chain Link Fence, Old - Replace	35	5	\$34,050	\$29,186	\$29,186	\$1,288.71
218	Chain Link Fence, MPC - Replace	35	13	\$7,560	\$4,752	\$4,752	\$286.13
219	Chain Link Fence, 2004/2005-Replace	35	17	\$7,560	\$3,888	\$3,888	\$286.13
220	Chain Link Fence, 2014/2015-Replace	35	27	\$6,565	\$1,501	\$0	\$248.47
223	Chain Link Fence, 2016/2017-Replace	35	29	\$3,785	\$649	\$0	\$143.25
300	Island Bridge, Wood Deck - Replace	30	12	\$15,100	\$9,060	\$9,060	\$666.75
302	Docks/Floats - Repair/Replace	30	5	\$126,000	\$105,000	\$105,000	\$5,563.57
310	Saltwater Park Pilings - Replace	60	19	\$88,250	\$60,304	\$41,614	\$1,948.35
320	Cedar Park Pier - Repair/Replace	30	12	\$22,650	\$13,590	\$13,590	\$1,000.12
Recreation							
402	Swing Set, Cedar - Replace	20	0	\$47,250	\$47,250	\$47,250	\$3,129.51
403	Play Equipment, Springer - Replace	20	8	\$47,250	\$28,350	\$28,350	\$3,129.51
404	Play Equipment, Older - Replace	20	0	\$68,300	\$68,300	\$68,300	\$4,523.72
412	Sport Court Fence - Replace	35	20	\$12,100	\$5,186	\$0	\$457.95
460	Picnic Shelter, Springer - Replace	40	28	\$37,900	\$11,370	\$0	\$1,255.12
462	Gazebo, Island - Replace	40	22	\$35,250	\$15,863	\$0	\$1,167.36
Building Exterior							
510	Roof, MPC - Replace	40	13	\$22,700	\$15,323	\$15,323	\$751.74
Building Interior							
714	Appliances, MPC - Replace	20	8	\$9,450	\$5,670	\$5,670	\$625.90
Systems/Equipment							
850	Septic System, Springer Park-Replace	60	10	\$16,800	\$14,000	\$14,000	\$370.90
852	Septic System, Cedar Park-Replace	60	10	\$16,800	\$14,000	\$14,000	\$370.90
854	Septic Tank, Timber Park-Replace	60	10	\$16,800	\$14,000	\$14,000	\$370.90
855	Septic Field, Timber Park-Replace	60	10	\$10,500	\$8,750	\$8,750	\$231.82
858	Septic System, Division 11-Replace	60	10	\$29,400	\$24,500	\$24,500	\$649.08
861	Septic System, MPC - Replace	60	33	\$16,800	\$7,560	\$0	\$370.90
863	Septic System, DK - Replace	60	10	\$16,800	\$14,000	\$14,000	\$370.90
903	Riding Mower, Bad Boy - Replace	12	9	\$7,875	\$1,969	\$1,969	\$869.31
904	Riding Mower, Kubota - Replace	12	0	\$7,875	\$7,875	\$7,875	\$869.31
906	CERT Container - Replace	30	15	\$5,250	\$2,625	\$2,625	\$231.82
911	Utility Trailer, Enclosed - Replace	25	13	\$9,450	\$4,536	\$4,536	\$500.72
911	Utility Trailer, Open - Replace	25	9	\$3,360	\$2,150	\$2,150	\$178.03
916	Generator, Small - Replace	15	4	\$6,300	\$4,620	\$4,620	\$556.36
940	Aeration Pump/Control - Replace	10	1	\$8,400	\$7,560	\$7,560	\$1,112.71
942	Aeration Pipes - Replace	40	1	\$21,000	\$20,475	\$20,475	\$695.45
950	Truck, 1992 (2/3) - Replace	12	2	\$28,000	\$23,333	\$23,333	\$3,090.87
954	Truck, 2006 - Replace	12	0	\$40,000	\$40,000	\$40,000	\$4,415.54
986	Generator/Control, 100 KW - Replace	40	14	\$94,650	\$61,523	\$61,523	\$3,134.48
Association Reserves, #23246-8			21				2/2/2022

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
39	Total Funded Components				\$764,518	\$703,700	\$47,200

30-Year Reserve Plan Summary

Report # 23246-8
No-Site-Visit

Fiscal Year Start: 2022

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 Contribs.	Reserve Contribs.			
2022	\$703,700	\$764,518	92.0 %	Low	0.00 %	\$47,200	\$0	\$6,296	\$201,225
2023	\$555,971	\$616,893	90.1 %	Low	3.00 %	\$48,616	\$0	\$5,677	\$30,282
2024	\$579,982	\$642,011	90.3 %	Low	3.00 %	\$50,074	\$0	\$5,831	\$49,226
2025	\$586,661	\$649,504	90.3 %	Low	3.00 %	\$51,577	\$0	\$6,153	\$0
2026	\$644,391	\$709,093	90.9 %	Low	3.00 %	\$53,124	\$0	\$6,705	\$7,091
2027	\$697,129	\$764,370	91.2 %	Low	3.00 %	\$54,718	\$0	\$6,346	\$185,542
2028	\$572,651	\$638,739	89.7 %	Low	3.00 %	\$56,359	\$0	\$6,036	\$0
2029	\$635,046	\$701,724	90.5 %	Low	3.00 %	\$58,050	\$0	\$6,671	\$0
2030	\$699,768	\$767,913	91.1 %	Low	3.00 %	\$59,792	\$0	\$6,969	\$71,826
2031	\$694,703	\$763,461	91.0 %	Low	3.00 %	\$61,585	\$0	\$7,162	\$25,215
2032	\$738,235	\$808,280	91.3 %	Low	3.00 %	\$63,433	\$0	\$7,012	\$143,933
2033	\$664,746	\$733,599	90.6 %	Low	3.00 %	\$65,336	\$0	\$6,948	\$11,628
2034	\$725,402	\$794,433	91.3 %	Low	3.00 %	\$67,296	\$0	\$7,012	\$122,081
2035	\$677,629	\$744,849	91.0 %	Low	3.00 %	\$69,315	\$0	\$6,816	\$67,567
2036	\$686,193	\$751,497	91.3 %	Low	3.00 %	\$71,394	\$0	\$6,320	\$185,519
2037	\$578,389	\$638,470	90.6 %	Low	3.00 %	\$73,536	\$0	\$6,139	\$8,179
2038	\$649,884	\$706,378	92.0 %	Low	3.00 %	\$75,742	\$0	\$6,909	\$0
2039	\$732,535	\$786,463	93.1 %	Low	3.00 %	\$78,014	\$0	\$7,688	\$12,496
2040	\$805,742	\$857,848	93.9 %	Low	3.00 %	\$80,355	\$0	\$8,498	\$0
2041	\$894,595	\$946,064	94.6 %	Low	3.00 %	\$82,765	\$0	\$8,570	\$165,794
2042	\$820,137	\$868,033	94.5 %	Low	3.00 %	\$85,248	\$0	\$7,509	\$230,550
2043	\$682,344	\$722,893	94.4 %	Low	3.00 %	\$87,806	\$0	\$7,144	\$30,276
2044	\$747,018	\$781,669	95.6 %	Low	3.00 %	\$90,440	\$0	\$7,620	\$67,543
2045	\$777,535	\$805,873	96.5 %	Low	3.00 %	\$93,153	\$0	\$8,279	\$0
2046	\$878,967	\$902,481	97.4 %	Low	3.00 %	\$95,948	\$0	\$8,823	\$97,320
2047	\$886,418	\$903,921	98.1 %	Low	3.00 %	\$98,826	\$0	\$9,401	\$0
2048	\$994,646	\$1,007,881	98.7 %	Low	3.00 %	\$101,791	\$0	\$10,200	\$60,385
2049	\$1,046,252	\$1,055,070	99.2 %	Low	3.00 %	\$104,845	\$0	\$10,964	\$14,583
2050	\$1,147,478	\$1,153,225	99.5 %	Low	3.00 %	\$107,990	\$0	\$10,983	\$216,438
2051	\$1,050,013	\$1,048,859	100.1 %	Low	3.00 %	\$111,230	\$0	\$11,062	\$8,920

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 23246-8
No-Site-Visit

Fiscal Year Start: 2022

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 Contribs.	Reserve Contribs.			
2022	\$703,700	\$764,518	92.0 %	Low	0.00 %	\$26,768	\$0	\$6,193	\$201,225
2023	\$535,436	\$616,893	86.8 %	Low	3.00 %	\$27,571	\$0	\$5,365	\$30,282
2024	\$538,090	\$642,011	83.8 %	Low	3.00 %	\$28,398	\$0	\$5,301	\$49,226
2025	\$522,564	\$649,504	80.5 %	Low	3.00 %	\$29,250	\$0	\$5,397	\$0
2026	\$557,211	\$709,093	78.6 %	Low	3.00 %	\$30,128	\$0	\$5,713	\$7,091
2027	\$585,961	\$764,370	76.7 %	Low	3.00 %	\$31,031	\$0	\$5,110	\$185,542
2028	\$436,561	\$638,739	68.3 %	Medium	3.00 %	\$31,962	\$0	\$4,546	\$0
2029	\$473,070	\$701,724	67.4 %	Medium	3.00 %	\$32,921	\$0	\$4,918	\$0
2030	\$510,909	\$767,913	66.5 %	Medium	3.00 %	\$33,909	\$0	\$4,942	\$71,826
2031	\$477,934	\$763,461	62.6 %	Medium	3.00 %	\$34,926	\$0	\$4,850	\$25,215
2032	\$492,495	\$808,280	60.9 %	Medium	3.00 %	\$35,974	\$0	\$4,405	\$143,933
2033	\$388,941	\$733,599	53.0 %	Medium	3.00 %	\$37,053	\$0	\$4,035	\$11,628
2034	\$418,402	\$794,433	52.7 %	Medium	3.00 %	\$38,165	\$0	\$3,782	\$122,081
2035	\$338,267	\$744,849	45.4 %	Medium	3.00 %	\$39,310	\$0	\$3,256	\$67,567
2036	\$313,266	\$751,497	41.7 %	Medium	3.00 %	\$40,489	\$0	\$2,419	\$185,519
2037	\$170,655	\$638,470	26.7 %	High	3.00 %	\$41,704	\$0	\$1,883	\$8,179
2038	\$206,062	\$706,378	29.2 %	High	3.00 %	\$42,955	\$0	\$2,286	\$0
2039	\$251,302	\$786,463	32.0 %	Medium	3.00 %	\$44,243	\$0	\$2,684	\$12,496
2040	\$285,734	\$857,848	33.3 %	Medium	3.00 %	\$45,571	\$0	\$3,099	\$0
2041	\$334,404	\$946,064	35.3 %	Medium	3.00 %	\$46,938	\$0	\$2,762	\$165,794
2042	\$218,311	\$868,033	25.2 %	High	3.00 %	\$48,346	\$0	\$1,278	\$230,550
2043	\$37,385	\$722,893	5.2 %	High	3.00 %	\$49,796	\$0	\$474	\$30,276
2044	\$57,378	\$781,669	7.3 %	High	3.00 %	\$51,290	\$0	\$495	\$67,543
2045	\$41,621	\$805,873	5.2 %	High	3.00 %	\$52,829	\$0	\$683	\$0
2046	\$95,133	\$902,481	10.5 %	High	3.00 %	\$54,414	\$0	\$740	\$97,320
2047	\$52,967	\$903,921	5.9 %	High	3.00 %	\$56,046	\$0	\$814	\$0
2048	\$109,827	\$1,007,881	10.9 %	High	3.00 %	\$57,728	\$0	\$1,090	\$60,385
2049	\$108,260	\$1,055,070	10.3 %	High	3.00 %	\$59,459	\$0	\$1,313	\$14,583
2050	\$154,450	\$1,153,225	13.4 %	High	3.00 %	\$61,243	\$0	\$772	\$216,438
2051	\$27	\$1,048,859	0.0 %	High	3.00 %	\$63,081	\$0	\$272	\$8,920

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$703,700	\$555,971	\$579,982	\$586,661	\$644,391
Annual Reserve Contribution	\$47,200	\$48,616	\$50,074	\$51,577	\$53,124
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,296	\$5,677	\$5,831	\$6,153	\$6,705
Total Income	\$757,196	\$610,264	\$635,887	\$644,391	\$704,220
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$19,521	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$37,800	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Island Bridge, Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
310 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
402 Swing Set, Cedar - Replace	\$47,250	\$0	\$0	\$0	\$0
403 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$68,300	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
850 Septic System, Springer Park-Replace	\$0	\$0	\$0	\$0	\$0
852 Septic System, Cedar Park-Replace	\$0	\$0	\$0	\$0	\$0
854 Septic Tank, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
855 Septic Field, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
858 Septic System, Division 11-Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
863 Septic System, DK - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
904 Riding Mower, Kubota - Replace	\$7,875	\$0	\$0	\$0	\$0
906 CERT Container - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Open - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$7,091
940 Aeration Pump/Control - Replace	\$0	\$8,652	\$0	\$0	\$0
942 Aeration Pipes - Replace	\$0	\$21,630	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$29,705	\$0	\$0
954 Truck, 2006 - Replace	\$40,000	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$201,225	\$30,282	\$49,226	\$0	\$7,091
Ending Reserve Balance	\$555,971	\$579,982	\$586,661	\$644,391	\$697,129

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$697,129	\$572,651	\$635,046	\$699,768	\$694,703
Annual Reserve Contribution	\$54,718	\$56,359	\$58,050	\$59,792	\$61,585
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,346	\$6,036	\$6,671	\$6,969	\$7,162
Total Income	\$758,193	\$635,046	\$699,768	\$766,528	\$763,450
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$10,556
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$39,473	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Island Bridge, Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$146,069	\$0	\$0	\$0	\$0
310 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
402 Swing Set, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
403 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$59,855	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$11,971	\$0
Systems/Equipment					
850 Septic System, Springer Park-Replace	\$0	\$0	\$0	\$0	\$0
852 Septic System, Cedar Park-Replace	\$0	\$0	\$0	\$0	\$0
854 Septic Tank, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
855 Septic Field, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
858 Septic System, Division 11-Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
863 Septic System, DK - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$10,275
904 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
906 CERT Container - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Open - Replace	\$0	\$0	\$0	\$0	\$4,384
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration Pump/Control - Replace	\$0	\$0	\$0	\$0	\$0
942 Aeration Pipes - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$185,542	\$0	\$0	\$71,826	\$25,215
Ending Reserve Balance	\$572,651	\$635,046	\$699,768	\$694,703	\$738,235

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$738,235	\$664,746	\$725,402	\$677,629	\$686,193
Annual Reserve Contribution	\$63,433	\$65,336	\$67,296	\$69,315	\$71,394
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,012	\$6,948	\$7,012	\$6,816	\$6,320
Total Income	\$808,680	\$737,030	\$799,710	\$753,760	\$763,908
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$9,252	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$11,102	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Island Bridge, Wood Deck - Replace	\$0	\$0	\$21,529	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
310 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Cedar Park Pier - Repair/Replace	\$0	\$0	\$32,293	\$0	\$0
Recreation					
402 Swing Set, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
403 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$33,336	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
850 Septic System, Springer Park-Replace	\$22,578	\$0	\$0	\$0	\$0
852 Septic System, Cedar Park-Replace	\$22,578	\$0	\$0	\$0	\$0
854 Septic Tank, Timber Park-Replace	\$22,578	\$0	\$0	\$0	\$0
855 Septic Field, Timber Park-Replace	\$14,111	\$0	\$0	\$0	\$0
858 Septic System, Division 11-Replace	\$39,511	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
863 Septic System, DK - Replace	\$22,578	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
904 Riding Mower, Kubota - Replace	\$0	\$0	\$11,228	\$0	\$0
906 CERT Container - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$13,878	\$0
911 Utility Trailer, Open - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration Pump/Control - Replace	\$0	\$11,628	\$0	\$0	\$0
942 Aeration Pipes - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$42,353
954 Truck, 2006 - Replace	\$0	\$0	\$57,030	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$143,167
Total Expenses	\$143,933	\$11,628	\$122,081	\$67,567	\$185,519
Ending Reserve Balance	\$664,746	\$725,402	\$677,629	\$686,193	\$578,389

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$578,389	\$649,884	\$732,535	\$805,742	\$894,595
Annual Reserve Contribution	\$73,536	\$75,742	\$78,014	\$80,355	\$82,765
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,139	\$6,909	\$7,688	\$8,498	\$8,570
Total Income	\$658,063	\$732,535	\$818,238	\$894,595	\$985,931
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$12,496	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Island Bridge, Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
310 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$154,747
320 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
402 Swing Set, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
403 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
850 Septic System, Springer Park-Replace	\$0	\$0	\$0	\$0	\$0
852 Septic System, Cedar Park-Replace	\$0	\$0	\$0	\$0	\$0
854 Septic Tank, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
855 Septic Field, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
858 Septic System, Division 11-Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
863 Septic System, DK - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
904 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
906 CERT Container - Replace	\$8,179	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Open - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$11,047
940 Aeration Pump/Control - Replace	\$0	\$0	\$0	\$0	\$0
942 Aeration Pipes - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$8,179	\$0	\$12,496	\$0	\$165,794
Ending Reserve Balance	\$649,884	\$732,535	\$805,742	\$894,595	\$820,137

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$820,137	\$682,344	\$747,018	\$777,535	\$878,967
Annual Reserve Contribution	\$85,248	\$87,806	\$90,440	\$93,153	\$95,948
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,509	\$7,144	\$7,620	\$8,279	\$8,823
Total Income	\$912,894	\$777,294	\$845,077	\$878,967	\$983,738
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$0	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$0
300 Island Bridge, Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
310 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
402 Swing Set, Cedar - Replace	\$85,339	\$0	\$0	\$0	\$0
403 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Equipment, Older - Replace	\$123,357	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$21,854	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$0	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$67,543	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Systems/Equipment					
850 Septic System, Springer Park-Replace	\$0	\$0	\$0	\$0	\$0
852 Septic System, Cedar Park-Replace	\$0	\$0	\$0	\$0	\$0
854 Septic Tank, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
855 Septic Field, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
858 Septic System, Division 11-Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
863 Septic System, DK - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$14,650	\$0	\$0	\$0
904 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$16,008
906 CERT Container - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Open - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration Pump/Control - Replace	\$0	\$15,626	\$0	\$0	\$0
942 Aeration Pipes - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$0	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$81,312
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$230,550	\$30,276	\$67,543	\$0	\$97,320
Ending Reserve Balance	\$682,344	\$747,018	\$777,535	\$878,967	\$886,418

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$886,418	\$994,646	\$1,046,252	\$1,147,478	\$1,050,013
Annual Reserve Contribution	\$98,826	\$101,791	\$104,845	\$107,990	\$111,230
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,401	\$10,200	\$10,964	\$10,983	\$11,062
Total Income	\$994,646	\$1,106,637	\$1,162,061	\$1,266,451	\$1,172,306
# Component					
Site/Grounds					
200 Asphalt, MPC - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt, Timberlake - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt, Saltwater - Resurface	\$0	\$0	\$0	\$0	\$0
206 Concrete Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
216 Chain Link Fence, Old - Replace	\$0	\$0	\$0	\$0	\$0
218 Chain Link Fence, MPC - Replace	\$0	\$0	\$0	\$0	\$0
219 Chain Link Fence, 2004/2005-Replace	\$0	\$0	\$0	\$0	\$0
220 Chain Link Fence, 2014/2015-Replace	\$0	\$0	\$14,583	\$0	\$0
223 Chain Link Fence, 2016/2017-Replace	\$0	\$0	\$0	\$0	\$8,920
300 Island Bridge, Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
302 Docks/Floats - Repair/Replace	\$0	\$0	\$0	\$0	\$0
310 Saltwater Park Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Cedar Park Pier - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
402 Swing Set, Cedar - Replace	\$0	\$0	\$0	\$0	\$0
403 Play Equipment, Springer - Replace	\$0	\$0	\$0	\$108,105	\$0
404 Play Equipment, Older - Replace	\$0	\$0	\$0	\$0	\$0
412 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
460 Picnic Shelter, Springer - Replace	\$0	\$0	\$0	\$86,712	\$0
462 Gazebo, Island - Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior					
510 Roof, MPC - Replace	\$0	\$0	\$0	\$0	\$0
Building Interior					
714 Appliances, MPC - Replace	\$0	\$0	\$0	\$21,621	\$0
Systems/Equipment					
850 Septic System, Springer Park-Replace	\$0	\$0	\$0	\$0	\$0
852 Septic System, Cedar Park-Replace	\$0	\$0	\$0	\$0	\$0
854 Septic Tank, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
855 Septic Field, Timber Park-Replace	\$0	\$0	\$0	\$0	\$0
858 Septic System, Division 11-Replace	\$0	\$0	\$0	\$0	\$0
861 Septic System, MPC - Replace	\$0	\$0	\$0	\$0	\$0
863 Septic System, DK - Replace	\$0	\$0	\$0	\$0	\$0
903 Riding Mower, Bad Boy - Replace	\$0	\$0	\$0	\$0	\$0
904 Riding Mower, Kubota - Replace	\$0	\$0	\$0	\$0	\$0
906 CERT Container - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Enclosed - Replace	\$0	\$0	\$0	\$0	\$0
911 Utility Trailer, Open - Replace	\$0	\$0	\$0	\$0	\$0
916 Generator, Small - Replace	\$0	\$0	\$0	\$0	\$0
940 Aeration Pump/Control - Replace	\$0	\$0	\$0	\$0	\$0
942 Aeration Pipes - Replace	\$0	\$0	\$0	\$0	\$0
950 Truck, 1992 (2/3) - Replace	\$0	\$60,385	\$0	\$0	\$0
954 Truck, 2006 - Replace	\$0	\$0	\$0	\$0	\$0
986 Generator/Control, 100 KW - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$60,385	\$14,583	\$216,438	\$8,920
Ending Reserve Balance	\$994,646	\$1,046,252	\$1,147,478	\$1,050,013	\$1,163,386



Accuracy, Limitations, and Disclosures

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

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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



Terms and Definitions

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



Component Details

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

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Site/Grounds

Comp #: 100 Water System - Maintain/Replace

Quantity: Extensive systems

Location: Throughout community
 Funded?: No. Water system is a separate entity with a segregated budget / reserves
 History:
 Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 104 MPC Building - Replace

Quantity: Potential Project

Location: 2880 East Timberlake Drive West
 Funded?: No. Useful life not predictable or extended
 History:
 Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 200 Asphalt, MPC - Resurface

Quantity: Approx 1,700 square feet

Location: Lots adjacent to MPC
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History: Paving installed in 1995. Seal coating (not resurfacing) provided by on site staff in FY 2017/2018 at minor cost.
 Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
 Useful Life: 40 years Remaining Life: 13 years
 Best Case: \$ 5,250 Worst Case: \$7,350
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Comp #: 201 Asphalt, Timberlake - Resurface

Quantity: Approx 2,200 square feet

Location: Big Timberlake Boat Launch
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History:
 Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
 Useful Life: 40 years Remaining Life: 9 years
 Best Case: \$ 7,040 Worst Case: \$9,140
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Comp #: 202 Asphalt, Saltwater - Resurface

Quantity: Approx 5,000 square feet

Location: Saltwater Park Road
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History:
 Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
 Useful Life: 40 years Remaining Life: 2 years
 Best Case: \$ 15,800 Worst Case: \$21,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Comp #: 204 Gravel Areas - Maintain/Repair

Quantity: Approx 56,500 surface SF

Location: Lots adjacent to MPC, Parks, etc...
 Funded?: No. Annual cost best handled as operating expense
 History:
 Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 206 Concrete Ramps - Repair/Replace **Quantity: Approx 2,000 square feet**
Location: Saltwater and Big Timber Lake boat ramps
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
Useful Life: 40 years Remaining Life: 0 years
Best Case: \$ 29,400 Worst Case: \$46,200
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 210 Site Lighting - Replace **Quantity: Moderate quantity**
Location: Main entry, select common areas
Funded?: No. Annual cost best handled as operating expense for HOA lights; PUD otherwise
History:
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 212 Entry Towers/Signs - Replace **Quantity: (2) wood, 5'x5'x15'**
Location: East Agate Drive and East Timberlake Drive
Funded?: No. Annual cost best handled as operating expense
History:
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 213 Trash Receptacles/Covers - Replace **Quantity: Moderate quantity**
Location: Parks
Funded?: No. Cost projected to be too small
History:
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 214 Community Signage - Replace **Quantity: Extensive quantity**
Location: Common areas
Funded?: No. Annual cost best handled as operating expense
History: New directional signs and refinishing of park signs in 2014 by maintenance staff; project cost of only \$1,500
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 215 Community Kiosks/Readers - Replace **Quantity: Moderate quantity**
Location: Common areas
Funded?: No. Cost projected to be too small
History:
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 216 Chain Link Fence, Old - Replace **Quantity: Approx 1,350 linear feet**
Location: Parks, Dam, etc...
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
Useful Life: 35 years Remaining Life: 5 years
Best Case: \$ 31,200 Worst Case: \$36,900
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

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

Location: Adjacent to MPC

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

History:

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 35 years

Remaining Life: 13 years

Best Case: \$ 6,930

Worst Case: \$8,190

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

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

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 35 years

Remaining Life: 17 years

Best Case: \$ 6,930

Worst Case: \$8,190

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

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

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 35 years

Remaining Life: 27 years

Best Case: \$ 5,990

Worst Case: \$7,140

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: Portions of Cedar and Timber Parks

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 35 years

Remaining Life: 29 years

Best Case: \$ 3,470

Worst Case: \$4,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 225 Wood Fence - Replace**Quantity: Approx 130 linear feet**

Location: Adjacent to Little Timber Lake Boat Launch

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 226 Landscape - Maintain/Refurbish**Quantity: Extensive landscaping**

Location: Common areas

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 228 Irrigation - Repair/Replace **Quantity: Extensive systems**
Location: Springer Park, Entry Monuments
Funded?: No. Annual cost best handled as operating expense
History: Installed at Springer Park in 2007, older at Entry Monuments
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 230 Lakes/Ponds - Maintain/Refurbish **Quantity: Extensive acre feet**
Location: Big and Little Timber Lakes, Frog and Beaver Ponds, etc...
Funded?: No. Annual cost best handled as operating expense
History: Provided FY 2020/2021 budget indicated \$20,000 for weed control and \$7,500 for fish stocking
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 240 Dams - Maintain/Refurbish **Quantity: Extensive square feet**
Location: Big and Little Timberlakes
Funded?: No. Useful life not predictable or extended
History: Slip lining project occurred in 2004 at an expense of \$52,000
Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 300 Island Bridge, Wood Deck - Replace **Quantity: Approx 960 square feet**
Location: Island Park
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: Built in 2004 with concrete pier improvements required in 2009
Comments: Remaining useful life lowered one year; cost inflated from prior 2021/2022 WSV Reserve Study.
As with all similar projects, materials only are factored since staff labor is assumed as operating expense
Useful Life: 30 years Remaining Life: 12 years
Best Case: \$ 12,600 Worst Case: \$17,600
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 302 Docks/Floats - Repair/Replace **Quantity: Approx 3,300 square feet**
Location: Select Parks, Boat Launch
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History: Last large scale replacement of docks and floats in the mid-1990's
Comments: Remaining useful life lowered one year; cost inflated from prior 2021/2022 WSV Reserve Study.
Useful Life: 30 years Remaining Life: 5 years
Best Case: \$ 100,800 Worst Case: \$151,200
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 310 Saltwater Park Pilings - Replace **Quantity: (7) wood**
Location: Saltwater Park
Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.
Useful Life: 60 years Remaining Life: 19 years
Best Case: \$ 73,500 Worst Case: \$103,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project
Cost History

Comp #: 320 Cedar Park Pier - Repair/Replace

Quantity: Approx 530 square feet

Location: Cedar Park

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

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

Comments: Remaining useful life lowered one year; cost inflated from prior 2021/2022 WSV Reserve Study.

As with all similar projects, materials only are factored since staff labor is assumed as operating expense.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 17,600

Worst Case: \$27,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Recreation

Comp #: 402 Swing Set, Cedar - Replace

Quantity: (1) swing set

Location: Cedar Park

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

History: Your previous plans for significant improvement to be installed in FY 2021/2022 at expense of \$45,000. Actual FY 2021/2022 projected expense of only \$10,000 to install only a swing set instead of more comprehensive schedule of play equipment.

Comments: Your previous plans for significant improvement to be installed in FY 2021/2022 at expense of \$45,000.

Actual FY 2021/2022 projected expense of only \$10,000 to install only a swing set instead of more comprehensive schedule of play equipment.

Reset remaining useful life; cost decreased due to reduced scope/projected client 2021/2022 cost.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 42,000

Worst Case: \$52,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 403 Play Equipment, Springer - Replace

Quantity: (1) big toy

Location: Springer Park, South

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 42,000

Worst Case: \$52,500

Lower allowance

Higher allowance

Cost Source: Extrapolated 2021 Client Estimate

Comp #: 404 Play Equipment, Older - Replace

Quantity: (7) assorted

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

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

History: Older play equipment reportedly installed in 1993

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 57,800

Worst Case: \$78,800

Lower allowance

Higher allowance

Cost Source: Extrapolated 2021 Client Estimate

Comp #: 406 Play Equipment, Minor - Replace

Quantity: Moderate quantity

Location: Springer Park

Funded?: No. Cost projected to be too small

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

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 410 Sport Courts - Maintain

Quantity: Approx 2,800 SF, total

Location: Two at Springer Park, North and South

Funded?: No. Useful life not predictable or extended

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

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 412 Sport Court Fence - Replace

Quantity: Approx 240 linear feet

Location: Springer Park, South

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 35 years

Remaining Life: 20 years

Best Case: \$ 10,500

Worst Case: \$13,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 440 Picnic Assets - Replace

Quantity: Extensive, assorted

Location: Cedar, Island, Saltwater, Skookum, Springer and Timber Parks, MPC grounds

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 460 Picnic Shelter, Springer - Replace

Quantity: (1) 18'x28'

Location: Springer Park, South

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

History: Built by maintenance staff in 2010 at an expense of ~\$14,100

Comments: Remaining useful life lowered one year; cost inflated from prior 2021/2022 WSV Reserve Study.

As with all similar projects, materials only are factored since staff labor is assumed as operating expense.

Useful Life: 40 years

Remaining Life: 28 years

Best Case: \$ 31,600

Worst Case: \$44,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 462 Gazebo, Island - Replace

Quantity: (1) 16'x18'

Location: Island Park

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

History: Built by maintenance staff in 2004 at an expense of ~\$12,400

Comments: Remaining useful life lowered one year; cost inflated from prior 2021/2022 WSV Reserve Study.

As with all similar projects, materials only are factored since staff labor is assumed as operating expense.

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 30,200

Worst Case: \$40,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Building Exterior

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

Location: 2880 East Timberlake Drive West

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

History: Completed in 1995

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: In the vicinity of 2880 East Timberlake Drive West and Springer Park

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 504 Exterior, Park Bathrooms - Maintain**Quantity: (4) assorted**

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

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: 2880 East Timberlake Drive West

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

History:

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 40 years

Remaining Life: 13 years

Best Case: \$ 18,900

Worst Case: \$26,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Building Interior

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

Location: 2880 East Timberlake Drive West

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 602 Interior, Park Bathrooms-Maintain**Quantity: (8) bathrooms**

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

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Common area, storage

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: MPC interior location

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 8,400

Worst Case: \$10,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Systems/Equipment

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

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

Funded?: No. Useful life not predictable or extended

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 850 Septic System, Springer Park-Replace**Quantity: (1) tank system**

Location: Serving Springer Park Bathrooms

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 14,700

Worst Case: \$18,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 852 Septic System, Cedar Park-Replace**Quantity: (1) tank system**

Location: Serving Cedar Park Bathrooms

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 14,700

Worst Case: \$18,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 854 Septic Tank, Timber Park-Replace**Quantity: (1) tank**

Location: Serving Timber Park Bathrooms

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

History: Replacement of septic tank only at Timber Park in FY 2020/2021 at expense of \$5,800.

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 14,700

Worst Case: \$18,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 855 Septic Field, Timber Park-Replace**Quantity: (1) drain field**

Location: Serving Timber Park Bathrooms

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

History:

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 8,400

Worst Case: \$12,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 858 Septic System, Division 11-Replace**Quantity: (3) tank system**

Location: Serving Division 11 Bathrooms/Showers

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 25,200

Worst Case: \$33,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: Serving MPC

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

History: Septic system for MPC was installed in 1995

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 33 years

Best Case: \$ 14,700

Worst Case: \$18,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 863 Septic System, DK - Replace**Quantity: (1) tank system**

Location: Serving the former "Dog Kennel"

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

History: Age and condition of now active septic system is unknown

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 60 years

Remaining Life: 10 years

Best Case: \$ 14,700

Worst Case: \$18,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: 2880 East Timberlake Drive West, MPC Office

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: 2880 East Timberlake Drive West

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: 2880 East Timberlake Drive West

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

History: Reportedly purchased new in FY 2019/2020 at expense of only \$6,800

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 6,300

Worst Case: \$9,450

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

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

Location: 2880 East Timberlake Drive West

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

History: Purchased new in 2006 at an expense of \$12,000; needs to maintain a second mower continue to be expressed.

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for remainder FY 2021/2022; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 6,300

Worst Case: \$9,450

Lower allowance

Higher allowance

Cost Source: 2019/2020 Client Cost History

Inflation Adjusted

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

Location: 2880 East Timberlake Drive West

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 4,200

Worst Case: \$6,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 911 Utility Trailer, Enclosed - Replace**Quantity: (1) Victory, 8'x20'**

Location: 2880 East Timberlake Drive West

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 8,400

Worst Case: \$10,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: 2880 East Timberlake Drive West

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 2,940

Worst Case: \$3,780

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: 2880 East Timberlake Drive West

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 5,250

Worst Case: \$7,350

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 920 Water Heaters - Replace**Quantity: (2) electric, assorted**

Location: MPC and Division 11 showers

Funded?: No. Cost projected to be too small

History: Heater located at the Division 11 showers / 2012, MPC / 2015

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 922 Propane Tanks - Replace**Quantity: (2) assorted sizes**

Location: MPC and Division 11 showers

Funded?: No. Cost projected to be too small

History: Small unit replaced in 2010 at an expense of \$750

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 930 Surveillance Systems - Maintain**Quantity: Modest systems**

Location: Select common areas

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

History: FY 2020/2021 by on site staff, upgrade for Maintenance Yard (9) camera and MPC (8) camera systems at minor expense of \$1,600 for both

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 940 Aeration Pump/Control - Replace**Quantity: (1) 5 HP system**

Location: Little Timberlake

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

History: Replacement of pump and electrical improvements in 2013 at expense of \$6,500

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 7,350

Worst Case: \$9,450

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 942 Aeration Pipes - Replace**Quantity: Approx 2,100 LF**

Location: Little Timberlake

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

History:

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 40 years

Remaining Life: 1 years

Best Case: \$ 18,900

Worst Case: \$23,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 950 Truck, 1992 (2/3) - Replace**Quantity: (1) 1992 GMC 3500HD**

Location: 2880 East Timberlake Drive West

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

History: Purchased used in 2012 at a total expense of only \$6,500

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 2 years

Best Case: \$ 24,000

Worst Case: \$32,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 954 Truck, 2006 - Replace**Quantity: (1) 2006 Ford F250**

Location: 2880 East Timberlake Drive West

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

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

Comments: Remaining useful life adjusted; cost increased due to current market conditions with input from Management from prior 2021/2022 WSV Reserve Study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$45,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 986 Generator/Control, 100 KW - Replace**Quantity: (1) Onan 100 KW,GE
MX150**

Location: 2880 East Timberlake Drive West

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

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

Comments: Remaining useful life lowered one year; cost inflated ~5% from prior 2021/2022 WSV Reserve Study.

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 68,300

Worst Case: \$121,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Professional/Special Projects

Comp #: 999 Reserve Study Update

Quantity: Annual update

Location: Common areas

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

History:

Comments: Not funded; no changes from prior 2021/2022 WSV Reserve Study.

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source:
