



**2024
RESERVE STUDY
PINELOCH SUN BEACH CLUB, INC. GENERAL RESERVE**

Ronald, WA 98940

Financial Year 2024 (April 1, 2024 - March 31, 2025)

Level 2 Update with Site Visit

06/11/24



A New Strategy for Reserve Funding.

Our reserve study approach is simple. We provide you with the insight needed to make fast, accurate and informed decisions. We focus on understanding your situation and providing funding solutions that are designed with your goals in mind. By focusing on the detail and the big picture we provide the information you need to best manage your reserve fund and annual contributions.

As a long-term capital budget plan, the reserve study identifies the current status of the reserve fund and whether contributions to the fund are adequate to address future needs. The report helps the Association make necessary decisions regarding the development of their reserve fund and establish expectations in relation to the timing and cost of significant repair and replacement projects.

The reserve study recommends funding through smaller monthly contributions rather than risking large, unanticipated special assessments. Regular and ongoing reserve contributions are favored over special assessment as they help distribute expenses equally between current and future owners, and establish a stable contribution rate.

The reserve study contains 'forward looking' concepts which reflect expectations with respect to certain future events and potential financial performance. Although we believe at this time that the expectations reflected within the reserve study are reasonable, no assurances can be given that such expectations will prove correct. We recommend that the reserve study be updated annually to address changing circumstances and conditions.



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EXECUTIVE SUMMARY

PROPERTY SUMMARY

ASSOCIATION NAME	Pineloch Sun Beach Club, Inc. General Reserve
LOCATION	Ronald, WASHINGTON 98940
YEAR CONSTRUCTED	1969
NUMBER OF UNITS	435
FINANCIAL YEAR	2024 (April 1, 2024 - March 31, 2025)
REPORT LEVEL	Level 2 Update with Site Visit

RESERVE FUND

PROJECT STARTING BALANCE ¹	\$607,616
FULLY FUNDED BALANCE, IDEAL	\$610,909
CURRENT PER UNIT DEFICIENCY/(SURPLUS) IN RESERVES	\$8
PERCENT FUNDED ²	99 %
INTEREST EARNED	1.00 %
INFLATION RATE ³	3.00 %

RESERVE CONTRIBUTIONS

CURRENT RESERVE FUND CONTRIBUTION	\$50,037
FULL FUNDING, MAXIMUM CONTRIBUTION	\$68,031
BASELINE FUNDING, MINIMUM CONTRIBUTION	\$42,902
SPECIAL ASSESSMENT	\$0

¹ Information in relation to the Association's finances were supplied by the Association's representative and is not audited.

² The ratio, at a particular point of time (the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage (www.caionline.org). Used to highlight the strength of the Association's reserve fund.

³ Inflation rate is based upon the average annual increase of the Consumer Price Index (CPI) over the last 30-years, as published by the US Bureau of Labor Statistics (www.labor.gov).



KEY INSIGHTS

\$607,616

RESERVE ACCOUNT
BALANCE

\$50,037

ANNUAL
RESERVE CONTRIBUTION

\$2,922,198

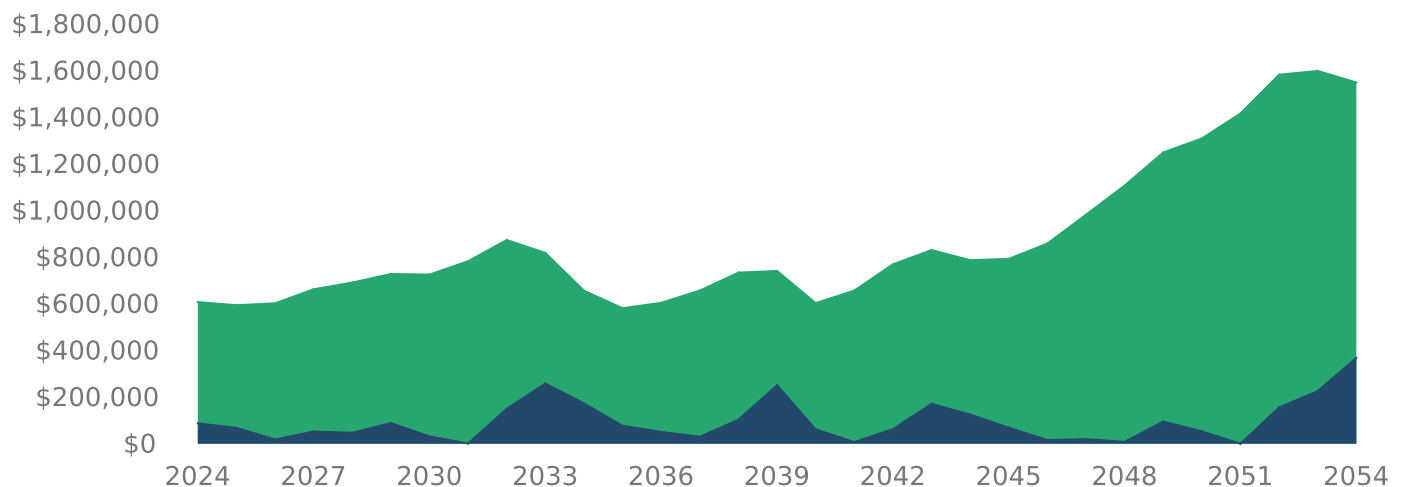
PROJECTED EXPENSES
OVER 30 YEARS

FULL FUNDING STRATEGY

Annual member contributions to the reserve fund are used to address those expenses too large or infrequent to be addressed through annual operating funds. The chart below highlights the outcome of the Full Funding strategy over the mid-to-long term.

YEAR 1-30 EXPENSES

\$2,922,198



STARTING BALANCE

\$607,616

ENDING BALANCE

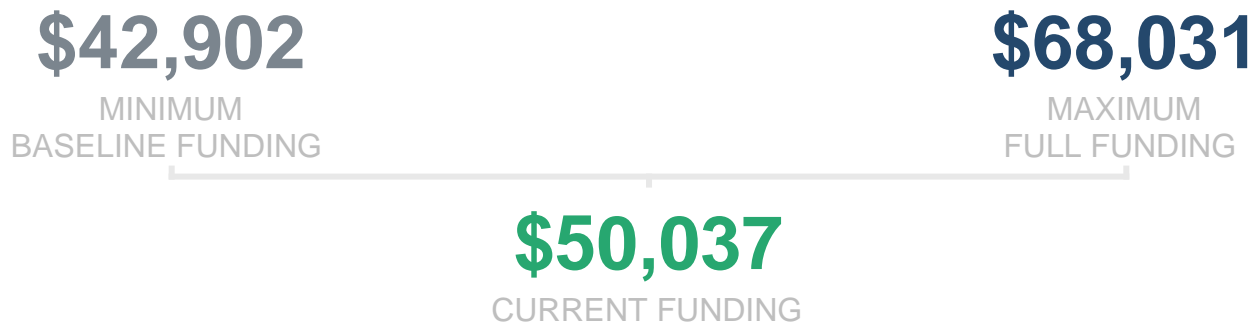
\$1,549,470

Note: Figures based upon the expectation that the Association will continue to increase member contributions by an inflationary rate of 3.00% annually. Year-over-year change the result of projected expenses on the Association's reserve account.



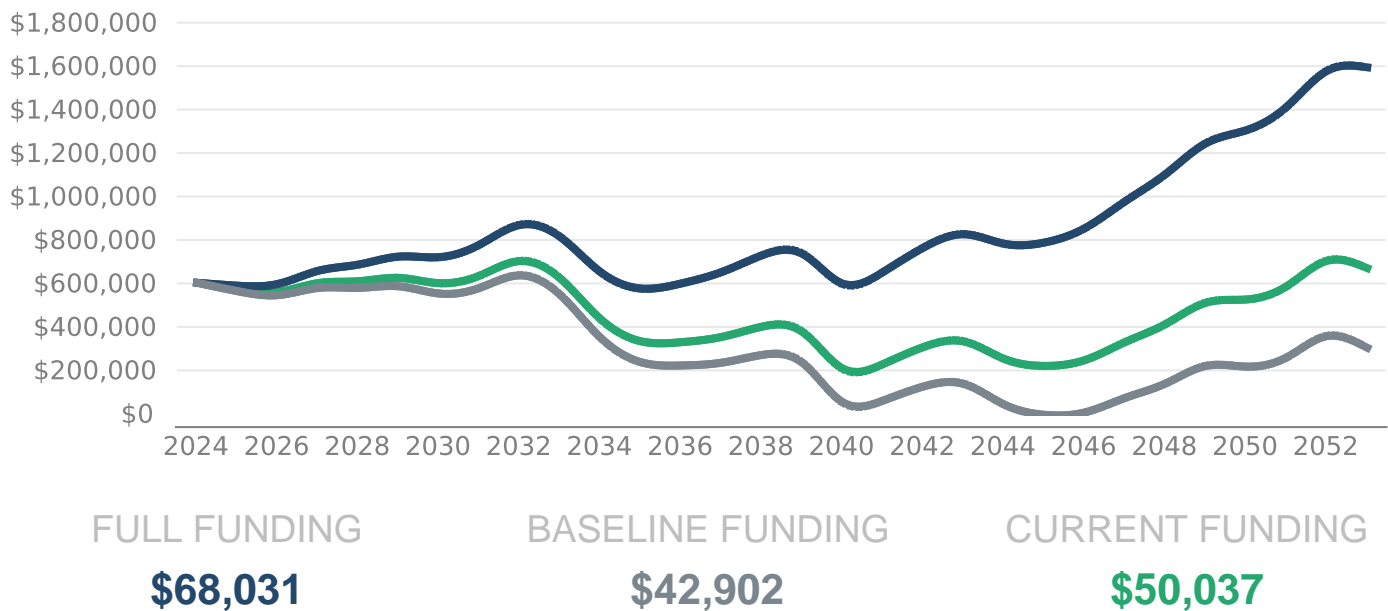
CONTRIBUTION RANGE

We recommend that reserve contributions be evenly distributed between members over the life of a community. To achieve this goal, we establish an ideal contribution range within which the Association should establish ongoing payments.



FUNDING STRATEGIES

The funding strategy chosen will have a direct impact on the growth of the Association's reserve fund. The chart below highlights the outcomes of the various funding strategies.



Note: Figures based upon the expectation that the Association will continue to increase member contributions by an inflationary rate of 3.00% annually. Year-over-year change the result of projected expenses on the Association's reserve account.



FULL FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2024	\$610,909	99%	\$607,616	\$68,031	\$0	\$5,979	\$87,386	\$594,241
2025	\$627,013	95%	\$594,241	\$70,072	\$0	\$5,953	\$67,980	\$602,286
2026	\$635,456	95%	\$602,286	\$72,174	\$0	\$6,293	\$18,237	\$662,516
2027	\$697,177	95%	\$662,516	\$74,340	\$0	\$6,736	\$52,118	\$691,474
2028	\$727,696	95%	\$691,474	\$76,570	\$0	\$7,062	\$47,105	\$728,000
2029	\$766,192	95%	\$728,000	\$78,867	\$0	\$7,232	\$88,540	\$725,559
2030	\$765,121	95%	\$725,559	\$81,233	\$0	\$7,505	\$31,284	\$783,013
2031	\$825,005	95%	\$783,013	\$83,670	\$0	\$8,243	\$1,015	\$873,911
2032	\$919,937	95%	\$873,911	\$86,180	\$0	\$8,420	\$149,954	\$818,558
2033	\$866,447	94%	\$818,558	\$88,765	\$0	\$7,339	\$258,084	\$656,578
2034	\$702,179	94%	\$656,578	\$91,428	\$0	\$6,158	\$172,989	\$581,175
2035	\$622,899	93%	\$581,175	\$94,171	\$0	\$5,899	\$76,714	\$604,531
2036	\$642,737	94%	\$604,531	\$96,996	\$0	\$6,277	\$50,707	\$657,097
2037	\$692,363	95%	\$657,097	\$99,906	\$0	\$6,921	\$29,958	\$733,965
2038	\$767,327	96%	\$733,965	\$102,903	\$0	\$7,339	\$103,068	\$741,140
2039	\$771,788	96%	\$741,140	\$105,990	\$0	\$6,688	\$250,716	\$603,102
2040	\$626,933	96%	\$603,102	\$109,170	\$0	\$6,269	\$61,545	\$656,997
2041	\$675,286	97%	\$656,997	\$112,445	\$0	\$7,097	\$7,025	\$769,514
2042	\$784,033	98%	\$769,514	\$115,819	\$0	\$7,962	\$62,377	\$830,918
2043	\$841,901	99%	\$830,918	\$119,293	\$0	\$8,051	\$170,967	\$787,295
2044	\$792,616	99%	\$787,295	\$122,872	\$0	\$7,862	\$125,156	\$792,872
2045	\$792,084	100%	\$792,872	\$126,558	\$0	\$8,217	\$68,831	\$858,817
2046	\$852,689	101%	\$858,817	\$130,355	\$0	\$9,161	\$15,808	\$982,524
2047	\$972,958	101%	\$982,524	\$134,265	\$0	\$10,398	\$19,756	\$1,107,432
2048	\$1,096,097	101%	\$1,107,432	\$138,293	\$0	\$11,726	\$8,009	\$1,249,442
2049	\$1,238,459	101%	\$1,249,442	\$142,442	\$0	\$12,731	\$95,058	\$1,309,558
2050	\$1,298,964	101%	\$1,309,558	\$146,715	\$0	\$13,565	\$52,880	\$1,416,959
2051	\$1,408,365	101%	\$1,416,959	\$151,117	\$0	\$14,925	\$0	\$1,583,001
2052	\$1,579,261	100%	\$1,583,001	\$155,650	\$0	\$15,831	\$155,356	\$1,599,127
2053	\$1,599,127	100%	\$1,599,127	\$160,320	\$0	\$15,665	\$225,641	\$1,549,470

\$68,031

2024
ANNUAL CONTRIBUTION

3.00 %

PERCENTAGE ANNUAL
CONTRIBUTION INCREASE

1.00 %

ANNUAL
INTEREST RATE



BASELINE FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2024	\$610,909	99%	\$607,616	\$42,902	\$0	\$5,854	\$87,386	\$568,986
2025	\$627,013	91%	\$568,986	\$44,189	\$0	\$5,571	\$67,980	\$550,766
2026	\$635,456	87%	\$550,766	\$45,515	\$0	\$5,644	\$18,237	\$583,688
2027	\$697,177	84%	\$583,688	\$46,880	\$0	\$5,811	\$52,118	\$584,262
2028	\$727,696	80%	\$584,262	\$48,287	\$0	\$5,849	\$47,105	\$591,292
2029	\$766,192	77%	\$591,292	\$49,735	\$0	\$5,719	\$88,540	\$558,206
2030	\$765,121	73%	\$558,206	\$51,227	\$0	\$5,682	\$31,284	\$583,832
2031	\$825,005	71%	\$583,832	\$52,764	\$0	\$6,097	\$1,015	\$641,678
2032	\$919,937	70%	\$641,678	\$54,347	\$0	\$5,939	\$149,954	\$552,010
2033	\$866,447	64%	\$552,010	\$55,978	\$0	\$4,510	\$258,084	\$354,413
2034	\$702,179	50%	\$354,413	\$57,657	\$0	\$2,967	\$172,989	\$242,049
2035	\$622,899	39%	\$242,049	\$59,387	\$0	\$2,334	\$76,714	\$227,055
2036	\$642,737	35%	\$227,055	\$61,168	\$0	\$2,323	\$50,707	\$239,839
2037	\$692,363	35%	\$239,839	\$63,003	\$0	\$2,564	\$29,958	\$275,448
2038	\$767,327	36%	\$275,448	\$64,893	\$0	\$2,564	\$103,068	\$239,837
2039	\$771,788	31%	\$239,837	\$66,840	\$0	\$1,479	\$250,716	\$57,441
2040	\$626,933	9%	\$57,441	\$68,845	\$0	\$611	\$61,545	\$65,353
2041	\$675,286	10%	\$65,353	\$70,911	\$0	\$973	\$7,025	\$130,212
2042	\$784,033	17%	\$130,212	\$73,038	\$0	\$1,355	\$62,377	\$142,228
2043	\$841,901	17%	\$142,228	\$75,229	\$0	\$944	\$170,967	\$47,434
2044	\$792,616	6%	\$47,434	\$77,486	\$0	\$236	\$125,156	\$0
2045	\$792,084	0%	\$0	\$79,811	\$0	\$55	\$68,831	\$11,035
2046	\$852,689	1%	\$11,035	\$82,205	\$0	\$442	\$15,808	\$77,874
2047	\$972,958	8%	\$77,874	\$84,671	\$0	\$1,103	\$19,756	\$143,893
2048	\$1,096,097	13%	\$143,893	\$87,211	\$0	\$1,835	\$8,009	\$224,930
2049	\$1,238,459	18%	\$224,930	\$89,828	\$0	\$2,223	\$95,058	\$221,924
2050	\$1,298,964	17%	\$221,924	\$92,523	\$0	\$2,417	\$52,880	\$263,984
2051	\$1,408,365	19%	\$263,984	\$95,298	\$0	\$3,116	\$0	\$362,399
2052	\$1,579,261	23%	\$362,399	\$98,157	\$0	\$3,338	\$155,356	\$308,538
2053	\$1,599,127	19%	\$308,538	\$101,102	\$0	\$2,463	\$225,641	\$186,461

\$42,902

2024
ANNUAL CONTRIBUTION

3.00 %

PERCENTAGE ANNUAL
CONTRIBUTION INCREASE

1.00 %

ANNUAL
INTEREST RATE



CURRENT FUNDING PLAN | SUMMARY

Year	Fully Funded Balance	Percentage Funded	Beginning Balance	Reserve Contribution	Special Assessment	Interest Earned	Reserve Expenditures	Ending Balance
2024	\$610,909	99%	\$607,616	\$50,037	\$0	\$5,889	\$87,386	\$576,156
2025	\$627,013	92%	\$576,156	\$51,538	\$0	\$5,679	\$67,980	\$565,394
2026	\$635,456	89%	\$565,394	\$53,084	\$0	\$5,828	\$18,237	\$606,069
2027	\$697,177	87%	\$606,069	\$54,677	\$0	\$6,073	\$52,118	\$614,702
2028	\$727,696	84%	\$614,702	\$56,317	\$0	\$6,193	\$47,105	\$630,107
2029	\$766,192	82%	\$630,107	\$58,007	\$0	\$6,148	\$88,540	\$605,722
2030	\$765,121	79%	\$605,722	\$59,747	\$0	\$6,200	\$31,284	\$640,385
2031	\$825,005	78%	\$640,385	\$61,539	\$0	\$6,706	\$1,015	\$707,616
2032	\$919,937	77%	\$707,616	\$63,385	\$0	\$6,643	\$149,954	\$627,690
2033	\$866,447	72%	\$627,690	\$65,287	\$0	\$5,313	\$258,084	\$440,206
2034	\$702,179	63%	\$440,206	\$67,246	\$0	\$3,873	\$172,989	\$338,336
2035	\$622,899	54%	\$338,336	\$69,263	\$0	\$3,346	\$76,714	\$334,231
2036	\$642,737	52%	\$334,231	\$71,341	\$0	\$3,445	\$50,707	\$358,310
2037	\$692,363	52%	\$358,310	\$73,481	\$0	\$3,801	\$29,958	\$405,633
2038	\$767,327	53%	\$405,633	\$75,685	\$0	\$3,919	\$103,068	\$382,171
2039	\$771,788	50%	\$382,171	\$77,956	\$0	\$2,958	\$250,716	\$212,369
2040	\$626,933	34%	\$212,369	\$80,295	\$0	\$2,217	\$61,545	\$233,336
2041	\$675,286	35%	\$233,336	\$82,704	\$0	\$2,712	\$7,025	\$311,727
2042	\$784,033	40%	\$311,727	\$85,185	\$0	\$3,231	\$62,377	\$337,766
2043	\$841,901	40%	\$337,766	\$87,740	\$0	\$2,962	\$170,967	\$257,501
2044	\$792,616	32%	\$257,501	\$90,372	\$0	\$2,401	\$125,156	\$225,118
2045	\$792,084	28%	\$225,118	\$93,084	\$0	\$2,372	\$68,831	\$251,743
2046	\$852,689	30%	\$251,743	\$95,876	\$0	\$2,918	\$15,808	\$334,729
2047	\$972,958	34%	\$334,729	\$98,752	\$0	\$3,742	\$19,756	\$417,468
2048	\$1,096,097	38%	\$417,468	\$101,715	\$0	\$4,643	\$8,009	\$515,817
2049	\$1,238,459	42%	\$515,817	\$104,766	\$0	\$5,207	\$95,058	\$530,732
2050	\$1,298,964	41%	\$530,732	\$107,909	\$0	\$5,582	\$52,880	\$591,344
2051	\$1,408,365	42%	\$591,344	\$111,147	\$0	\$6,469	\$0	\$708,960
2052	\$1,579,261	45%	\$708,960	\$114,481	\$0	\$6,885	\$155,356	\$674,971
2053	\$1,599,127	42%	\$674,971	\$117,915	\$0	\$6,211	\$225,641	\$573,456

\$50,037

2024
ANNUAL CONTRIBUTION

3.00 %

PERCENTAGE ANNUAL
CONTRIBUTION INCREASE

1.00 %

ANNUAL
INTEREST RATE



METHODOLOGY

An important aspect of living in a common area development such as a cooperative, condominium, or homeowner Association is the community's ownership and commitment to maintain its common areas.

Association members have a vested interest in maintaining and preserving their investment. To meet these obligations, the Association should prudently prepare for the future and contribute funds into a reserve account. Periodic contributions provide the freedom to gradually accumulate funds for anticipated expenditures while limiting the need to raise large sums of money through alternative means, such as special assessments.

When implementing a policy to fund major repair or replacement, the Board must educate owners about the benefits of accumulating reserve funds in advance through periodic contributions. Benefits of a systematic accumulation of funds include:

- having assurance that funds for major repairs and replacements will be available when needed;
- development of an equitable method of charging both current and future owners for ongoing use of assets;
- preservation of the market value of individual units; and
- compliance with the governing documents, statutes, mortgages, and other similar requirements.

A reserve study recommends the preferable mode of funding through smaller monthly contributions rather than facing large, unanticipated special assessments. The reserve study provides an Association with access to information and materials that will assist them in making timely and informed decisions about their reserve fund and contributions.

A reserve study is the sum of two parts: the physical and financial analysis. The physical analysis is a result of the on-site collection and review of data specific to the property's reserve components, common areas, and limited common areas. Through an onsite inspection and the use of source materials, the Reserve Specialist quantifies and establishes the reserve component inventory and assesses the physical condition of the Association's reserve components. Data from the physical analysis is used to define the scope and timing of future anticipated expenses.

The financial analysis evaluates the condition of the Association's reserve fund in relation to its income and anticipated expenses. It appraises the adequacy of the reserve fund, and associated member contributions, against the current and future expenditures of the Association. To adequately forecast these expenditures over the 30-year projection period, current costs, projected inflation, and interest rates must be established. Recommendations are then provided to establish a reserve fund that addresses anticipated expenses, without having to resort to special assessments.

Due to the long-term nature of a reserve study, certain assumptions must be made. Every effort has been made to ensure that the recommendations are based upon reliable and experienced sources in the building industry. However, there can be no guarantee that events will occur at the predicted specific intervals, or that they will occur at all. Any reserve study must be viewed in the light of circumstances existing at the actual time of the study.



PHYSICAL ANALYSIS

As part of this reserve study a comprehensive list of reserve components (major common and limited common elements) has been compiled. Estimates for the useful life, remaining life, plus current repair and replacement costs for each of these reserve components have been calculated. This list is not intended to be exhaustive. However, an inaccurate or incomplete list of components can have an adverse impact upon the Association's long-term funding plan.

Site Inspection

A site inspection is conducted to assess the general condition of the property and its common areas. The on-site inspection is visual in nature, and no destructive or invasive testing is conducted. Observations are recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements are also substantiated as part of the inspection.

Reserve Components

Determination of what constitutes a reserve component is dependent on a number of factors. A four-part test is generally used to distinguish a reserve item from an operational or maintenance expense. A component is included as a reserve item only if it satisfies ALL criteria outlined below:

- It is part of the Association's common and limited common area responsibilities.
- It has a predictable useful service life.
- Its useful life fits within the projection period. This means that components with a life of 30 years or more may not be included as part of the report if it is determined that they will last beyond the projection period.
- Its cost for repair or replacement is too high to include as part of the operating budget.

The components of common property that an Association includes in its reserve funding plan are also dependent on the type of project, the construction properties and the Association's applicable governing documents and state statutes.

Component Useful Life

The useful life of a reserve component relates to the number of years it is expected to last, given reasonable care and maintenance. The prediction of reserve and building component life can be no more than an informed estimate based upon information made available at the time of the report's development. Consideration is given to vendor recommendations, material warranty information provided at the time of the report's development, along with other published sources. The data and service life estimates in this report are based on information gathered from various groups and industry sources as outlined below:

- Historical data and feedback from the Association;
- Management groups and maintenance managers;
- Manufacturer recommendations and industry standards;
- Published sources of service life data;
- Manufacturers' and suppliers' data.



Component Remaining Useful Life

The remaining life of a reserve component refers to the number of years left before an item's expected repair or replacement. A component's remaining life is contingent upon the following factors:

- Age/years in service;
- Physical condition;
- Frequency and quality of inspections and maintenance;
- General use;
- Environment, impact of weather and building location;
- Installation methods that meets or exceed industry standards;
- Design and quality of materials used.

In addition to deterioration or anticipated failure of a component, the longevity may be impacted by obsolescence. The accuracy of the estimate is contingent upon reliable information made available at the time of the report's development. It is important to note that even with the highest degree of diligence and experience, outcomes will vary, and no guarantee can be given as to the timing or service life of the reserve components. All service life assessments in this report are based on the assumption that installation is carried out in accordance with manufacturer's recommendations and installation instructions, together with industry standards of workmanship.

FINANCIAL ANALYSIS

An Association, like any business entity, must prepare financially for the replacement and repair of its assets. Reserve study funding analysis is an important part of the annual budget process. Reserve funding should be reviewed at least once annually to help determine the annual assessment to be charged to members. The following elements are used in the financial analysis.

Recommended Funding Rate

We advocate a program of regular reserve fund contributions and promote a gradual means of reserving for future repair and replacement expenses. Recommended contributions are set at a level where they require only minor annual increases. The rate is designed to distribute the anticipated cost of common property ownership equitably between all members over the entire projection period.

Fully Funded Balance

The Fully Funded balance is equal to the total depreciable cost of all the Association's reserve components. It is determined by dividing each reserve component's cost by its useful life, and multiplying that by the number of years the component has been in service (effectively its age). In essence, the depreciated or 'used up' value of a component is utilized to establish an amount that the Association should have saved by a particular time. The recommendations in this report are based upon a Full Funding plan, which sets the goal of achieving one hundred percent fully funded reserves by the end of the 30-year projection period. We advocate full funding as we feel that this approach provides a solid platform to address future needs, thus dramatically reducing the need for special assessment.



Percent Funded

An Association's reserve fund status is assessed by comparing the ratio of actual or projected funds available versus how much they 'should have saved'. The result is presented as a percentage and is commonly known as "percent funded". In other words, percent funded is calculated by dividing the Association's current reserve fund balance by the fully funded balance. This equation is an industry measure of how well prepared an Association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the Association's reserve account in relation to the anticipated costs of repair and replacement.

Reserve Component Cost

Current cost estimates for reserve components are derived from a variety of sources but typically are based on cost data sourced from national construction estimators (R.S. Means) and vendor pricing acquired from regional contractors and suppliers. All cost estimates formulated from national estimators are based upon the latest specific geographical information for the area. Future cost estimates are determined by applying the assumed annual inflation rate to the current cost of each component.

Individual cost estimates are for budgeting purposes only. Actual construction costs can vary significantly due to economies of scale, material availability, labor, seasonal considerations, and other factors beyond our control. We recommend that project costs be substantiated well in advance of the anticipated date of repair and replacement. A detailed evaluation by a qualified professional should also be undertaken to establish the scope and budget of each project.

Cost estimates do not account for permits, architectural, or project management fees that may be required. Allowances and contingencies must also be added to the total as the scope of work is defined.

Inflation Rate

The effect of inflation on the cost of reserve components is a key factor in the financial projections. Historically, the cost of construction materials and labor rise at a higher rate than that experienced by the general economy. RSG has chosen to use an inflationary multiplier that is somewhat higher than the current general consumer index for inflation. The rate used is based upon the historical average of inflation over the last 30 years. This rate reflects a realistic appreciation of future costs for reserve components and assists the Association in adequately budgeting for increasing cost.

Interest Rate

The interest rate used in this report is formulated on a conservative rate of return. Unless otherwise advised by the Association, an assumed net interest rate of 1.00% is used. RSG offers no guarantee or opinion in relation to investment decisions made by the Association or the rate of return achieved.

Current Reserve Fund Balance

The analysis, recommendations, and financial projections made within this report are heavily reliant on information provided by the Association and its representatives. The starting reserve fund balance (current or projected) and member contribution totals are supplied by these sources. This information has not been audited nor have the financial projections or recommendations.



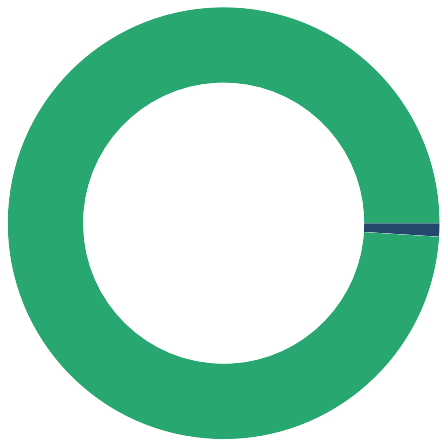
FINANCIAL ANALYSIS

This section of the report is intended to provide the association with the awareness to adequately plan for the ongoing major maintenance, repair and replacement of their common property components. The recommendations included within this report represent one scenario, and are not intended to represent the only means of achieving the association's goals. We recommend that the Board of Directors use the following information as a guide in planning for their future objectives.

Percent Funded

The Percent Funded equation is the industry measure of how well prepared an association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the association's reserve account in relation to its anticipated costs of repair and replacement. The higher the funded level, the less exposed an association is to market conditions, unanticipated expenses or events, and fluctuations in the general economy.

PERCENT
FUNDED
99%



RESERVE FUND
BALANCE
\$607,616

IDEAL
BALANCE
\$610,909

An Association at or below a funding level of 30% has an increased risk of requiring special assessments to meet their ongoing obligations, as compared to Associations with higher funding levels. A level of funding at and above 60% is categorized as good or well funded. We recommend that associations look to achieve and maintain funding levels at and above 60%, with a preference to being 100% funded.

Funding Goals

There is a range of funding alternatives available to the association. In our opinion the strategy chosen should not only meet the immediate needs and risk tolerance of current members, but also the longer term needs of the association.

The association needs to establish a reserve contribution rate which, at a minimum, meets their anticipated financial needs without having to resort to special assessment or deferred maintenance. In addition, the funding goal needs to be prudent enough to meet the expectations of current members while not unfairly burdening future owners.



FULL FUNDING

Establishes a goal of achieving one hundred percent fully funded reserves by the end of the projection period.

THRESHOLD FUNDING

Sets out to keep the cash reserves above a specified dollar or percent funded amount for the duration of the projection period.

BASELINE FUNDING

Establishes a goal of maintaining a reserve account balance above zero dollars throughout the study period.

The minimum funding goal needed to meet planned expenditure is Baseline Funding. Baseline Funding maintains the reserve account at or above zero dollars, but leaves the association with no contingency to address unanticipated outcomes. Threshold funding is a strategy designed to provide for this contingency by keeping cash reserves above a specific dollar amount or percent funded level.

The reserve fund plan highlighted in this report is based upon the Full Funding program of reserve contributions. The Full Funding plan highlights an ideal level of contributions which will enable an association to be 100% funded by the end of the projection period. As stated previously, we recommend that the association implement a program that moves them toward and maintains a funding level of 60-100%.



RESERVE COMPONENT LIST

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
Lodge						
Building Exterior - Roof, Metal Standing Seam	30	8	63	Squares	\$1,400.00	\$88,200
Building Exterior - Skylights	30	8	3	Each	\$875.00	\$2,625
Building Exterior - Flue/Flue Caps	30	8	2	Each	\$325.00	\$650
Building Exterior - Siding, Replace	50	9	6300	SF	\$16.00	\$100,800
Building Exterior - Paint & Seal	8	4	6300	SF	\$2.50	\$15,750
Building Exterior - Windows, Replace	40	33	1	Lump Sum	\$18,500.00	\$18,500
Building Exterior - Sliding Glass Doors, Poolside, Replace	40	20	1	Each	\$3,350.00	\$3,350
Building Exterior - Sliding Glass Doors, Replace	40	4	2	Each	\$3,350.00	\$6,700
Building Exterior - Deck, Wrap-around, Replace	20	15	2100	SF	\$32.00	\$67,200
Building Interior - Flooring, Carpet	10	0	143	SY	\$65.00	\$9,295
Building Interior - Flooring, Hardwood, Refinish	12	4	1430	SF	\$6.75	\$9,653
Building Interior - Flooring, Tile	30	2	465	SF	\$21.00	\$9,765
Building Interior - Flooring, Resilient	30	14	510	SF	\$6.50	\$3,315
Building Interior - Restroom Front, Remodel	30	10	1	Allowance	\$12,500.00	\$12,500
Building Interior - Kitchen, Remodel	20	8	1	Allowance	\$24,500.00	\$24,500
Building Interior - Shower Rooms, Remodel	30	14	1	Allowance	\$43,500.00	\$43,500
Building Interior - Fixtures & Furnishings	10	1	1	Allowance	\$37,000.00	\$37,000
Building Interior - Equipment, Fireplace	30	18	2	Each	\$1,950.00	\$3,900
Building Interior - Equipment, Kitchen	15	3	1	Lump Sum	\$18,000.00	\$18,000
Building Interior - Equipment, Office	5	5	1	Allowance	\$3,700.00	\$3,700
Building Interior - Equipment, BBQ	10	3	1	Each	\$6,175.00	\$6,175
Building Interior - Equipment, Ice Maker	15	8	1	Lump Sum	\$2,400.00	\$2,400
Mechanical - HVAC, Condensing Unit	15	14	1	Each	\$7,000.00	\$7,000
Mechanical - HVAC, Forced Air Unit	15	14	1	Each	\$5,000.00	\$5,000
Electrical - Security, Surveillance Cameras	10	9	1	Lump Sum	\$2,000.00	\$2,000
Plumbing - Plumbing, Water Heater, Showers	12	6	1	Each	\$5,800.00	\$5,800
General Site - Swimming Pool, Equipment, Heaters	5	0	1	Lump Sum	\$6,175.00	\$6,175
General Site - Swimming Pool, Equipment, Filter	10	6	1	Lump Sum	\$4,300.00	\$4,300
General Site - Swimming Pool, Equipment, Pump	10	6	1	Lump Sum	\$1,800.00	\$1,800
General Site - Swimming Pool, Solar Cover	15	7	1	Lump Sum	\$825.00	\$825
General Site - Swimming Pool, Wood Deck 2x6, Replace	20	10	2100	SF	\$32.00	\$67,200
General Site - Swimming Pool, Furniture, Replace	20	16	1	Allowance	\$13,200.00	\$13,200
General Site - Swimming Pool, Resurface	10	9	1	Lump Sum	\$77,500.00	\$77,500
General Site - Swimming Pool, Surface Tile, Retile	20	19	160	LF	\$50.00	\$8,000
Shop & Garage						
Building Exterior - Roof, Metal Standing Seam	30	15	25	Squares	\$1,398.00	\$34,950
Building Exterior - Paint	8	4	1	Lump Sum	\$4,500.00	\$4,500
Building Exterior - Siding, Replace	40	9	1800	SF	\$9.00	\$16,200
Building Exterior - Garage Doors	20	0	3	Each	\$1,667.00	\$5,001
General Site - Equipment, General	10	0	1	Allowance	\$6,275.00	\$6,275
General Site - Equipment, Backhoe	25	5	1	Each	\$50,500.00	\$50,500

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
Shop & Garage						
General Site - Equipment, Generator	15	9	1	Each	\$1,300.00	\$1,300
General Site - Equipment, Snow Groomer	25	0	1	Each	\$29,000.00	\$29,000
General Site - Equipment, Snowblower	15	11	1	Each	\$6,750.00	\$6,750
General Site - Equipment, Chipper	15	11	1	Each	\$10,800.00	\$10,800
General Site - Equipment, Forks for Skid Steer	15	11	1	Lump Sum	\$870.00	\$870
General Site - Equipment, Road Sander	15	10	1	Each	\$4,775.00	\$4,775
General Site - Equipment, Loader, Cat 277 B	20	15	1	Each	\$30,400.00	\$30,400
General Site - Equipment, Vehicle, SxS (Side-by-side)	15	13	1	Lump Sum	\$8,250.00	\$8,250
General Site - Equipment, Snow Plow	20	16	1	Lump Sum	\$4,925.00	\$4,925
General Site - Equipment, Firehouses	10	2	1	Allowance	\$7,425.00	\$7,425
General Site - Equipment, Diesel Tank, Replace	40	31	1	Each	\$2,200.00	\$2,200
General Site - Equipment, Dump Hauler	20	14	1	Lump Sum	\$9,325.00	\$9,325
General Site - Equipment, Water Trailer	20	19	1	Lump Sum	\$10,000.00	\$10,000
Manager Residence						
Building Exterior - Roof, Metal Standing Seam	30	15	1	Lump Sum	\$18,500.00	\$18,500
Building Exterior - Siding, Paint	8	4	1	Lump Sum	\$5,250.00	\$5,250
Building Exterior - Siding & Windows, Replace	30	10	1	Lump Sum	\$18,800.00	\$18,800
Building Interior - Interior Upgrades	15	5	1	Allowance	\$10,000.00	\$10,000
Building Interior - Paint	12	5	1	Lump Sum	\$1,850.00	\$1,850
Building Interior - Flooring, Carpet	12	5	1	Lump Sum	\$2,400.00	\$2,400
Building Interior - Appliances	15	3	1	Lump Sum	\$6,300.00	\$6,300
Building Interior - Fireplace	20	5	1	Lump Sum	\$1,750.00	\$1,750
Building Interior - Stove	20	16	1	Lump Sum	\$4,475.00	\$4,475
General Site						
General Site - Asphalt, Renewal & Repair	1	0	1	Lump Sum	\$29,000.00	\$29,000
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	40	34	8800	SF	\$1.80	\$15,840
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	6	0	8800	SF	\$0.30	\$2,640
General Site - Fence & Gates, Vinyl, Pool	25	6	265	LF	\$44.00	\$11,660
General Site - Fence, Chainlink, Court	30	3	356	LF	\$45.00	\$16,020
General Site - Fence, Split Rail	20	3	60	LF	\$20.00	\$1,200
General Site - Flagpole	30	23	1	Each	\$235.00	\$235
General Site - Signage, Entry & Exit	20	13	1	Lump Sum	\$5,975.00	\$5,975
TOTALS						\$1,081,619

Readers should be aware that certain property elements are considered 'long life' elements and are not accounted for within the reserve study [building foundations, utility piping, structural, plumbing & electrical elements] in conjunction with elements that are or can be managed as part of the Association's operating budget.

Cost estimates do not account for permits, architectural, or project management fees that may be required. Allowances and contingencies must also be added to the total as the scope of work is defined.



FULLY FUNDED BALANCE

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
Lodge				
Building Exterior - Roof, Metal Standing Seam	\$88,200	\$64,680	\$2,940	3.45%
Building Exterior - Skylights	\$2,625	\$1,925	\$88	0.10%
Building Exterior - Flue/Flue Caps	\$650	\$477	\$22	0.03%
Building Exterior - Siding, Replace	\$100,800	\$82,656	\$2,016	2.37%
Building Exterior - Paint & Seal	\$15,750	\$7,875	\$1,969	2.31%
Building Exterior - Windows, Replace	\$18,500	\$3,238	\$463	0.54%
Building Exterior - Sliding Glass Doors, Poolside, Replace	\$3,350	\$1,675	\$84	0.10%
Building Exterior - Sliding Glass Doors, Replace	\$6,700	\$6,030	\$168	0.20%
Building Exterior - Deck, Wrap-around, Replace	\$67,200	\$16,800	\$3,360	3.94%
Building Interior - Flooring, Carpet	\$9,295	\$9,295	\$930	1.09%
Building Interior - Flooring, Hardwood, Refinish	\$9,653	\$6,435	\$804	0.94%
Building Interior - Flooring, Tile	\$9,765	\$9,114	\$326	0.38%
Building Interior - Flooring, Resilient	\$3,315	\$1,768	\$111	0.13%
Building Interior - Restroom Front, Remodel	\$12,500	\$8,333	\$417	0.49%
Building Interior - Kitchen, Remodel	\$24,500	\$14,700	\$1,225	1.44%
Building Interior - Shower Rooms, Remodel	\$43,500	\$23,200	\$1,450	1.70%
Building Interior - Fixtures & Furnishings	\$37,000	\$33,300	\$3,700	4.34%
Building Interior - Equipment, Fireplace	\$3,900	\$1,560	\$130	0.15%
Building Interior - Equipment, Kitchen	\$18,000	\$14,400	\$1,200	1.41%
Building Interior - Equipment, Office	\$3,700	\$0	\$740	0.87%
Building Interior - Equipment, BBQ	\$6,175	\$4,323	\$618	0.72%
Building Interior - Equipment, Ice Maker	\$2,400	\$1,120	\$160	0.19%
Mechanical - HVAC, Condensing Unit	\$7,000	\$467	\$467	0.55%
Mechanical - HVAC, Forced Air Unit	\$5,000	\$333	\$333	0.39%
Electrical - Security, Surveillance Cameras	\$2,000	\$200	\$200	0.23%
Plumbing - Plumbing, Water Heater, Showers	\$5,800	\$2,900	\$483	0.57%
General Site - Swimming Pool, Equipment, Heaters	\$6,175	\$6,175	\$1,235	1.45%
General Site - Swimming Pool, Equipment, Filter	\$4,300	\$1,720	\$430	0.50%
General Site - Swimming Pool, Equipment, Pump	\$1,800	\$720	\$180	0.21%
General Site - Swimming Pool, Solar Cover	\$825	\$440	\$55	0.06%
General Site - Swimming Pool, Wood Deck 2x6, Replace	\$67,200	\$33,600	\$3,360	3.94%
General Site - Swimming Pool, Furniture, Replace	\$13,200	\$2,640	\$660	0.77%
General Site - Swimming Pool, Resurface	\$77,500	\$7,750	\$7,750	9.09%
General Site - Swimming Pool, Surface Tile, Retile	\$8,000	\$400	\$400	0.47%
Shop & Garage				
Building Exterior - Roof, Metal Standing Seam	\$34,950	\$17,475	\$1,165	1.37%
Building Exterior - Paint	\$4,500	\$2,250	\$563	0.66%
Building Exterior - Siding, Replace	\$16,200	\$12,555	\$405	0.48%
Building Exterior - Garage Doors	\$5,001	\$5,001	\$250	0.29%
General Site - Equipment, General	\$6,275	\$6,275	\$628	0.74%
General Site - Equipment, Backhoe	\$50,500	\$40,400	\$2,020	2.37%

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
Shop & Garage				
General Site - Equipment, Generator	\$1,300	\$520	\$87	0.10%
General Site - Equipment, Snow Groomer	\$29,000	\$29,000	\$1,160	1.36%
General Site - Equipment, Snowblower	\$6,750	\$1,800	\$450	0.53%
General Site - Equipment, Chipper	\$10,800	\$2,880	\$720	0.84%
General Site - Equipment, Forks for Skid Steer	\$870	\$232	\$58	0.07%
General Site - Equipment, Road Sander	\$4,775	\$1,592	\$318	0.37%
General Site - Equipment, Loader, Cat 277 B	\$30,400	\$7,600	\$1,520	1.78%
General Site - Equipment, Vehicle, SxS (Side-by-side)	\$8,250	\$1,100	\$550	0.65%
General Site - Equipment, Snow Plow	\$4,925	\$985	\$246	0.29%
General Site - Equipment, Firehouses	\$7,425	\$5,940	\$743	0.87%
General Site - Equipment, Diesel Tank, Replace	\$2,200	\$495	\$55	0.06%
General Site - Equipment, Dump Hauler	\$9,325	\$2,798	\$466	0.55%
General Site - Equipment, Water Trailer	\$10,000	\$500	\$500	0.59%
Manager Residence				
Building Exterior - Roof, Metal Standing Seam	\$18,500	\$9,250	\$617	0.72%
Building Exterior - Siding, Paint	\$5,250	\$2,625	\$656	0.77%
Building Exterior - Siding & Windows, Replace	\$18,800	\$12,533	\$627	0.74%
Building Interior - Interior Upgrades	\$10,000	\$6,667	\$667	0.78%
Building Interior - Paint	\$1,850	\$1,079	\$154	0.18%
Building Interior - Flooring, Carpet	\$2,400	\$1,400	\$200	0.23%
Building Interior - Appliances	\$6,300	\$5,040	\$420	0.49%
Building Interior - Fireplace	\$1,750	\$1,313	\$88	0.10%
Building Interior - Stove	\$4,475	\$895	\$224	0.26%
General Site				
General Site - Asphalt, Renewal & Repair	\$29,000	\$29,000	\$29,000	34.03%
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	\$15,840	\$2,376	\$396	0.46%
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	\$2,640	\$2,640	\$440	0.52%
General Site - Fence & Gates, Vinyl, Pool	\$11,660	\$8,862	\$466	0.55%
General Site - Fence, Chainlink, Court	\$16,020	\$14,418	\$534	0.63%
General Site - Fence, Split Rail	\$1,200	\$1,020	\$60	0.07%
General Site - Flagpole	\$235	\$55	\$8	0.01%
General Site - Signage, Entry & Exit	\$5,975	\$2,091	\$299	0.35%
TOTALS	\$1,081,619	\$610,909	\$85,228	100%



RESERVE EXPENSES 1-5 YEARS

Component	2024	2025	2026	2027	2028
Lodge					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Flue/Flue Caps	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint & Seal	\$0	\$0	\$0	\$0	\$17,727
Building Exterior - Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Poolside, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Replace	\$0	\$0	\$0	\$0	\$7,541
Building Exterior - Deck, Wrap-around, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$9,295	\$0	\$0	\$0	\$0
Building Interior - Flooring, Hardwood, Refinish	\$0	\$0	\$0	\$0	\$10,864
Building Interior - Flooring, Tile	\$0	\$0	\$10,360	\$0	\$0
Building Interior - Flooring, Resilient	\$0	\$0	\$0	\$0	\$0
Building Interior - Restroom Front, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Shower Rooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$38,110	\$0	\$0	\$0
Building Interior - Equipment, Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Kitchen	\$0	\$0	\$0	\$19,669	\$0
Building Interior - Equipment, Office	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, BBQ	\$0	\$0	\$0	\$6,748	\$0
Building Interior - Equipment, Ice Maker	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Condensing Unit	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Forced Air Unit	\$0	\$0	\$0	\$0	\$0
Electrical - Security, Surveillance Cameras	\$0	\$0	\$0	\$0	\$0
Plumbing - Plumbing, Water Heater, Showers	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Heaters	\$6,175	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Filter	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Pump	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Solar Cover	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Wood Deck 2x6, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Surface Tile, Retile	\$0	\$0	\$0	\$0	\$0
Shop & Garage					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint	\$0	\$0	\$0	\$0	\$5,065
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Doors	\$5,001	\$0	\$0	\$0	\$0
General Site - Equipment, General	\$6,275	\$0	\$0	\$0	\$0
General Site - Equipment, Backhoe	\$0	\$0	\$0	\$0	\$0

Component	2024	2025	2026	2027	2028
Shop & Garage					
General Site - Equipment, Generator	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Groomer	\$29,000	\$0	\$0	\$0	\$0
General Site - Equipment, Snowblower	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Chipper	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Forks for Skid Steer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Road Sander	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Loader, Cat 277 B	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Vehicle, SxS (Side-by-side)	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Plow	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Firehouses	\$0	\$0	\$7,877	\$0	\$0
General Site - Equipment, Diesel Tank, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Dump Hauler	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Water Trailer	\$0	\$0	\$0	\$0	\$0
Manager Residence					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Paint	\$0	\$0	\$0	\$0	\$5,909
Building Exterior - Siding & Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Interior Upgrades	\$0	\$0	\$0	\$0	\$0
Building Interior - Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Appliances	\$0	\$0	\$0	\$6,884	\$0
Building Interior - Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Stove	\$0	\$0	\$0	\$0	\$0
General Site					
General Site - Asphalt, Renewal & Repair	\$29,000	\$29,870	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	\$2,640	\$0	\$0	\$0	\$0
General Site - Fence & Gates, Vinyl, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chainlink, Court	\$0	\$0	\$0	\$17,505	\$0
General Site - Fence, Split Rail	\$0	\$0	\$0	\$1,311	\$0
General Site - Flagpole	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry & Exit	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$87,386	\$67,980	\$18,237	\$52,118	\$47,105



RESERVE EXPENSES 6-10 YEARS

Component	2029	2030	2031	2032	2033
Lodge					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$111,729	\$0
Building Exterior - Skylights	\$0	\$0	\$0	\$3,325	\$0
Building Exterior - Flue/Flue Caps	\$0	\$0	\$0	\$823	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$131,521
Building Exterior - Paint & Seal	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Poolside, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck, Wrap-around, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Hardwood, Refinish	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Tile	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Resilient	\$0	\$0	\$0	\$0	\$0
Building Interior - Restroom Front, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$31,036	\$0
Building Interior - Shower Rooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Kitchen	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Office	\$4,289	\$0	\$0	\$0	\$0
Building Interior - Equipment, BBQ	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Ice Maker	\$0	\$0	\$0	\$3,040	\$0
Mechanical - HVAC, Condensing Unit	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Forced Air Unit	\$0	\$0	\$0	\$0	\$0
Electrical - Security, Surveillance Cameras	\$0	\$0	\$0	\$0	\$2,610
Plumbing - Plumbing, Water Heater, Showers	\$0	\$6,926	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Heaters	\$7,159	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Filter	\$0	\$5,134	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Pump	\$0	\$2,149	\$0	\$0	\$0
General Site - Swimming Pool, Solar Cover	\$0	\$0	\$1,015	\$0	\$0
General Site - Swimming Pool, Wood Deck 2x6, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$101,120
General Site - Swimming Pool, Surface Tile, Retile	\$0	\$0	\$0	\$0	\$0
Shop & Garage					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$21,137
Building Exterior - Garage Doors	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, General	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Backhoe	\$58,543	\$0	\$0	\$0	\$0

Component	2029	2030	2031	2032	2033
Shop & Garage					
General Site - Equipment, Generator	\$0	\$0	\$0	\$0	\$1,696
General Site - Equipment, Snow Groomer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snowblower	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Chipper	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Forks for Skid Steer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Road Sander	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Loader, Cat 277 B	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Vehicle, SxS (Side-by-side)	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Plow	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Firehouses	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Diesel Tank, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Dump Hauler	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Water Trailer	\$0	\$0	\$0	\$0	\$0
Manager Residence					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding & Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Interior Upgrades	\$11,593	\$0	\$0	\$0	\$0
Building Interior - Paint	\$2,145	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$2,782	\$0	\$0	\$0	\$0
Building Interior - Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Fireplace	\$2,029	\$0	\$0	\$0	\$0
Building Interior - Stove	\$0	\$0	\$0	\$0	\$0
General Site					
General Site - Asphalt, Renewal & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	\$0	\$3,152	\$0	\$0	\$0
General Site - Fence & Gates, Vinyl, Pool	\$0	\$13,923	\$0	\$0	\$0
General Site - Fence, Chainlink, Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Split Rail	\$0	\$0	\$0	\$0	\$0
General Site - Flagpole	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry & Exit	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$88,540	\$31,284	\$1,015	\$149,954	\$258,084



RESERVE EXPENSES 11-15 YEARS

Component	2034	2035	2036	2037	2038
Lodge					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Flue/Flue Caps	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint & Seal	\$0	\$0	\$22,456	\$0	\$0
Building Exterior - Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Poolside, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck, Wrap-around, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$12,492	\$0	\$0	\$0	\$0
Building Interior - Flooring, Hardwood, Refinish	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Tile	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Resilient	\$0	\$0	\$0	\$0	\$5,014
Building Interior - Restroom Front, Remodel	\$16,799	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Shower Rooms, Remodel	\$0	\$0	\$0	\$0	\$65,798
Building Interior - Fixtures & Furnishings	\$0	\$51,217	\$0	\$0	\$0
Building Interior - Equipment, Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Kitchen	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Office	\$4,972	\$0	\$0	\$0	\$0
Building Interior - Equipment, BBQ	\$0	\$0	\$0	\$9,068	\$0
Building Interior - Equipment, Ice Maker	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Condensing Unit	\$0	\$0	\$0	\$0	\$10,588
Mechanical - HVAC, Forced Air Unit	\$0	\$0	\$0	\$0	\$7,563
Electrical - Security, Surveillance Cameras	\$0	\$0	\$0	\$0	\$0
Plumbing - Plumbing, Water Heater, Showers	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Heaters	\$8,299	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Filter	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Pump	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Solar Cover	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Wood Deck 2x6, Replace	\$90,311	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Surface Tile, Retile	\$0	\$0	\$0	\$0	\$0
Shop & Garage					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint	\$0	\$0	\$6,416	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Doors	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, General	\$8,433	\$0	\$0	\$0	\$0
General Site - Equipment, Backhoe	\$0	\$0	\$0	\$0	\$0

Component	2034	2035	2036	2037	2038
Shop & Garage					
General Site - Equipment, Generator	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Groomer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snowblower	\$0	\$9,344	\$0	\$0	\$0
General Site - Equipment, Chipper	\$0	\$14,950	\$0	\$0	\$0
General Site - Equipment, Forks for Skid Steer	\$0	\$1,204	\$0	\$0	\$0
General Site - Equipment, Road Sander	\$6,417	\$0	\$0	\$0	\$0
General Site - Equipment, Loader, Cat 277 B	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Vehicle, SxS (Side-by-side)	\$0	\$0	\$0	\$12,115	\$0
General Site - Equipment, Snow Plow	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Firehouses	\$0	\$0	\$10,586	\$0	\$0
General Site - Equipment, Diesel Tank, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Dump Hauler	\$0	\$0	\$0	\$0	\$14,105
General Site - Equipment, Water Trailer	\$0	\$0	\$0	\$0	\$0
Manager Residence					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Paint	\$0	\$0	\$7,485	\$0	\$0
Building Exterior - Siding & Windows, Replace	\$25,266	\$0	\$0	\$0	\$0
Building Interior - Interior Upgrades	\$0	\$0	\$0	\$0	\$0
Building Interior - Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Stove	\$0	\$0	\$0	\$0	\$0
General Site					
General Site - Asphalt, Renewal & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	\$0	\$0	\$3,764	\$0	\$0
General Site - Fence & Gates, Vinyl, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chainlink, Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Split Rail	\$0	\$0	\$0	\$0	\$0
General Site - Flagpole	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry & Exit	\$0	\$0	\$0	\$8,774	\$0
Annual Expenditure	\$172,989	\$76,714	\$50,707	\$29,958	\$103,068



RESERVE EXPENSES 16-20 YEARS

Component	2039	2040	2041	2042	2043
Lodge					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Flue/Flue Caps	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint & Seal	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Poolside, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck, Wrap-around, Replace	\$104,695	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Hardwood, Refinish	\$0	\$15,489	\$0	\$0	\$0
Building Interior - Flooring, Tile	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Resilient	\$0	\$0	\$0	\$0	\$0
Building Interior - Restroom Front, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Shower Rooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Fireplace	\$0	\$0	\$0	\$6,639	\$0
Building Interior - Equipment, Kitchen	\$0	\$0	\$0	\$30,644	\$0
Building Interior - Equipment, Office	\$5,764	\$0	\$0	\$0	\$0
Building Interior - Equipment, BBQ	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Ice Maker	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Condensing Unit	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Forced Air Unit	\$0	\$0	\$0	\$0	\$0
Electrical - Security, Surveillance Cameras	\$0	\$0	\$0	\$0	\$3,507
Plumbing - Plumbing, Water Heater, Showers	\$0	\$0	\$0	\$9,874	\$0
General Site - Swimming Pool, Equipment, Heaters	\$9,620	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Filter	\$0	\$6,900	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Pump	\$0	\$2,888	\$0	\$0	\$0
General Site - Swimming Pool, Solar Cover	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Wood Deck 2x6, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture, Replace	\$0	\$21,182	\$0	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$135,897
General Site - Swimming Pool, Surface Tile, Retile	\$0	\$0	\$0	\$0	\$14,028
Shop & Garage					
Building Exterior - Roof, Metal Standing Seam	\$54,451	\$0	\$0	\$0	\$0
Building Exterior - Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Doors	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, General	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Backhoe	\$0	\$0	\$0	\$0	\$0

Component	2039	2040	2041	2042	2043
Shop & Garage					
General Site - Equipment, Generator	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Groomer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snowblower	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Chipper	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Forks for Skid Steer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Road Sander	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Loader, Cat 277 B	\$47,362	\$0	\$0	\$0	\$0
General Site - Equipment, Vehicle, SxS (Side-by-side)	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Plow	\$0	\$7,903	\$0	\$0	\$0
General Site - Equipment, Firehouses	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Diesel Tank, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Dump Hauler	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Water Trailer	\$0	\$0	\$0	\$0	\$17,535
Manager Residence					
Building Exterior - Roof, Metal Standing Seam	\$28,822	\$0	\$0	\$0	\$0
Building Exterior - Siding, Paint	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding & Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Interior Upgrades	\$0	\$0	\$0	\$0	\$0
Building Interior - Paint	\$0	\$0	\$3,058	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$3,967	\$0	\$0
Building Interior - Appliances	\$0	\$0	\$0	\$10,725	\$0
Building Interior - Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Stove	\$0	\$7,181	\$0	\$0	\$0
General Site					
General Site - Asphalt, Renewal & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	\$0	\$0	\$0	\$4,494	\$0
General Site - Fence & Gates, Vinyl, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chainlink, Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Split Rail	\$0	\$0	\$0	\$0	\$0
General Site - Flagpole	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry & Exit	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$250,716	\$61,545	\$7,025	\$62,377	\$170,967



RESERVE EXPENSES 21-25 YEARS

Component	2044	2045	2046	2047	2048
Lodge					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Flue/Flue Caps	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint & Seal	\$28,446	\$0	\$0	\$0	\$0
Building Exterior - Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Poolside, Replace	\$6,050	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck, Wrap-around, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$16,788	\$0	\$0	\$0	\$0
Building Interior - Flooring, Hardwood, Refinish	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Tile	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Resilient	\$0	\$0	\$0	\$0	\$0
Building Interior - Restroom Front, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Shower Rooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$68,831	\$0	\$0	\$0
Building Interior - Equipment, Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Kitchen	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Office	\$6,683	\$0	\$0	\$0	\$0
Building Interior - Equipment, BBQ	\$0	\$0	\$0	\$12,187	\$0
Building Interior - Equipment, Ice Maker	\$0	\$0	\$0	\$4,737	\$0
Mechanical - HVAC, Condensing Unit	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Forced Air Unit	\$0	\$0	\$0	\$0	\$0
Electrical - Security, Surveillance Cameras	\$0	\$0	\$0	\$0	\$0
Plumbing - Plumbing, Water Heater, Showers	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Heaters	\$11,153	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Filter	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Pump	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Solar Cover	\$0	\$0	\$1,581	\$0	\$0
General Site - Swimming Pool, Wood Deck 2x6, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Surface Tile, Retile	\$0	\$0	\$0	\$0	\$0
Shop & Garage					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint	\$8,128	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Doors	\$9,032	\$0	\$0	\$0	\$0
General Site - Equipment, General	\$11,333	\$0	\$0	\$0	\$0
General Site - Equipment, Backhoe	\$0	\$0	\$0	\$0	\$0

Component	2044	2045	2046	2047	2048
Shop & Garage					
General Site - Equipment, Generator	\$0	\$0	\$0	\$0	\$2,643
General Site - Equipment, Snow Groomer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snowblower	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Chipper	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Forks for Skid Steer	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Road Sander	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Loader, Cat 277 B	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Vehicle, SxS (Side-by-side)	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Plow	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Firehouses	\$0	\$0	\$14,227	\$0	\$0
General Site - Equipment, Diesel Tank, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Dump Hauler	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Water Trailer	\$0	\$0	\$0	\$0	\$0
Manager Residence					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Paint	\$9,482	\$0	\$0	\$0	\$0
Building Exterior - Siding & Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Interior Upgrades	\$18,061	\$0	\$0	\$0	\$0
Building Interior - Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Stove	\$0	\$0	\$0	\$0	\$0
General Site					
General Site - Asphalt, Renewal & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	\$0	\$0	\$0	\$0	\$5,367
General Site - Fence & Gates, Vinyl, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chainlink, Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Split Rail	\$0	\$0	\$0	\$2,368	\$0
General Site - Flagpole	\$0	\$0	\$0	\$464	\$0
General Site - Signage, Entry & Exit	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$125,156	\$68,831	\$15,808	\$19,756	\$8,009



RESERVE EXPENSES 26-30 YEARS

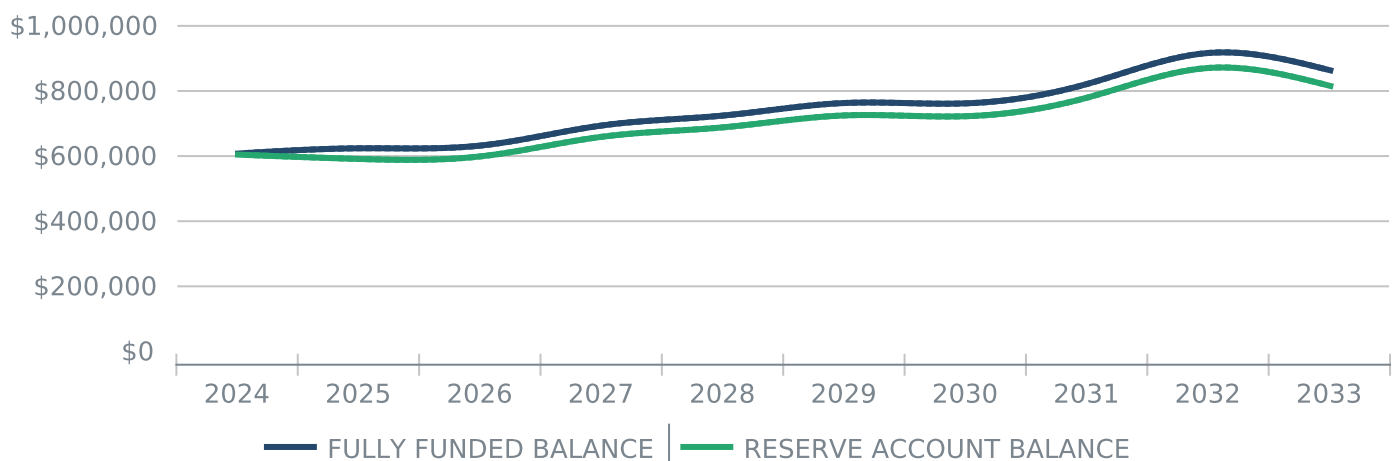
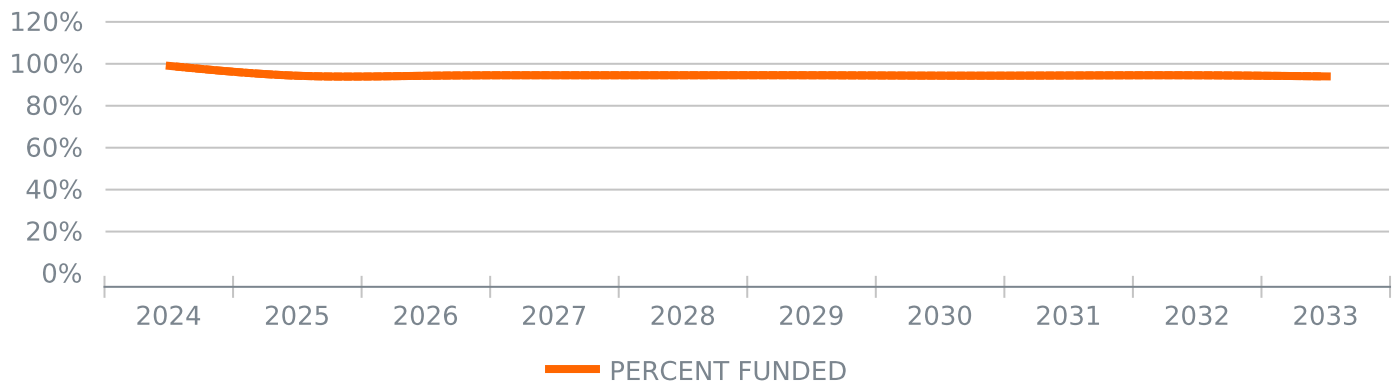
Component	2049	2050	2051	2052	2053
Lodge					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Flue/Flue Caps	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint & Seal	\$0	\$0	\$0	\$36,035	\$0
Building Exterior - Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Poolside, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Sliding Glass Doors, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck, Wrap-around, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Hardwood, Refinish	\$0	\$0	\$0	\$22,084	\$0
Building Interior - Flooring, Tile	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Resilient	\$0	\$0	\$0	\$0	\$0
Building Interior - Restroom Front, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Kitchen, Remodel	\$0	\$0	\$0	\$56,054	\$0
Building Interior - Shower Rooms, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Fireplace	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Kitchen	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Office	\$7,747	\$0	\$0	\$0	\$0
Building Interior - Equipment, BBQ	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Ice Maker	\$0	\$0	\$0	\$0	\$0
Mechanical - HVAC, Condensing Unit	\$0	\$0	\$0	\$0	\$16,496
Mechanical - HVAC, Forced Air Unit	\$0	\$0	\$0	\$0	\$11,783
Electrical - Security, Surveillance Cameras	\$0	\$0	\$0	\$0	\$4,713
Plumbing - Plumbing, Water Heater, Showers	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Heaters	\$12,929	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Filter	\$0	\$9,273	\$0	\$0	\$0
General Site - Swimming Pool, Equipment, Pump	\$0	\$3,882	\$0	\$0	\$0
General Site - Swimming Pool, Solar Cover	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Wood Deck 2x6, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Furniture, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$182,634
General Site - Swimming Pool, Surface Tile, Retile	\$0	\$0	\$0	\$0	\$0
Shop & Garage					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Paint	\$0	\$0	\$0	\$10,296	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Doors	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, General	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Backhoe	\$0	\$0	\$0	\$0	\$0

Component	2049	2050	2051	2052	2053
Shop & Garage					
General Site - Equipment, Generator	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Snow Groomer	\$60,720	\$0	\$0	\$0	\$0
General Site - Equipment, Snowblower	\$0	\$14,557	\$0	\$0	\$0
General Site - Equipment, Chipper	\$0	\$23,291	\$0	\$0	\$0
General Site - Equipment, Forks for Skid Steer	\$0	\$1,876	\$0	\$0	\$0
General Site - Equipment, Road Sander	\$9,998	\$0	\$0	\$0	\$0
General Site - Equipment, Loader, Cat 277 B	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Vehicle, SxS (Side-by-side)	\$0	\$0	\$0	\$18,875	\$0
General Site - Equipment, Snow Plow	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Firehouses	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Diesel Tank, Replace	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Dump Hauler	\$0	\$0	\$0	\$0	\$0
General Site - Equipment, Water Trailer	\$0	\$0	\$0	\$0	\$0
Manager Residence					
Building Exterior - Roof, Metal Standing Seam	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Paint	\$0	\$0	\$0	\$12,012	\$0
Building Exterior - Siding & Windows, Replace	\$0	\$0	\$0	\$0	\$0
Building Interior - Interior Upgrades	\$0	\$0	\$0	\$0	\$0
Building Interior - Paint	\$0	\$0	\$0	\$0	\$4,360
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$5,656
Building Interior - Appliances	\$0	\$0	\$0	\$0	\$0
Building Interior - Fireplace	\$3,664	\$0	\$0	\$0	\$0
Building Interior - Stove	\$0	\$0	\$0	\$0	\$0
General Site					
General Site - Asphalt, Renewal & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe	\$0	\$0	\$0	\$0	\$0
General Site - Fence & Gates, Vinyl, Pool	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chainlink, Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Split Rail	\$0	\$0	\$0	\$0	\$0
General Site - Flagpole	\$0	\$0	\$0	\$0	\$0
General Site - Signage, Entry & Exit	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$95,058	\$52,880	\$0	\$155,356	\$225,641



FULL FUNDING PLAN 1-10 YEARS

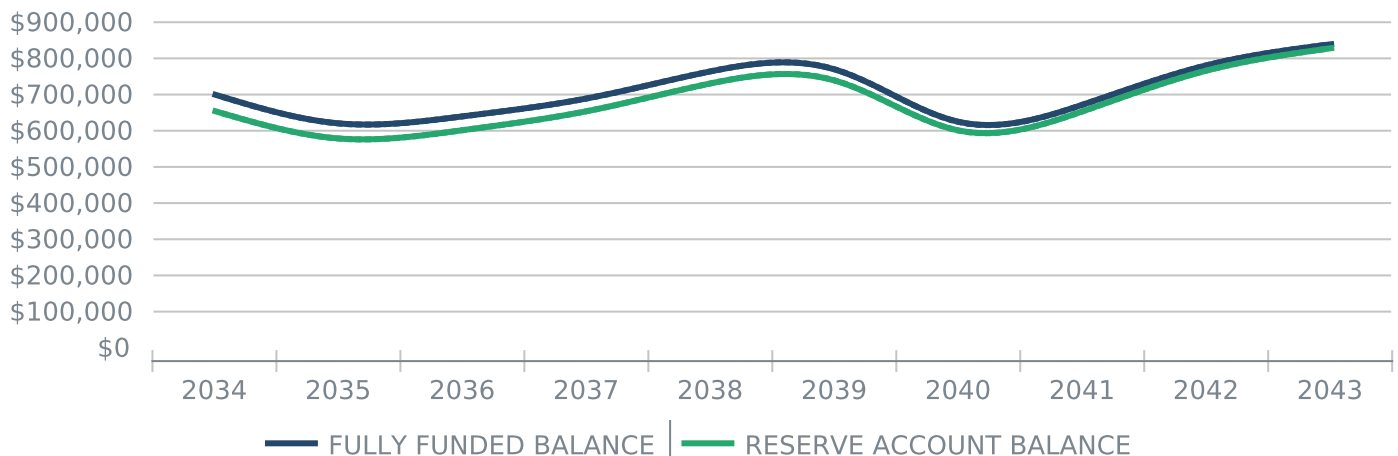
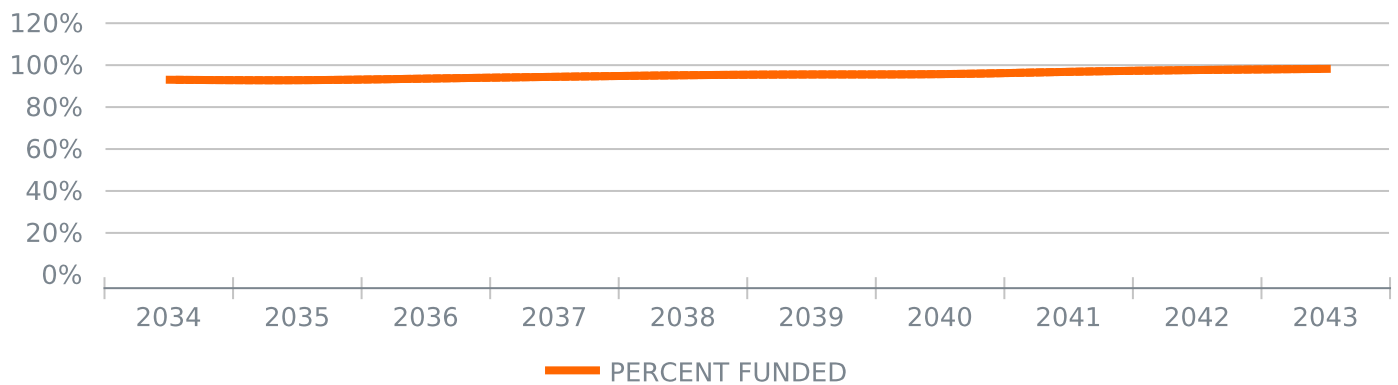
YEAR 1-10	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fully Funded Balance	\$610,909	\$627,013	\$635,456	\$697,177	\$727,696	\$766,192	\$765,121	\$825,005	\$919,937	\$866,447
Percentage Funded (%)	99%	95%	95%	95%	95%	95%	95%	95%	95%	94%
Beginning Balance	\$607,616	\$594,241	\$602,286	\$662,516	\$691,474	\$728,000	\$725,559	\$783,013	\$873,911	\$818,558
Reserve Contribution	\$68,031	\$70,072	\$72,174	\$74,340	\$76,570	\$78,867	\$81,233	\$83,670	\$86,180	\$88,765
Avg Unit Contribution (mth)	\$13.03	\$13.42	\$13.83	\$14.24	\$14.67	\$15.11	\$15.56	\$16.03	\$16.51	\$17.00
Contribution Increase (%)	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$5,979	\$5,953	\$6,293	\$6,736	\$7,062	\$7,232	\$7,505	\$8,243	\$8,420	\$7,339
Reserve Expenditures	\$87,386	\$67,980	\$18,237	\$52,118	\$47,105	\$88,540	\$31,284	\$1,015	\$149,954	\$258,084
ENDING BALANCE	\$594,241	\$602,286	\$662,516	\$691,474	\$728,000	\$725,559	\$783,013	\$873,911	\$818,558	\$656,578





FULL FUNDING PLAN 11-20 YEARS

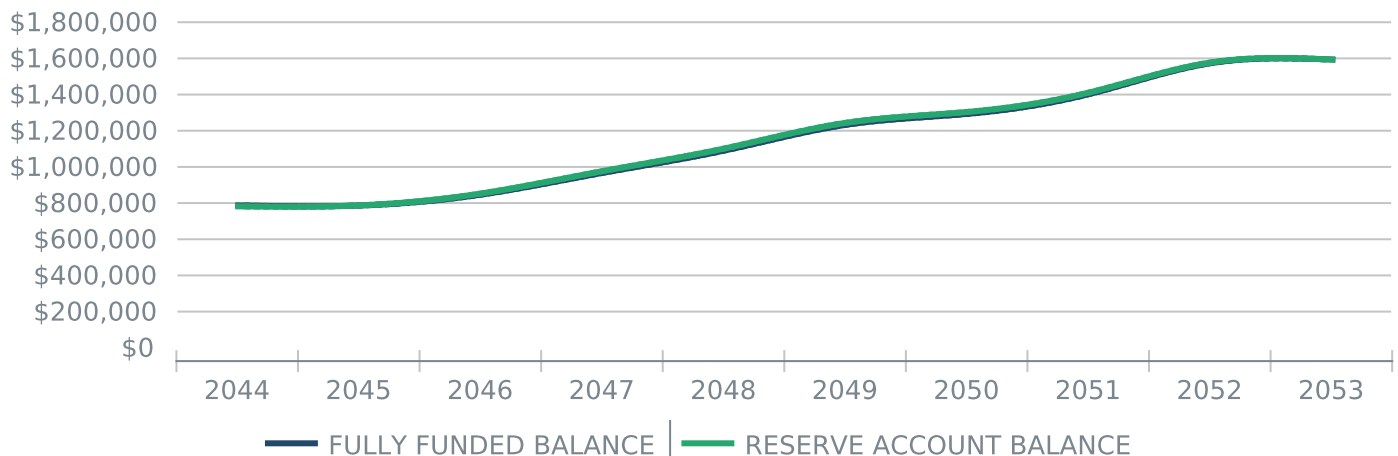
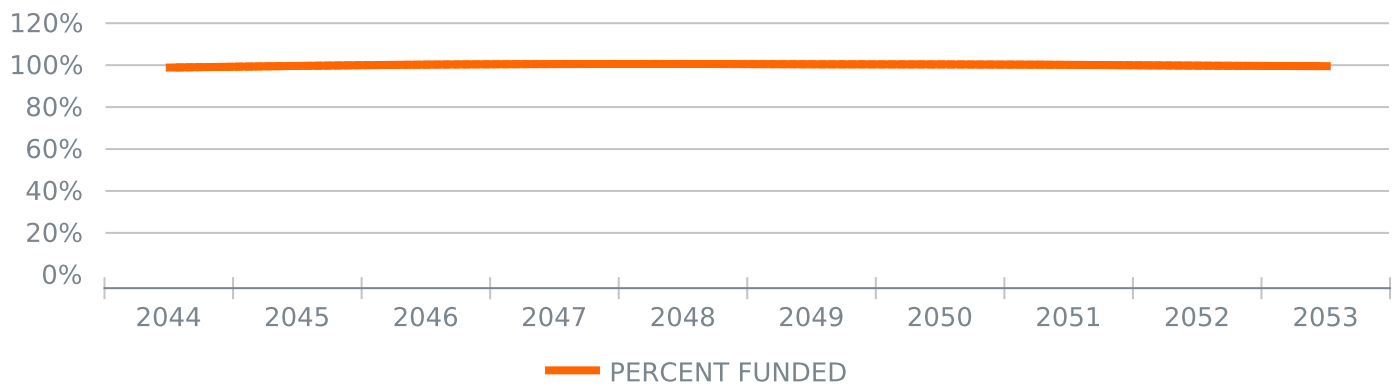
YEAR 11-20	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Fully Funded Balance	\$702,179	\$622,899	\$642,737	\$692,363	\$767,327	\$771,788	\$626,933	\$675,286	\$784,033	\$841,901
Percentage Funded (%)	94%	93%	94%	95%	96%	96%	96%	97%	98%	99%
Beginning Balance	\$656,578	\$581,175	\$604,531	\$657,097	\$733,965	\$741,140	\$603,102	\$656,997	\$769,514	\$830,918
Reserve Contribution	\$91,428	\$94,171	\$96,996	\$99,906	\$102,903	\$105,990	\$109,170	\$112,445	\$115,819	\$119,293
Avg Unit Contribution (mth)	\$17.51	\$18.04	\$18.58	\$19.14	\$19.71	\$20.30	\$20.91	\$21.54	\$22.19	\$22.85
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$6,158	\$5,899	\$6,277	\$6,921	\$7,339	\$6,688	\$6,269	\$7,097	\$7,962	\$8,051
Reserve Expenditures	\$172,989	\$76,714	\$50,707	\$29,958	\$103,068	\$250,716	\$61,545	\$7,025	\$62,377	\$170,967
ENDING BALANCE	\$581,175	\$604,531	\$657,097	\$733,965	\$741,140	\$603,102	\$656,997	\$769,514	\$830,918	\$787,295





FULL FUNDING PLAN 21-30 YEARS

YEAR 21-30	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Fully Funded Balance	\$792,616	\$792,084	\$852,689	\$972,958	\$1,096,097	\$1,238,459	\$1,298,964	\$1,408,365	\$1,579,261	\$1,599,127
Percentage Funded (%)	99%	100%	101%	101%	101%	101%	101%	101%	100%	100%
Beginning Balance	\$787,295	\$792,872	\$858,817	\$982,524	\$1,107,432	\$1,249,442	\$1,309,558	\$1,416,959	\$1,583,001	\$1,599,127
Reserve Contribution	\$122,872	\$126,558	\$130,355	\$134,265	\$138,293	\$142,442	\$146,715	\$151,117	\$155,650	\$160,320
Avg Unit Contribution (mth)	\$23.54	\$24.24	\$24.97	\$25.72	\$26.49	\$27.29	\$28.11	\$28.95	\$29.82	\$30.71
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$7,862	\$8,217	\$9,161	\$10,398	\$11,726	\$12,731	\$13,565	\$14,925	\$15,831	\$15,665
Reserve Expenditures	\$125,156	\$68,831	\$15,808	\$19,756	\$8,009	\$95,058	\$52,880	\$0	\$155,356	\$225,641
ENDING BALANCE	\$792,872	\$858,817	\$982,524	\$1,107,432	\$1,249,442	\$1,309,558	\$1,416,959	\$1,583,001	\$1,599,127	\$1,549,470





PHYSICAL ANALYSIS

This section of the report provides specific information regarding the physical condition of the property and common area assets. The data that follows is a result of the visual [non-intrusive] site review.

SITE INSPECTION

An on-site field survey was conducted to assess the general condition of the property and its reserve components. The survey was visual in nature, and no destructive or invasive testing was conducted. Observations were recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements were also substantiated as part of the inspection. Due to the general and non-invasive nature of the site inspection, RSG cannot comment on components and conditions not visible to the naked eye.

MAINTENANCE GUIDE

The Maintenance guide focuses on reserve components that account for a significant percentage of the Association's reserve fund budget. Ongoing review and maintenance of all common area assets is generally recommended, although in some cases it is critical that such activities occur on a frequent and regular basis. Condition and performance of the Association's common areas assets is contingent on the implementation of a comprehensive program of preventative maintenance.

COMPONENT INVENTORY

The component inventory summarizes associated costs of each reserve component, and additionally highlights those components which require further review. The inventory provides a visual reference point for understanding the Association's common area responsibilities.



SITE INSPECTION SUMMARY

A visual noninvasive inspection of the property was conducted on March 13th 2024. Recommendations contained within the report are based upon conditions viewed as part of the site inspection as well as reference materials obtained from the client, public resources and associated vendors.



COMPONENT INVENTORY



The following inventory summarizes the key data points of each reserve component funded through the Association’s reserves. The list of components is unique to the Association and may serve as a general guide in determining the current condition and level of care needed to adequately maintain each component.



Building Exterior - Roof, Metal Standing Seam

Current Cost \$88,200	Estimated Quantity 63 Squares	Work Required Replace	Action Required 2032
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Building Exterior - Skylights

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,625	3	Replace	2032
	Each		



Building Exterior - Flue/Flue Caps

Current Cost	Estimated Quantity	Work Required	Action Required
\$650	2	Replace	2032
	Each		

COMPONENT INVENTORY



Current Cost	Estimated Quantity	Work Required	Action Required
\$100,800	6300 SF	Replace	2033

COMPONENT INVENTORY



Building Exterior - Paint & Seal			
Current Cost	Estimated Quantity	Work Required	Action Required
\$15,750	6300	Paint	2028
	SF		

COMPONENT INVENTORY



Building Exterior - Windows, Replace

Current Cost \$18,500	Estimated Quantity 1 Lump Sum	Work Required Replace	Action Required 2057
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COMPONENT INVENTORY



Building Exterior - Sliding Glass Doors, Poolside, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,350	1	Replace	2044
	Each		



Building Exterior - Sliding Glass Doors, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,700	2	Replace	2028
	Each		

COMPONENT INVENTORY



Building Exterior - Deck, Wrap-around, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$67,200	2100	Replace	2039
	SF		

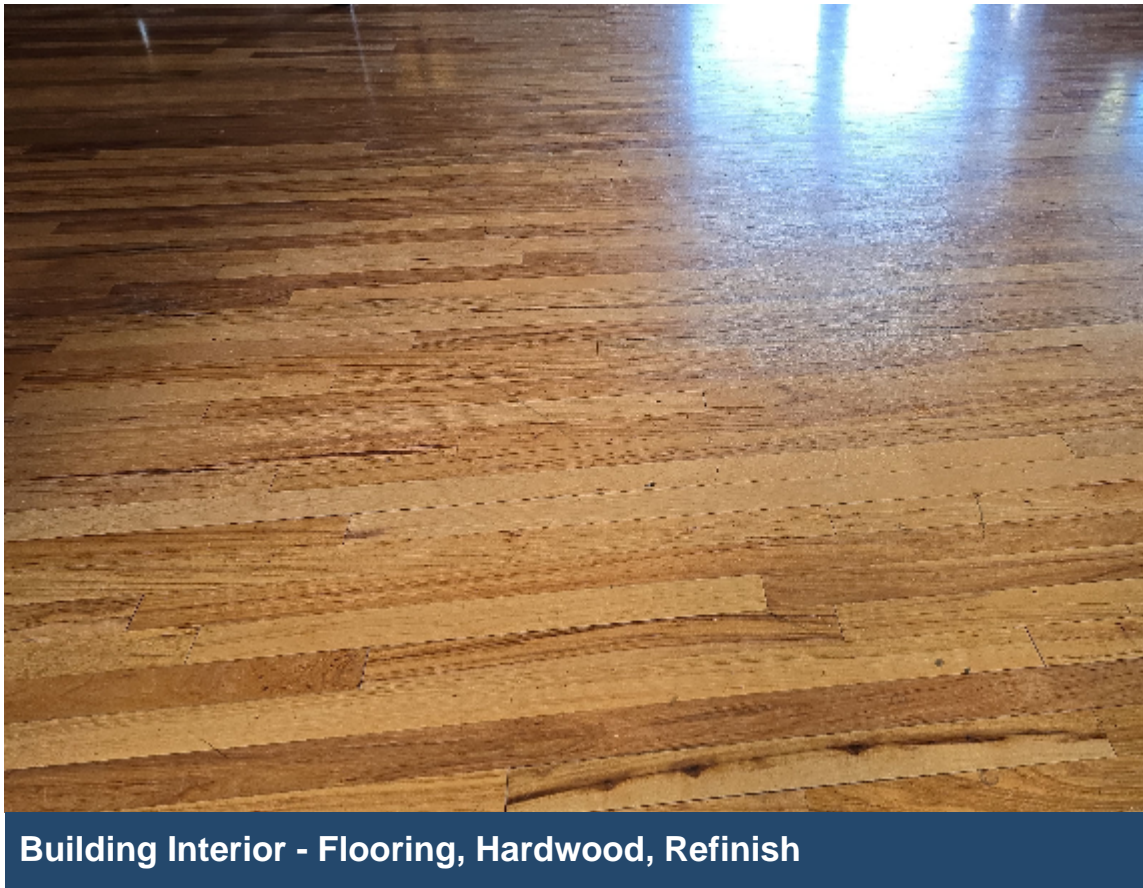
COMPONENT INVENTORY



Building Interior - Flooring, Carpet

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,295	143 SY	Replace	2024

COMPONENT INVENTORY



Current Cost	Estimated Quantity	Work Required	Action Required
\$9,653	1430	Refinish	2028
	SF		

COMPONENT INVENTORY



Building Interior - Flooring, Tile

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,765	465 SF	Replace	2026

COMPONENT INVENTORY



Building Interior - Flooring, Resilient

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,315	510 SF	Replace	2038

COMPONENT INVENTORY



Building Interior - Restroom Front, Remodel

Current Cost	Estimated Quantity	Work Required	Action Required
\$12,500	1	Remodel	2034
	Allowance		

COMPONENT INVENTORY



Building Interior - Kitchen, Remodel

Current Cost	Estimated Quantity	Work Required	Action Required
\$24,500	1	Remodel	2032
	Allowance		

COMPONENT INVENTORY



Building Interior - Shower Rooms, Remodel

Current Cost	Estimated Quantity	Work Required	Action Required
\$43,500	1	Remodel	2038
	Allowance		

COMPONENT INVENTORY



Building Interior - Fixtures & Furnishings

Current Cost	Estimated Quantity	Work Required	Action Required
\$37,000	1	Replace	2025
	Allowance		

COMPONENT INVENTORY



Building Interior - Equipment, Fireplace

Current Cost \$3,900	Estimated Quantity 2 Each	Work Required Replace	Action Required 2042
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Building Interior - Equipment, Kitchen

Current Cost \$18,000	Estimated Quantity 1 Lump Sum	Work Required Replace	Action Required 2027
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COMPONENT INVENTORY



Building Interior - Equipment, Office

Current Cost \$3,700	Estimated Quantity 1 Allowance	Work Required Replace	Action Required 2029
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Building Interior - Equipment, BBQ

Current Cost \$6,175	Estimated Quantity 1 Each	Work Required Replace	Action Required 2027
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COMPONENT INVENTORY



Building Interior - Equipment, Ice Maker			
Current Cost	Estimated Quantity	Work Required	Action Required
\$2,400	1	Replace	2032
	Lump Sum		

COMPONENT INVENTORY



Mechanical - HVAC, Condensing Unit

Current Cost	Estimated Quantity	Work Required	Action Required
\$7,000	1 Each	Replace	2038

COMPONENT INVENTORY



Mechanical - HVAC, Forced Air Unit

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,000	1	Replace	2038
	Each		

COMPONENT INVENTORY



Electrical - Security, Surveillance Cameras			
Current Cost	Estimated Quantity	Work Required	Action Required
\$2,000	1	Replace	2033
	Lump Sum		

COMPONENT INVENTORY



Plumbing - Plumbing, Water Heater, Showers

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,800	1 Each	Replace	2030

COMPONENT INVENTORY



General Site - Swimming Pool, Equipment, Heaters

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,175	1	Replace	2024
	Lump Sum		

COMPONENT INVENTORY



General Site - Swimming Pool, Equipment, Filter

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,300	1	Replace	2030
	Lump Sum		

COMPONENT INVENTORY



General Site - Swimming Pool, Equipment, Pump

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,800	1	Replace	2030
	Lump Sum		

COMPONENT INVENTORY



General Site - Swimming Pool, Solar Cover

Current Cost	Estimated Quantity	Work Required	Action Required
\$825	1 Lump Sum	Replace	2031



General Site - Swimming Pool, Wood Deck 2x6, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$67,200	2100 SF	Replace	2034

COMPONENT INVENTORY



General Site - Swimming Pool, Furniture, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$13,200	1	Replace	2040
	Allowance		

COMPONENT INVENTORY



General Site - Swimming Pool, Resurface

Current Cost	Estimated Quantity	Work Required	Action Required
\$77,500	1	Resurface	2033
	Lump Sum		

COMPONENT INVENTORY



General Site - Swimming Pool, Surface Tile, Retile			
Current Cost	Estimated Quantity	Work Required	Action Required
\$8,000	160 LF	Replace	2043

COMPONENT INVENTORY



Building Exterior - Roof, Metal Standing Seam

Current Cost \$34,950	Estimated Quantity 25 Squares	Work Required Replace	Action Required 2039
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Building Exterior - Paint

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,500	1	Paint	2028
	Lump Sum		

COMPONENT INVENTORY



Building Exterior - Siding, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$16,200	1800 SF	Replace	2033



Building Exterior - Garage Doors

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,001	3	Replace	2024
	Each		

COMPONENT INVENTORY



General Site - Equipment, General			
Current Cost	Estimated Quantity	Work Required	Action Required
\$6,275	1	Replace	2024
	Allowance		

COMPONENT INVENTORY



General Site - Equipment, Backhoe

Current Cost	Estimated Quantity	Work Required	Action Required
\$50,500	1	Replace	2029
	Each		

COMPONENT INVENTORY



General Site - Equipment, Generator			
Current Cost \$1,300	Estimated Quantity 1 Each	Work Required Replace	Action Required 2033

COMPONENT INVENTORY



General Site - Equipment, Snow Groomer

Current Cost	Estimated Quantity	Work Required	Action Required
\$29,000	1	Replace	2024
	Each		

COMPONENT INVENTORY



General Site - Equipment, Snowblower

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,750	1	Replace	2035
	Each		

COMPONENT INVENTORY



General Site - Equipment, Chipper

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,800	1 Each	Replace	2035



General Site - Equipment, Forks for Skid Steer

Current Cost	Estimated Quantity	Work Required	Action Required
\$870	1 Lump Sum	Replace	2035

COMPONENT INVENTORY



General Site - Equipment, Road Sander			
Current Cost	Estimated Quantity	Work Required	Action Required
\$4,775	1	Replace	2034
	Each		

COMPONENT INVENTORY



General Site - Equipment, Loader, Cat 277 B

Current Cost	Estimated Quantity	Work Required	Action Required
\$30,400	1	Replace	2039
	Each		

COMPONENT INVENTORY



General Site - Equipment, Vehicle, SxS (Side-by-side)

Current Cost \$8,250	Estimated Quantity 1 Lump Sum	Work Required Replace	Action Required 2037
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General Site - Equipment, Snow Plow

Current Cost \$4,925	Estimated Quantity 1 Lump Sum	Work Required Replace	Action Required 2040
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COMPONENT INVENTORY



General Site - Equipment, Firehouses

Current Cost \$7,425	Estimated Quantity 1 Allowance	Work Required Replace	Action Required 2026
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General Site - Equipment, Diesel Tank, Replace

Current Cost \$2,200	Estimated Quantity 1 Each	Work Required Replace	Action Required 2055
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COMPONENT INVENTORY



General Site - Equipment, Dump Hauler

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,325	1	Replace	2038
	Lump Sum		



General Site - Equipment, Water Trailer

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,000	1	Replace	2043
	Lump Sum		

COMPONENT INVENTORY



Building Exterior - Roof, Metal Standing Seam

Current Cost \$18,500	Estimated Quantity 1 Lump Sum	Work Required Replace	Action Required 2039
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COMPONENT INVENTORY



Building Exterior - Siding, Paint

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,250	1	Paint	2028
	Lump Sum		

COMPONENT INVENTORY



Building Exterior - Siding & Windows, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$18,800	1	Replace	2034
	Lump Sum		



Building Interior - Interior Upgrades

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,000	1	Replace	2029
	Allowance		

COMPONENT INVENTORY



Building Interior - Paint

Current Cost \$1,850	Estimated Quantity 1 Lump Sum	Work Required Paint	Action Required 2029
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Building Interior - Flooring, Carpet

Current Cost \$2,400	Estimated Quantity 1 Lump Sum	Work Required Replace	Action Required 2029
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COMPONENT INVENTORY



Building Interior - Appliances

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,300	1	Replace	2027
	Lump Sum		



Building Interior - Fireplace

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,750	1	Replace	2029
	Lump Sum		

COMPONENT INVENTORY



Building Interior - Stove

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,475	1	Replace	2040
	Lump Sum		



General Site - Asphalt, Renewal & Repair

Current Cost	Estimated Quantity	Work Required	Action Required
\$29,000	1	Maintain	2024
	Lump Sum		

COMPONENT INVENTORY



General Site - Tennis & B'ball Courts, Asphalt Overlay 1 1/2"

Current Cost	Estimated Quantity	Work Required	Action Required
\$15,840	8800 SF	Overlay	2058



General Site - Tennis & B'ball Courts, Asphalt Coat & Restripe

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,640	8800 SF	Maintain	2024

COMPONENT INVENTORY



General Site - Fence & Gates, Vinyl, Pool

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,660	265	Replace	2030
	LF		

COMPONENT INVENTORY



General Site - Fence, Chainlink, Court

Current Cost	Estimated Quantity	Work Required	Action Required
\$16,020	356 LF	Replace	2027

COMPONENT INVENTORY



General Site - Fence, Split Rail

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,200	60 LF	Replace	2027

COMPONENT INVENTORY



General Site - Flagpole

Current Cost	Estimated Quantity	Work Required	Action Required
\$235	1	Replace	2047
	Each		



General Site - Signage, Entry & Exit

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,975	1	Replace	2037
	Lump Sum		



DISCLOSURES

As a guideline for establishing and spending reserves, it is assumed that the reserve study will be regularly updated to address the Association's changing physical and financial circumstances. As such this report is valid at the date shown and Reserve Study Group, LLC (RSG) cannot be held responsible for subsequent changes in physical/chemical environmental conditions and/or legislation over which we have no control.

This reserve study is based on visual inspections of the physical plant's major components. No invasive or destructive testing, or testing of materials was conducted during the inspections, or at any other time during the preparation of this report. It is assumed that all building and ancillary components have been designed and constructed properly and that life cycles will approximate normal industry performance standards. RSG shall not be responsible for accurate determination of remaining life expectancies of components that may have been improperly designed and constructed. Our opinions of the remaining life expectancy of the property's components do not represent a guarantee or warranty of performance in relation to the product, materials or workmanship.

Cost estimates used represent a preliminary opinion only and are neither a quote nor a warranty of actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the underlying property conditions. It should be anticipated that actual cost outcomes will be impacted by varying physical and economic conditions, maintenance practices, changes in technology, and future regulatory actions.

The authors of this report make no representation or warranty, expressed or implied, with respect to the contents of this publication or any part thereof and cannot accept any legal responsibility or liability for any inaccuracies, errors or omissions contained in this publication or any part thereof. Our best professional judgment has been used, however certain facts forming the basis of this report are subject to professional interpretation and differing conclusions could be reached.

RSG nor any of its representatives, agents or employees maintain management roles or vested interest in, or have other business relationships with the Association. There is no perceived or actual conflicts of interest between RSG and the Association. Our reserve studies are prepared by a reserve study professional and also comply with the requirements of the Washington Unified Common Interest Act (WUCIOA).

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.



GLOSSARY OF TERMS

Component

The individual line items in the Reserve Study which are included in the Physical Analysis. These elements form the building blocks for the Reserve Study.

Estimated Useful Life

The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

Fully Funded

When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

Fully Funded Balance (FFB)

The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an Association total.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

Percent Funded

The ratio, at a particular point of time, of the actual Reserve Balance to the Fully Funded Balance (FFB), expressed as a percentage.

Remaining Useful Life

The estimated time, in years, that a Reserve Component can be expected to continue to service its intended function. Projects anticipated to occur in the initial year have a “zero” Remaining Life.

Unit Cost Estimate

The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during the current year.

Unit of Measure

Various units of measure have been used to quantify the amounts and costs in relation to each reserve component. Below are the key units used as part of this report.

SF = Square Foot

SY = Square Yard

LF = Linear Foot

SQUARE = 100 Square Feet (Roofing)

