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“Do-It-Yourself” Reserve Study

Sunland Division 17 Owners' Association Sequim, WA

Report #: 19544-5

For Period Beginning: January 1, 2017

Expires: December 31, 2017

Date Prepared: June 16, 2016

Hello, and welcome to your Reserve Study!

We don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

- 1) **The Reserve Component List** (the “Scope and Schedule” of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.
- 2) **An Evaluation of your current Reserve Fund Size and Strength** (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.
- 3) **A Recommended Multi-Year Reserve Funding Plan**, answering the question... “What do we do now?”

More Questions?

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

253/661-5437

Relax, it's from



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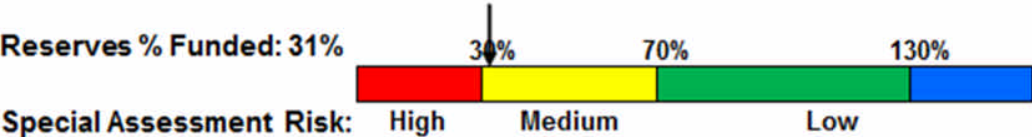
3- Minute Executive Summary

Association: Sunland Division 17 Owners' Association #: 19544-5
Location: Sequim, WA # of Units: 115
Report Period: January 1, 2017 through December 31, 2017

Findings/Recommendations as-of 1/1/2017:

Projected Starting Reserve Balance:	\$279,759
Current Fully Funded Reserve Balance:	\$891,940
Average Reserve Deficit (Surplus) Per Unit:.....	\$5,323
Recommended 2017 Annual "Full Funding" Contributions:	\$115,200
Alternate minimum contribs* to keep Reserves above \$0:.....	\$22,970
Recommended 2017 Special Assessment for Reserves:	\$0

Most Recent Budgeted Reserve Contribution Rate:\$73,300



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves..... 0.75%
Annual Inflation Rate 2.30%

- This Reserve Study is based on the information provided to our firm, shown in the attached appendix, without oversight or review by Association Reserves personnel. This study was prepared by, or under the supervision of a credentialed Reserve Study Specialist (RS™)
- Your Reserve Fund is currently 31% Funded. This means the association’s special assessment & deferred maintenance risk is currently very near the high range. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to increase your 2017 Annual Reserve Contributions to \$115,200. See appendix for component information provided by Sunland Division 17 Owners’ Association.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Repl. Cost Estimate
1	Phase 1.a.(1999) Repaint Buildings	15	12	\$16,500
2	Phase 1.b.(2000) Repaint Buildings	1	13	\$5,500
3	Phase 2.a.(2001) Repaint Buildings	15	14	\$27,500
4	Phase 2.b.(2002) Repaint Buildings	15	15	\$11,000
5	Phase 3.a.(2002) Repaint Buildings	15	15	\$5,500
6	Phase 3.b.(2003) Repaint Buildings	15	1	\$27,500
7	Phase 3.c.(2004) Repaint Buildings	15	2	\$13,800
8	Phase 4.a.(2004) Repaint Buildings	15	2	\$24,800
9	Phase 4.b.(2005) Repaint Buildings	15	3	\$66,100
10	Phase 5.a.(2006) Repaint Buildings	15	4	\$46,800
11	Phase 5.b.(2007) Repaint Buildings	15	5	\$16,500
12	Phase 6.a.(2008) Repaint Buildings	15	6	\$11,000
13	Phase 6.b.(2009) Repaint Buildings	15	7	\$11,000
14	Phase 6.c.(2010) Repaint Buildings	15	8	\$11,000
15	Phase 6.d.(2001) Repaint Buildings	15	9	\$5,500
16	Phase 6.e.(2014) Repaint Buildings	15	12	\$11,000
17	Phase 6.f.(2016) Repaint Buildings	15	14	\$5,500
18	Phase 1.aa.(1999) Replace Roofing	50	32	\$78,000
19	Phase 1.bb.(2000) Replace Roofing	50	33	\$26,000
20	Phase 2.aa.(2001) Replace Roofing	50	34	\$130,000
21	Phase 2.bb.(2002) Replace Roofing	50	35	\$52,000
22	Phase 3.aa.(2002) Replace Roofing	50	35	\$26,000
23	Phase 3.bb.(2003) Replace Roofing	50	36	\$130,000
24	Phase 3.cc.(2004) Replace Roofing	50	37	\$65,000
25	Phase 4.aa.(2004) Replace Roofing	50	37	\$117,000
26	Phase 4.bb.(2005) Replace Roofing	50	38	\$312,000
27	Phase 5.aa.(2006) Replace Roofing	50	39	\$221,000
28	Phase 5.bb.(2007) Replace Roofing	50	40	\$78,000
29	Phase 6.aa.(2008) Replace Roofing	40	31	\$50,000
30	Phase 6.bb.(2009) Replace Roofing	40	32	\$50,000
31	Phase 6.cc.(2010) Replace Roofing	40	33	\$50,000
32	Phase 6.dd.(2011) Replace Roofing	40	34	\$25,000
33	Phase 6.ee.(2014) Replace Roofing	40	37	\$50,000
34	Phase 6.ff.(2016) Replace Roofing	40	39	\$25,000
35	Phase 1.aaa.(1999) Replace Siding	60	42	\$69,900
36	Phase 1.bbb.(2000) Replace Siding	60	43	\$23,300
37	Phase 2.aaa.(2001) Replace Siding	60	44	\$116,500
38	Phase 2.bbb.(2002) Replace Siding	60	45	\$46,600
39	Phase 3.aaa.(2002) Replace Siding	60	45	\$23,300
40	Phase 3.bbb.(2003) Replace Siding	60	46	\$116,500
41	Phase 3.ccc.(2004) Replace Siding	60	47	\$58,300
42	Phase 4.aaa.(2004) Replace Siding	60	47	\$104,900
43	Phase 4.bbb.(2005) Replace Siding	60	48	\$279,700
44	Phase 5.aaa.(2006) Replace Siding	60	49	\$198,100
45	Phase 5.bbb.(2007) Replace Siding	60	50	\$69,900
46	Phase 6.aaa.(2008) Replace Siding	60	51	\$46,600
47	Phase 6.bbb.(2009) Replace Siding	60	52	\$46,600
48	Phase 6.ccc.(2010) Replace Siding	60	53	\$46,600
49	Phase 6.ddd.(2011) Replace Siding	60	54	\$23,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Repl. Cost Estimate
50	Phase 6.eee.(2014) Replace Siding	60	57	\$46,600
51	Phase 6.fff.(2016) Replace Siding	60	59	\$23,300
52	Replace Privacy Fences - 1 (2000)	28	12	\$10,500
53	Replace Privacy Fences - 2 (2002)	28	14	\$18,800
54	Replace Privacy Fences - 3 (2004)	28	16	\$22,500
55	Replace Privacy Fences - 4 (2005)	28	17	\$44,000
56	Replace Privacy Fences - 5 (2007)	28	19	\$30,500
57	Replace Privacy Fences - 6 (2011)	20	14	\$10,000
58	Replace Light Poles - 1 (2000)	20	4	\$2,000
59	Replace Light Poles - 2 (2002)	20	6	\$3,500
60	Replace Light Poles - 3 (2004)	20	8	\$4,300
61	Replace Light Poles - 4 (2005)	20	9	\$8,300
62	Replace Light Poles - 5 (2007)	20	11	\$5,800
63	Replace Light Poles - 6 (2011)	20	15	\$2,500
64	Replace Cluster Box Shelter (Mt. Bkr)	20	11	\$4,000
65	Install Cluster Mail Boxes in 1-5	N/A	1	\$12,000
66	Replace Entrance Sign	25	17	\$2,000
66	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year, green highlighted items are expected to occur within the first five years.

Introduction



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

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



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Do-It-Yourself Reserve Study Kit](#), the client has provided the Reserve Component List, Reserve Balance, and values for interest and inflation. We then calculated Reserve Fund strength (Percent Funded) and developed a Funding Plan using the cash-flow methodology, designed to Fully Fund the association’s Reserves.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.



RESERVE COMPONENT "FOUR-PART TEST"

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 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. Your *first five years* of projected Reserve expenses total \$205,018. Adding the next five years, your *first ten years* of projected Reserve expenses are \$288,309. Please be aware of your near-term expenses, which are typically projected more accurately than the more distant projections.

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 Table 5, while details of the projects that make up these expenses are shown in Table 6.

Annual Reserve Expenses

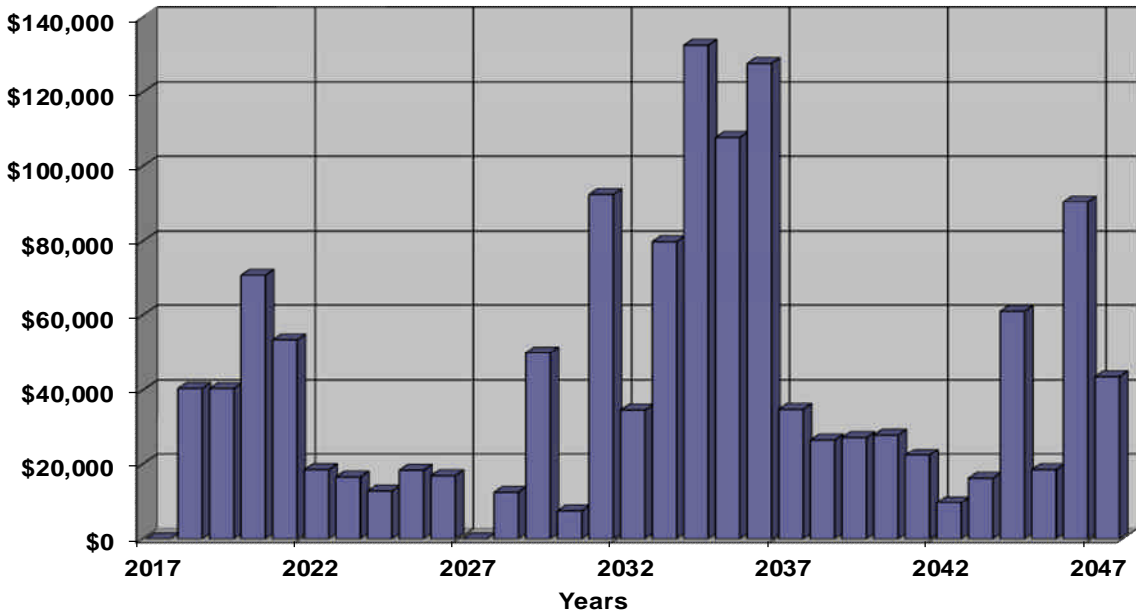


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$279,759 as-of the start of your Fiscal Year on January 1, 2017. As of January 1, 2017, your Fully Funded Balance is computed to be \$891,940 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 31% [Funded](#). Across the country approx 20% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted contributions of \$115,200 this Fiscal Year 2017. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both Table 5 and Table 6.

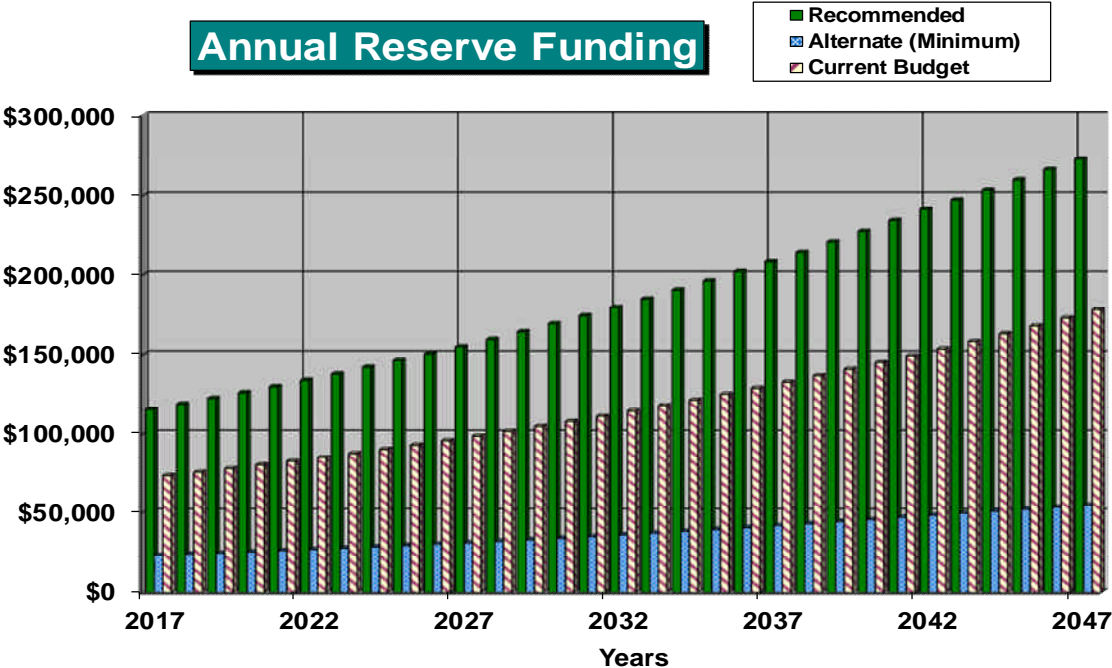


Figure 2

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

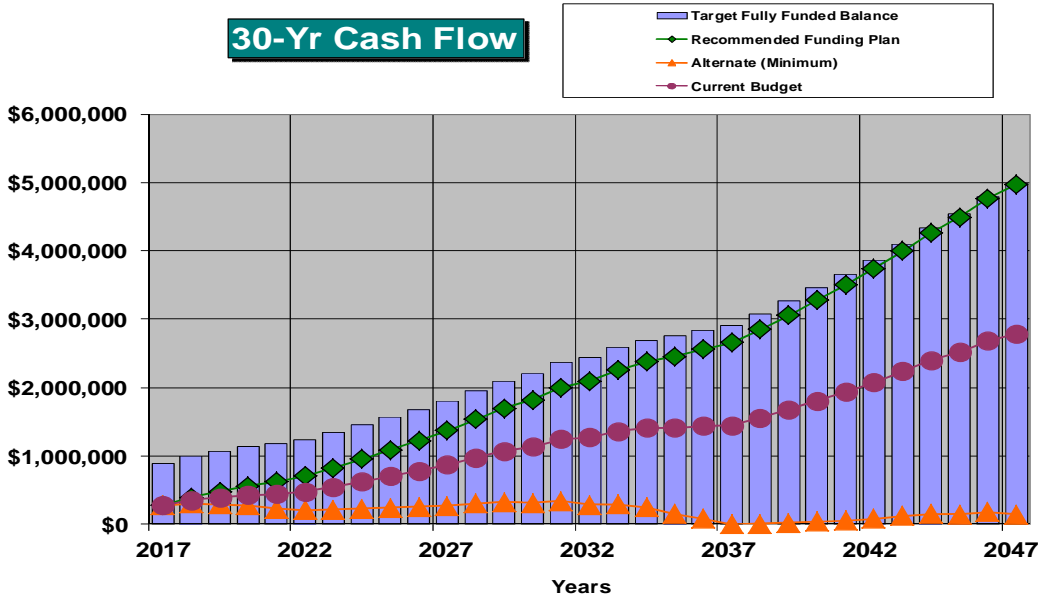


Figure 3

This figure shows this same information, plotted on a [Percent Funded](#) scale.

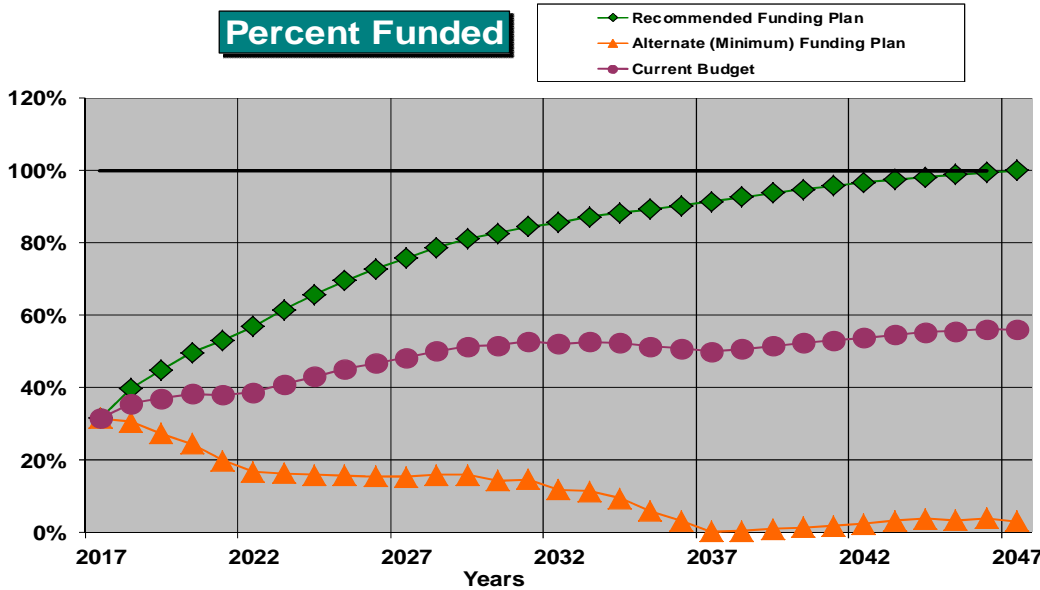


Figure 4

Table Descriptions

The tabular information in this Report is broken down into six tables.

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by Useful Life, then that component's percentage of the total is displayed.

Table 5: This table 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 for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail**19544-5**

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Repl. Cost Estimate
1	Phase 1.a.(1999) Repaint Buildings	3 Duplexes	15	12	\$16,500
2	Phase 1.b.(2000) Repaint Buildings	1 Duplex	1	13	\$5,500
3	Phase 2.a.(2001) Repaint Buildings	5 Duplexes	15	14	\$27,500
4	Phase 2.b.(2002) Repaint Buildings	2 Duplexes	15	15	\$11,000
5	Phase 3.a.(2002) Repaint Buildings	1 Duplex	15	15	\$5,500
6	Phase 3.b.(2003) Repaint Buildings	5 Duplexes	15	1	\$27,500
7	Phase 3.c.(2004) Repaint Buildings	1 Duplex, 1 Triplex	15	2	\$13,800
8	Phase 4.a.(2004) Repaint Buildings	3 Duplexes, 1 Triplex	15	2	\$24,800
9	Phase 4.b.(2005) Repaint Buildings	9 Duplexes, 2 Triplexes	15	3	\$66,100
10	Phase 5.a.(2006) Repaint Buildings	7 Duplexes, 1 Triplex	15	4	\$46,800
11	Phase 5.b.(2007) Repaint Buildings	3 Duplexes	15	5	\$16,500
12	Phase 6.a.(2008) Repaint Buildings	2 Duplexes	15	6	\$11,000
13	Phase 6.b.(2009) Repaint Buildings	2 Duplexes	15	7	\$11,000
14	Phase 6.c.(2010) Repaint Buildings	2 Duplexes	15	8	\$11,000
15	Phase 6.d.(2001) Repaint Buildings	1 Duplex	15	9	\$5,500
16	Phase 6.e.(2014) Repaint Buildings	2 Duplexes	15	12	\$11,000
17	Phase 6.f.(2016) Repaint Buildings	1 Duplex	15	14	\$5,500
18	Phase 1.aa.(1999) Replace Roofing	3 Duplexes	50	32	\$78,000
19	Phase 1.bb.(2000) Replace Roofing	1 Duplex	50	33	\$26,000
20	Phase 2.aa.(2001) Replace Roofing	5 Duplexes	50	34	\$130,000
21	Phase 2.bb.(2002) Replace Roofing	2 Duplexes	50	35	\$52,000
22	Phase 3.aa.(2002) Replace Roofing	1 Duplex	50	35	\$26,000
23	Phase 3.bb.(2003) Replace Roofing	5 Duplexes	50	36	\$130,000
24	Phase 3.cc.(2004) Replace Roofing	1 Duplex, 1 Triplex	50	37	\$65,000
25	Phase 4.aa.(2004) Replace Roofing	3 Duplexes, 1 Triplex	50	37	\$117,000
26	Phase 4.bb.(2005) Replace Roofing	9 Duplexes, 2 Triplexes	50	38	\$312,000
27	Phase 5.aa.(2006) Replace Roofing	7 Duplexes, 1 Triplex	50	39	\$221,000
28	Phase 5.bb.(2007) Replace Roofing	3 Duplexes	50	40	\$78,000
29	Phase 6.aa.(2008) Replace Roofing	2 Duplexes	40	31	\$50,000
30	Phase 6.bb.(2009) Replace Roofing	2 Duplexes	40	32	\$50,000
31	Phase 6.cc.(2010) Replace Roofing	2 Duplexes	40	33	\$50,000
32	Phase 6.dd.(2011) Replace Roofing	1 Duplex	40	34	\$25,000
33	Phase 6.ee.(2014) Replace Roofing	2 Duplexes	40	37	\$50,000
34	Phase 6.ff.(2016) Replace Roofing	1 Duplex	40	39	\$25,000
35	Phase 1.aaa.(1999) Replace Siding	3 Duplexes	60	42	\$69,900
36	Phase 1.bbb.(2000) Replace Siding	1 Duplex	60	43	\$23,300
37	Phase 2.aaa.(2001) Replace Siding	5 Duplexes	60	44	\$116,500
38	Phase 2.bbb.(2002) Replace Siding	2 Duplexes	60	45	\$46,600
39	Phase 3.aaa.(2002) Replace Siding	1 Duplex	60	45	\$23,300
40	Phase 3.bbb.(2003) Replace Siding	5 Duplexes	60	46	\$116,500
41	Phase 3.ccc.(2004) Replace Siding	1 Duplex, 1 Triplex	60	47	\$58,300
42	Phase 4.aaa.(2004) Replace Siding	3 Duplexes, 1 Triplex	60	47	\$104,900
43	Phase 4.bbb.(2005) Replace Siding	9 Duplexes, 2 Triplexes	60	48	\$279,700
44	Phase 5.aaa.(2006) Replace Siding	7 Duplexes, 1 Triplex	60	49	\$198,100
45	Phase 5.bbb.(2007) Replace Siding	3 Duplexes	60	50	\$69,900
46	Phase 6.aaa.(2008) Replace Siding	2 Duplexes	60	51	\$46,600
47	Phase 6.bbb.(2009) Replace Siding	2 Duplexes	60	52	\$46,600

Table 2: Reserve Component List Detail**19544-5**

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Repl. Cost Estimate
48	Phase 6.ccc.(2010) Replace Siding	2 Duplexes	60	53	\$46,600
49	Phase 6.ddd.(2011) Replace Siding	1 Duplex	60	54	\$23,300
50	Phase 6.eee.(2014) Replace Siding	2 Duplexes	60	57	\$46,600
51	Phase 6.fff.(2016) Replace Siding	1 Duplex	60	59	\$23,300
52	Replace Privacy Fences - 1 (2000)	4 Duplexes	28	12	\$10,500
53	Replace Privacy Fences - 2 (2002)	7 Duplexes	28	14	\$18,800
54	Replace Privacy Fences - 3 (2004)	7 Duplexes, 1 Triplex	28	16	\$22,500
55	Replace Privacy Fences - 4 (2005)	12 Duplexes, 3 Triplexes	28	17	\$44,000
56	Replace Privacy Fences - 5 (2007)	10 Duplexes, 1 Triplex	28	19	\$30,500
57	Replace Privacy Fences - 6 (2011)	10 Duplexes w/lower cost fences	20	14	\$10,000
58	Replace Light Poles - 1 (2000)	4 Duplexes	20	4	\$2,000
59	Replace Light Poles - 2 (2002)	7 Duplexes	20	6	\$3,500
60	Replace Light Poles - 3 (2004)	7 Duplexes, 1 Triplex	20	8	\$4,300
61	Replace Light Poles - 4 (2005)	12 Duplexes, 3 Triplexes	20	9	\$8,300
62	Replace Light Poles - 5 (2007)	10 Duplexes, 1 Triplex	20	11	\$5,800
63	Replace Light Poles - 6 (2011)	10 Duplexes	20	15	\$2,500
64	Replace Cluster Box Shelter (Mt. Bkr)	Shelter at Mt. Bkr Custer Mailboxes	20	11	\$4,000
65	Install Cluster Mail Boxes in 1-5	Replace Mailboxes w/ 8 Cluster Boxes	N/A	1	\$12,000
66	Replace Entrance Sign	Replace Sign	25	17	\$2,000
66	Total Funded Components				

Table 3: Fully Funded Balance

19544-5

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1	Phase 1.a.(1999) Repaint Buildings	\$16,500	X	3	/	15	=	\$3,300
2	Phase 1.b.(2000) Repaint Buildings	\$5,500	X	0	/	1	=	\$0
3	Phase 2.a.(2001) Repaint Buildings	\$27,500	X	1	/	15	=	\$1,833
4	Phase 2.b.(2002) Repaint Buildings	\$11,000	X	0	/	15	=	\$0
5	Phase 3.a.(2002) Repaint Buildings	\$5,500	X	0	/	15	=	\$0
6	Phase 3.b.(2003) Repaint Buildings	\$27,500	X	14	/	15	=	\$25,667
7	Phase 3.c.(2004) Repaint Buildings	\$13,800	X	13	/	15	=	\$11,960
8	Phase 4.a.(2004) Repaint Buildings	\$24,800	X	13	/	15	=	\$21,493
9	Phase 4.b.(2005) Repaint Buildings	\$66,100	X	12	/	15	=	\$52,880
10	Phase 5.a.(2006) Repaint Buildings	\$46,800	X	11	/	15	=	\$34,320
11	Phase 5.b.(2007) Repaint Buildings	\$16,500	X	10	/	15	=	\$11,000
12	Phase 6.a.(2008) Repaint Buildings	\$11,000	X	9	/	15	=	\$6,600
13	Phase 6.b.(2009) Repaint Buildings	\$11,000	X	8	/	15	=	\$5,867
14	Phase 6.c.(2010) Repaint Buildings	\$11,000	X	7	/	15	=	\$5,133
15	Phase 6.d.(2001) Repaint Buildings	\$5,500	X	6	/	15	=	\$2,200
16	Phase 6.e.(2014) Repaint Buildings	\$11,000	X	3	/	15	=	\$2,200
17	Phase 6.f.(2016) Repaint Buildings	\$5,500	X	1	/	15	=	\$367
18	Phase 1.aa.(1999) Replace Roofing	\$78,000	X	18	/	50	=	\$28,080
19	Phase 1.bb.(2000) Replace Roofing	\$26,000	X	17	/	50	=	\$8,840
20	Phase 2.aa.(2001) Replace Roofing	\$130,000	X	16	/	50	=	\$41,600
21	Phase 2.bb.(2002) Replace Roofing	\$52,000	X	15	/	50	=	\$15,600
22	Phase 3.aa.(2002) Replace Roofing	\$26,000	X	15	/	50	=	\$7,800
23	Phase 3.bb.(2003) Replace Roofing	\$130,000	X	14	/	50	=	\$36,400
24	Phase 3.cc.(2004) Replace Roofing	\$65,000	X	13	/	50	=	\$16,900
25	Phase 4.aa.(2004) Replace Roofing	\$117,000	X	13	/	50	=	\$30,420
26	Phase 4.bb.(2005) Replace Roofing	\$312,000	X	12	/	50	=	\$74,880
27	Phase 5.aa.(2006) Replace Roofing	\$221,000	X	11	/	50	=	\$48,620
28	Phase 5.bb.(2007) Replace Roofing	\$78,000	X	10	/	50	=	\$15,600
29	Phase 6.aa.(2008) Replace Roofing	\$50,000	X	9	/	40	=	\$11,250
30	Phase 6.bb.(2009) Replace Roofing	\$50,000	X	8	/	40	=	\$10,000
31	Phase 6.cc.(2010) Replace Roofing	\$50,000	X	7	/	40	=	\$8,750
32	Phase 6.dd.(2011) Replace Roofing	\$25,000	X	6	/	40	=	\$3,750
33	Phase 6.ee.(2014) Replace Roofing	\$50,000	X	3	/	40	=	\$3,750
34	Phase 6.ff.(2016) Replace Roofing	\$25,000	X	1	/	40	=	\$625
35	Phase 1.aaa.(1999) Replace Siding	\$69,900	X	18	/	60	=	\$20,970
36	Phase 1.bbb.(2000) Replace Siding	\$23,300	X	17	/	60	=	\$6,602
37	Phase 2.aaa.(2001) Replace Siding	\$116,500	X	16	/	60	=	\$31,067
38	Phase 2.bbb.(2002) Replace Siding	\$46,600	X	15	/	60	=	\$11,650
39	Phase 3.aaa.(2002) Replace Siding	\$23,300	X	15	/	60	=	\$5,825
40	Phase 3.bbb.(2003) Replace Siding	\$116,500	X	14	/	60	=	\$27,183
41	Phase 3.ccc.(2004) Replace Siding	\$58,300	X	13	/	60	=	\$12,632
42	Phase 4.aaa.(2004) Replace Siding	\$104,900	X	13	/	60	=	\$22,728
43	Phase 4.bbb.(2005) Replace Siding	\$279,700	X	12	/	60	=	\$55,940
44	Phase 5.aaa.(2006) Replace Siding	\$198,100	X	11	/	60	=	\$36,318
45	Phase 5.bbb.(2007) Replace Siding	\$69,900	X	10	/	60	=	\$11,650
46	Phase 6.aaa.(2008) Replace Siding	\$46,600	X	9	/	60	=	\$6,990
47	Phase 6.bbb.(2009) Replace Siding	\$46,600	X	8	/	60	=	\$6,213

Table 3: Fully Funded Balance**19544-5**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
48	Phase 6.ccc.(2010) Replace Siding	\$46,600	X	7	/	60	=	\$5,437
49	Phase 6.ddd.(2011) Replace Siding	\$23,300	X	6	/	60	=	\$2,330
50	Phase 6.eee.(2014) Replace Siding	\$46,600	X	3	/	60	=	\$2,330
51	Phase 6.fff.(2016) Replace Siding	\$23,300	X	1	/	60	=	\$388
52	Replace Privacy Fences - 1 (2000)	\$10,500	X	16	/	28	=	\$6,000
53	Replace Privacy Fences - 2 (2002)	\$18,800	X	14	/	28	=	\$9,400
54	Replace Privacy Fences - 3 (2004)	\$22,500	X	12	/	28	=	\$9,643
55	Replace Privacy Fences - 4 (2005)	\$44,000	X	11	/	28	=	\$17,286
56	Replace Privacy Fences - 5 (2007)	\$30,500	X	9	/	28	=	\$9,804
57	Replace Privacy Fences - 6 (2011)	\$10,000	X	6	/	20	=	\$3,000
58	Replace Light Poles - 1 (2000)	\$2,000	X	16	/	20	=	\$1,600
59	Replace Light Poles - 2 (2002)	\$3,500	X	14	/	20	=	\$2,450
60	Replace Light Poles - 3 (2004)	\$4,300	X	12	/	20	=	\$2,580
61	Replace Light Poles - 4 (2005)	\$8,300	X	11	/	20	=	\$4,565
62	Replace Light Poles - 5 (2007)	\$5,800	X	9	/	20	=	\$2,610
63	Replace Light Poles - 6 (2011)	\$2,500	X	5	/	20	=	\$625
64	Replace Cluster Box Shelter (Mt. Bkr)	\$4,000	X	9	/	20	=	\$1,800
65	Install Cluster Mail Boxes in 1-5	\$12,000	X	0	/	0	=	\$6,000
66	Replace Entrance Sign	\$2,000	X	8	/	25	=	\$640
								\$891,940

Table 4: Component Significance**19544-5**

#	Component	Useful Life	Current Repl. Cost Estimate	Deterioration Cost/yr	Deterioration Significance
1	Phase 1.a.(1999) Repaint Buildings	15	\$16,500	\$1,100	1.3%
2	Phase 1.b.(2000) Repaint Buildings	1	\$5,500	\$5,500	6.4%
3	Phase 2.a.(2001) Repaint Buildings	15	\$27,500	\$1,833	2.1%
4	Phase 2.b.(2002) Repaint Buildings	15	\$11,000	\$733	0.9%
5	Phase 3.a.(2002) Repaint Buildings	15	\$5,500	\$367	0.4%
6	Phase 3.b.(2003) Repaint Buildings	15	\$27,500	\$1,833	2.1%
7	Phase 3.c.(2004) Repaint Buildings	15	\$13,800	\$920	1.1%
8	Phase 4.a.(2004) Repaint Buildings	15	\$24,800	\$1,653	1.9%
9	Phase 4.b.(2005) Repaint Buildings	15	\$66,100	\$4,407	5.1%
10	Phase 5.a.(2006) Repaint Buildings	15	\$46,800	\$3,120	3.6%
11	Phase 5.b.(2007) Repaint Buildings	15	\$16,500	\$1,100	1.3%
12	Phase 6.a.(2008) Repaint Buildings	15	\$11,000	\$733	0.9%
13	Phase 6.b.(2009) Repaint Buildings	15	\$11,000	\$733	0.9%
14	Phase 6.c.(2010) Repaint Buildings	15	\$11,000	\$733	0.9%
15	Phase 6.d.(2001) Repaint Buildings	15	\$5,500	\$367	0.4%
16	Phase 6.e.(2014) Repaint Buildings	15	\$11,000	\$733	0.9%
17	Phase 6.f.(2016) Repaint Buildings	15	\$5,500	\$367	0.4%
18	Phase 1.aa.(1999) Replace Roofing	50	\$78,000	\$1,560	1.8%
19	Phase 1.bb.(2000) Replace Roofing	50	\$26,000	\$520	0.6%
20	Phase 2.aa.(2001) Replace Roofing	50	\$130,000	\$2,600	3.0%
21	Phase 2.bb.(2002) Replace Roofing	50	\$52,000	\$1,040	1.2%
22	Phase 3.aa.(2002) Replace Roofing	50	\$26,000	\$520	0.6%
23	Phase 3.bb.(2003) Replace Roofing	50	\$130,000	\$2,600	3.0%
24	Phase 3.cc.(2004) Replace Roofing	50	\$65,000	\$1,300	1.5%
25	Phase 4.aa.(2004) Replace Roofing	50	\$117,000	\$2,340	2.7%
26	Phase 4.bb.(2005) Replace Roofing	50	\$312,000	\$6,240	7.2%
27	Phase 5.aa.(2006) Replace Roofing	50	\$221,000	\$4,420	5.1%
28	Phase 5.bb.(2007) Replace Roofing	50	\$78,000	\$1,560	1.8%
29	Phase 6.aa.(2008) Replace Roofing	40	\$50,000	\$1,250	1.5%
30	Phase 6.bb.(2009) Replace Roofing	40	\$50,000	\$1,250	1.5%
31	Phase 6.cc.(2010) Replace Roofing	40	\$50,000	\$1,250	1.5%
32	Phase 6.dd.(2011) Replace Roofing	40	\$25,000	\$625	0.7%
33	Phase 6.ee.(2014) Replace Roofing	40	\$50,000	\$1,250	1.5%
34	Phase 6.ff.(2016) Replace Roofing	40	\$25,000	\$625	0.7%
35	Phase 1.aaa.(1999) Replace Siding	60	\$69,900	\$1,165	1.4%
36	Phase 1.bbb.(2000) Replace Siding	60	\$23,300	\$388	0.5%
37	Phase 2.aaa.(2001) Replace Siding	60	\$116,500	\$1,942	2.3%
38	Phase 2.bbb.(2002) Replace Siding	60	\$46,600	\$777	0.9%
39	Phase 3.aaa.(2002) Replace Siding	60	\$23,300	\$388	0.5%
40	Phase 3.bbb.(2003) Replace Siding	60	\$116,500	\$1,942	2.3%
41	Phase 3.ccc.(2004) Replace Siding	60	\$58,300	\$972	1.1%
42	Phase 4.aaa.(2004) Replace Siding	60	\$104,900	\$1,748	2.0%
43	Phase 4.bbb.(2005) Replace Siding	60	\$279,700	\$4,662	5.4%
44	Phase 5.aaa.(2006) Replace Siding	60	\$198,100	\$3,302	3.8%
45	Phase 5.bbb.(2007) Replace Siding	60	\$69,900	\$1,165	1.4%
46	Phase 6.aaa.(2008) Replace Siding	60	\$46,600	\$777	0.9%
47	Phase 6.bbb.(2009) Replace Siding	60	\$46,600	\$777	0.9%

Table 4: Component Significance**19544-5**

#	Component	Useful Life	Current Repl. Cost Estimate	Deterioration Cost/yr	Deterioration Significance
48	Phase 6.ccc.(2010) Replace Siding	60	\$46,600	\$777	0.9%
49	Phase 6.ddd.(2011) Replace Siding	60	\$23,300	\$388	0.5%
50	Phase 6.eee.(2014) Replace Siding	60	\$46,600	\$777	0.9%
51	Phase 6.fff.(2016) Replace Siding	60	\$23,300	\$388	0.5%
52	Replace Privacy Fences - 1 (2000)	28	\$10,500	\$375	0.4%
53	Replace Privacy Fences - 2 (2002)	28	\$18,800	\$671	0.8%
54	Replace Privacy Fences - 3 (2004)	28	\$22,500	\$804	0.9%
55	Replace Privacy Fences - 4 (2005)	28	\$44,000	\$1,571	1.8%
56	Replace Privacy Fences - 5 (2007)	28	\$30,500	\$1,089	1.3%
57	Replace Privacy Fences - 6 (2011)	20	\$10,000	\$500	0.6%
58	Replace Light Poles - 1 (2000)	20	\$2,000	\$100	0.1%
59	Replace Light Poles - 2 (2002)	20	\$3,500	\$175	0.2%
60	Replace Light Poles - 3 (2004)	20	\$4,300	\$215	0.2%
61	Replace Light Poles - 4 (2005)	20	\$8,300	\$415	0.5%
62	Replace Light Poles - 5 (2007)	20	\$5,800	\$290	0.3%
63	Replace Light Poles - 6 (2011)	20	\$2,500	\$125	0.1%
64	Replace Cluster Box Shelter (Mt. Bkr)	20	\$4,000	\$200	0.2%
65	Install Cluster Mail Boxes in 1-5	N/A	\$12,000	\$0	0.0%
66	Replace Entrance Sign	25	\$2,000	\$80	0.1%
66	Total Funded Components			\$86,127	100.0%

Table 5: 30-Year Reserve Plan Summary

19544-5

Fiscal Year Start: 01/01/17

Interest:	0.8%	Inflation:	2.3%
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**Reserve Fund Strength Calculations
(All values as of Fiscal Year Start Date)**

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2017	\$279,759	\$891,940	31.4%	Med	\$115,200	\$0	\$2,539	\$0
2018	\$397,498	\$1,001,075	39.7%	Med	\$118,656	\$0	\$3,286	\$40,409
2019	\$479,031	\$1,067,141	44.9%	Med	\$122,216	\$0	\$3,913	\$40,396
2020	\$564,764	\$1,136,679	49.7%	Med	\$125,882	\$0	\$4,458	\$70,767
2021	\$624,337	\$1,178,734	53.0%	Med	\$129,659	\$0	\$4,985	\$53,447
2022	\$705,534	\$1,241,504	56.8%	Med	\$133,548	\$0	\$5,743	\$18,487
2023	\$826,339	\$1,343,561	61.5%	Med	\$137,555	\$0	\$6,674	\$16,620
2024	\$953,948	\$1,452,000	65.7%	Med	\$141,681	\$0	\$7,664	\$12,898
2025	\$1,090,395	\$1,568,915	69.5%	Med	\$145,932	\$0	\$8,686	\$18,353
2026	\$1,226,661	\$1,685,163	72.8%	Low	\$150,310	\$0	\$9,734	\$16,934
2027	\$1,369,770	\$1,807,812	75.8%	Low	\$154,819	\$0	\$10,891	\$0
2028	\$1,535,481	\$1,952,933	78.6%	Low	\$159,464	\$0	\$12,108	\$12,585
2029	\$1,694,468	\$2,090,899	81.0%	Low	\$164,248	\$0	\$13,182	\$49,922
2030	\$1,821,976	\$2,203,671	82.7%	Low	\$169,175	\$0	\$14,321	\$7,392
2031	\$1,998,080	\$2,365,207	84.5%	Low	\$174,250	\$0	\$15,345	\$92,528
2032	\$2,095,147	\$2,446,087	85.7%	Low	\$179,478	\$0	\$16,313	\$34,459
2033	\$2,256,479	\$2,591,018	87.1%	Low	\$184,862	\$0	\$17,377	\$79,855
2034	\$2,378,863	\$2,695,693	88.2%	Low	\$190,408	\$0	\$18,120	\$132,620
2035	\$2,454,771	\$2,751,712	89.2%	Low	\$196,120	\$0	\$18,806	\$107,814
2036	\$2,561,884	\$2,837,379	90.3%	Low	\$202,004	\$0	\$19,560	\$127,546
2037	\$2,655,902	\$2,907,883	91.3%	Low	\$208,064	\$0	\$20,640	\$34,669
2038	\$2,849,938	\$3,078,143	92.6%	Low	\$214,306	\$0	\$22,154	\$26,599
2039	\$3,059,799	\$3,263,767	93.8%	Low	\$220,735	\$0	\$23,756	\$27,211
2040	\$3,277,079	\$3,456,302	94.8%	Low	\$227,357	\$0	\$25,414	\$27,837
2041	\$3,502,012	\$3,655,966	95.8%	Low	\$234,178	\$0	\$27,152	\$22,437
2042	\$3,740,906	\$3,869,167	96.7%	Low	\$241,203	\$0	\$29,025	\$9,711
2043	\$4,001,423	\$4,103,787	97.5%	Low	\$247,233	\$0	\$30,983	\$16,256
2044	\$4,263,384	\$4,340,686	98.2%	Low	\$253,414	\$0	\$32,810	\$60,976
2045	\$4,488,632	\$4,540,945	98.8%	Low	\$259,749	\$0	\$34,688	\$18,524
2046	\$4,764,545	\$4,792,983	99.4%	Low	\$266,243	\$0	\$36,518	\$90,498

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)

19544-5

Fiscal Year	2017	2018	2019	2020	2021
Starting Reserve Balance	\$279,759	\$397,498	\$479,031	\$564,764	\$624,337
Annual Reserve Contribution	\$115,200	\$118,656	\$122,216	\$125,882	\$129,659
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,539	\$3,286	\$3,913	\$4,458	\$4,985
Total Income	\$397,498	\$519,440	\$605,160	\$695,104	\$758,981
# Component					
1 Phase 1.a.(1999) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
2 Phase 1.b.(2000) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
3 Phase 2.a.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
4 Phase 2.b.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
5 Phase 3.a.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
6 Phase 3.b.(2003) Repaint Buildings	\$0	\$28,133	\$0	\$0	\$0
7 Phase 3.c.(2004) Repaint Buildings	\$0	\$0	\$14,442	\$0	\$0
8 Phase 4.a.(2004) Repaint Buildings	\$0	\$0	\$25,954	\$0	\$0
9 Phase 4.b.(2005) Repaint Buildings	\$0	\$0	\$0	\$70,767	\$0
10 Phase 5.a.(2006) Repaint Buildings	\$0	\$0	\$0	\$0	\$51,256
11 Phase 5.b.(2007) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
12 Phase 6.a.(2008) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
13 Phase 6.b.(2009) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
14 Phase 6.c.(2010) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
15 Phase 6.d.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
16 Phase 6.e.(2014) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
17 Phase 6.f.(2016) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
18 Phase 1.aa.(1999) Replace Roofing	\$0	\$0	\$0	\$0	\$0
19 Phase 1.bb.(2000) Replace Roofing	\$0	\$0	\$0	\$0	\$0
20 Phase 2.aa.(2001) Replace Roofing	\$0	\$0	\$0	\$0	\$0
21 Phase 2.bb.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
22 Phase 3.aa.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
23 Phase 3.bb.(2003) Replace Roofing	\$0	\$0	\$0	\$0	\$0
24 Phase 3.cc.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
25 Phase 4.aa.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
26 Phase 4.bb.(2005) Replace Roofing	\$0	\$0	\$0	\$0	\$0
27 Phase 5.aa.(2006) Replace Roofing	\$0	\$0	\$0	\$0	\$0
28 Phase 5.bb.(2007) Replace Roofing	\$0	\$0	\$0	\$0	\$0
29 Phase 6.aa.(2008) Replace Roofing	\$0	\$0	\$0	\$0	\$0
30 Phase 6.bb.(2009) Replace Roofing	\$0	\$0	\$0	\$0	\$0
31 Phase 6.cc.(2010) Replace Roofing	\$0	\$0	\$0	\$0	\$0
32 Phase 6.dd.(2011) Replace Roofing	\$0	\$0	\$0	\$0	\$0
33 Phase 6.ee.(2014) Replace Roofing	\$0	\$0	\$0	\$0	\$0
34 Phase 6.ff.(2016) Replace Roofing	\$0	\$0	\$0	\$0	\$0
35 Phase 1.aaa.(1999) Replace Siding	\$0	\$0	\$0	\$0	\$0
36 Phase 1.bbb.(2000) Replace Siding	\$0	\$0	\$0	\$0	\$0
37 Phase 2.aaa.(2001) Replace Siding	\$0	\$0	\$0	\$0	\$0
38 Phase 2.bbb.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
39 Phase 3.aaa.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
40 Phase 3.bbb.(2003) Replace Siding	\$0	\$0	\$0	\$0	\$0
41 Phase 3.ccc.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)

19544-5

Fiscal Year	2017	2018	2019	2020	2021
42 Phase 4.aaa.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0
43 Phase 4.bbb.(2005) Replace Siding	\$0	\$0	\$0	\$0	\$0
44 Phase 5.aaa.(2006) Replace Siding	\$0	\$0	\$0	\$0	\$0
45 Phase 5.bbb.(2007) Replace Siding	\$0	\$0	\$0	\$0	\$0
46 Phase 6.aaa.(2008) Replace Siding	\$0	\$0	\$0	\$0	\$0
47 Phase 6.bbb.(2009) Replace Siding	\$0	\$0	\$0	\$0	\$0
48 Phase 6.ccc.(2010) Replace Siding	\$0	\$0	\$0	\$0	\$0
49 Phase 6.ddd.(2011) Replace Siding	\$0	\$0	\$0	\$0	\$0
50 Phase 6.eee.(2014) Replace Siding	\$0	\$0	\$0	\$0	\$0
51 Phase 6.fff.(2016) Replace Siding	\$0	\$0	\$0	\$0	\$0
52 Replace Privacy Fences - 1 (2000)	\$0	\$0	\$0	\$0	\$0
53 Replace Privacy Fences - 2 (2002)	\$0	\$0	\$0	\$0	\$0
54 Replace Privacy Fences - 3 (2004)	\$0	\$0	\$0	\$0	\$0
55 Replace Privacy Fences - 4 (2005)	\$0	\$0	\$0	\$0	\$0
56 Replace Privacy Fences - 5 (2007)	\$0	\$0	\$0	\$0	\$0
57 Replace Privacy Fences - 6 (2011)	\$0	\$0	\$0	\$0	\$0
58 Replace Light Poles - 1 (2000)	\$0	\$0	\$0	\$0	\$2,190
59 Replace Light Poles - 2 (2002)	\$0	\$0	\$0	\$0	\$0
60 Replace Light Poles - 3 (2004)	\$0	\$0	\$0	\$0	\$0
61 Replace Light Poles - 4 (2005)	\$0	\$0	\$0	\$0	\$0
62 Replace Light Poles - 5 (2007)	\$0	\$0	\$0	\$0	\$0
63 Replace Light Poles - 6 (2011)	\$0	\$0	\$0	\$0	\$0
64 Replace Cluster Box Shelter (Mt. Bkr)	\$0	\$0	\$0	\$0	\$0
65 Install Cluster Mail Boxes in 1-5	\$0	\$12,276	\$0	\$0	\$0
66 Replace Entrance Sign	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$40,409	\$40,396	\$70,767	\$53,447
Ending Reserve Balance:	\$397,498	\$479,031	\$564,764	\$624,337	\$705,534

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

19544-5

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$705,534	\$826,339	\$953,948	\$1,090,395	\$1,226,661
Annual Reserve Contribution	\$133,548	\$137,555	\$141,681	\$145,932	\$150,310
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,743	\$6,674	\$7,664	\$8,686	\$9,734
Total Income	\$844,826	\$970,567	\$1,103,293	\$1,245,013	\$1,386,704
# Component					
1 Phase 1.a.(1999) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
2 Phase 1.b.(2000) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
3 Phase 2.a.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
4 Phase 2.b.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
5 Phase 3.a.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
6 Phase 3.b.(2003) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
7 Phase 3.c.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
8 Phase 4.a.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
9 Phase 4.b.(2005) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
10 Phase 5.a.(2006) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
11 Phase 5.b.(2007) Repaint Buildings	\$18,487	\$0	\$0	\$0	\$0
12 Phase 6.a.(2008) Repaint Buildings	\$0	\$12,608	\$0	\$0	\$0
13 Phase 6.b.(2009) Repaint Buildings	\$0	\$0	\$12,898	\$0	\$0
14 Phase 6.c.(2010) Repaint Buildings	\$0	\$0	\$0	\$13,195	\$0
15 Phase 6.d.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$6,749
16 Phase 6.e.(2014) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
17 Phase 6.f.(2016) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
18 Phase 1.aa.(1999) Replace Roofing	\$0	\$0	\$0	\$0	\$0
19 Phase 1.bb.(2000) Replace Roofing	\$0	\$0	\$0	\$0	\$0
20 Phase 2.aa.(2001) Replace Roofing	\$0	\$0	\$0	\$0	\$0
21 Phase 2.bb.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
22 Phase 3.aa.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
23 Phase 3.bb.(2003) Replace Roofing	\$0	\$0	\$0	\$0	\$0
24 Phase 3.cc.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
25 Phase 4.aa.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
26 Phase 4.bb.(2005) Replace Roofing	\$0	\$0	\$0	\$0	\$0
27 Phase 5.aa.(2006) Replace Roofing	\$0	\$0	\$0	\$0	\$0
28 Phase 5.bb.(2007) Replace Roofing	\$0	\$0	\$0	\$0	\$0
29 Phase 6.aa.(2008) Replace Roofing	\$0	\$0	\$0	\$0	\$0
30 Phase 6.bb.(2009) Replace Roofing	\$0	\$0	\$0	\$0	\$0
31 Phase 6.cc.(2010) Replace Roofing	\$0	\$0	\$0	\$0	\$0
32 Phase 6.dd.(2011) Replace Roofing	\$0	\$0	\$0	\$0	\$0
33 Phase 6.ee.(2014) Replace Roofing	\$0	\$0	\$0	\$0	\$0
34 Phase 6.ff.(2016) Replace Roofing	\$0	\$0	\$0	\$0	\$0
35 Phase 1.aaa.(1999) Replace Siding	\$0	\$0	\$0	\$0	\$0
36 Phase 1.bbb.(2000) Replace Siding	\$0	\$0	\$0	\$0	\$0
37 Phase 2.aaa.(2001) Replace Siding	\$0	\$0	\$0	\$0	\$0
38 Phase 2.bbb.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
39 Phase 3.aaa.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
40 Phase 3.bbb.(2003) Replace Siding	\$0	\$0	\$0	\$0	\$0
41 Phase 3.ccc.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

19544-5

Fiscal Year	2022	2023	2024	2025	2026
42 Phase 4.aaa.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0
43 Phase 4.bbb.(2005) Replace Siding	\$0	\$0	\$0	\$0	\$0
44 Phase 5.aaa.(2006) Replace Siding	\$0	\$0	\$0	\$0	\$0
45 Phase 5.bbb.(2007) Replace Siding	\$0	\$0	\$0	\$0	\$0
46 Phase 6.aaa.(2008) Replace Siding	\$0	\$0	\$0	\$0	\$0
47 Phase 6.bbb.(2009) Replace Siding	\$0	\$0	\$0	\$0	\$0
48 Phase 6.ccc.(2010) Replace Siding	\$0	\$0	\$0	\$0	\$0
49 Phase 6.ddd.(2011) Replace Siding	\$0	\$0	\$0	\$0	\$0
50 Phase 6.eee.(2014) Replace Siding	\$0	\$0	\$0	\$0	\$0
51 Phase 6.fff.(2016) Replace Siding	\$0	\$0	\$0	\$0	\$0
52 Replace Privacy Fences - 1 (2000)	\$0	\$0	\$0	\$0	\$0
53 Replace Privacy Fences - 2 (2002)	\$0	\$0	\$0	\$0	\$0
54 Replace Privacy Fences - 3 (2004)	\$0	\$0	\$0	\$0	\$0
55 Replace Privacy Fences - 4 (2005)	\$0	\$0	\$0	\$0	\$0
56 Replace Privacy Fences - 5 (2007)	\$0	\$0	\$0	\$0	\$0
57 Replace Privacy Fences - 6 (2011)	\$0	\$0	\$0	\$0	\$0
58 Replace Light Poles - 1 (2000)	\$0	\$0	\$0	\$0	\$0
59 Replace Light Poles - 2 (2002)	\$0	\$4,012	\$0	\$0	\$0
60 Replace Light Poles - 3 (2004)	\$0	\$0	\$0	\$5,158	\$0
61 Replace Light Poles - 4 (2005)	\$0	\$0	\$0	\$0	\$10,185
62 Replace Light Poles - 5 (2007)	\$0	\$0	\$0	\$0	\$0
63 Replace Light Poles - 6 (2011)	\$0	\$0	\$0	\$0	\$0
64 Replace Cluster Box Shelter (Mt. Bkr)	\$0	\$0	\$0	\$0	\$0
65 Install Cluster Mail Boxes in 1-5	\$0	\$0	\$0	\$0	\$0
66 Replace Entrance Sign	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,487	\$16,620	\$12,898	\$18,353	\$16,934
Ending Reserve Balance:	\$826,339	\$953,948	\$1,090,395	\$1,226,661	\$1,369,770

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)

19544-5

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$1,369,770	\$1,535,481	\$1,694,468	\$1,821,976	\$1,998,080
Annual Reserve Contribution	\$154,819	\$159,464	\$164,248	\$169,175	\$174,250
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,891	\$12,108	\$13,182	\$14,321	\$15,345
Total Income	\$1,535,481	\$1,707,053	\$1,871,898	\$2,005,472	\$2,187,675
# Component					
1 Phase 1.a.(1999) Repaint Buildings	\$0	\$0	\$21,677	\$0	\$0
2 Phase 1.b.(2000) Repaint Buildings	\$0	\$0	\$0	\$7,392	\$7,562
3 Phase 2.a.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$37,809
4 Phase 2.b.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
5 Phase 3.a.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
6 Phase 3.b.(2003) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
7 Phase 3.c.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
8 Phase 4.a.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
9 Phase 4.b.(2005) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
10 Phase 5.a.(2006) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
11 Phase 5.b.(2007) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
12 Phase 6.a.(2008) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
13 Phase 6.b.(2009) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
14 Phase 6.c.(2010) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
15 Phase 6.d.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
16 Phase 6.e.(2014) Repaint Buildings	\$0	\$0	\$14,451	\$0	\$0
17 Phase 6.f.(2016) Repaint Buildings	\$0	\$0	\$0	\$0	\$7,562
18 Phase 1.aa.(1999) Replace Roofing	\$0	\$0	\$0	\$0	\$0
19 Phase 1.bb.(2000) Replace Roofing	\$0	\$0	\$0	\$0	\$0
20 Phase 2.aa.(2001) Replace Roofing	\$0	\$0	\$0	\$0	\$0
21 Phase 2.bb.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
22 Phase 3.aa.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
23 Phase 3.bb.(2003) Replace Roofing	\$0	\$0	\$0	\$0	\$0
24 Phase 3.cc.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
25 Phase 4.aa.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
26 Phase 4.bb.(2005) Replace Roofing	\$0	\$0	\$0	\$0	\$0
27 Phase 5.aa.(2006) Replace Roofing	\$0	\$0	\$0	\$0	\$0
28 Phase 5.bb.(2007) Replace Roofing	\$0	\$0	\$0	\$0	\$0
29 Phase 6.aa.(2008) Replace Roofing	\$0	\$0	\$0	\$0	\$0
30 Phase 6.bb.(2009) Replace Roofing	\$0	\$0	\$0	\$0	\$0
31 Phase 6.cc.(2010) Replace Roofing	\$0	\$0	\$0	\$0	\$0
32 Phase 6.dd.(2011) Replace Roofing	\$0	\$0	\$0	\$0	\$0
33 Phase 6.ee.(2014) Replace Roofing	\$0	\$0	\$0	\$0	\$0
34 Phase 6.ff.(2016) Replace Roofing	\$0	\$0	\$0	\$0	\$0
35 Phase 1.aaa.(1999) Replace Siding	\$0	\$0	\$0	\$0	\$0
36 Phase 1.bbb.(2000) Replace Siding	\$0	\$0	\$0	\$0	\$0
37 Phase 2.aaa.(2001) Replace Siding	\$0	\$0	\$0	\$0	\$0
38 Phase 2.bbb.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
39 Phase 3.aaa.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
40 Phase 3.bbb.(2003) Replace Siding	\$0	\$0	\$0	\$0	\$0
41 Phase 3.ccc.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**19544-5**

Fiscal Year	2027	2028	2029	2030	2031
42 Phase 4.aaa.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0
43 Phase 4.bbb.(2005) Replace Siding	\$0	\$0	\$0	\$0	\$0
44 Phase 5.aaa.(2006) Replace Siding	\$0	\$0	\$0	\$0	\$0
45 Phase 5.bbb.(2007) Replace Siding	\$0	\$0	\$0	\$0	\$0
46 Phase 6.aaa.(2008) Replace Siding	\$0	\$0	\$0	\$0	\$0
47 Phase 6.bbb.(2009) Replace Siding	\$0	\$0	\$0	\$0	\$0
48 Phase 6.ccc.(2010) Replace Siding	\$0	\$0	\$0	\$0	\$0
49 Phase 6.ddd.(2011) Replace Siding	\$0	\$0	\$0	\$0	\$0
50 Phase 6.eee.(2014) Replace Siding	\$0	\$0	\$0	\$0	\$0
51 Phase 6.fff.(2016) Replace Siding	\$0	\$0	\$0	\$0	\$0
52 Replace Privacy Fences - 1 (2000)	\$0	\$0	\$13,794	\$0	\$0
53 Replace Privacy Fences - 2 (2002)	\$0	\$0	\$0	\$0	\$25,847
54 Replace Privacy Fences - 3 (2004)	\$0	\$0	\$0	\$0	\$0
55 Replace Privacy Fences - 4 (2005)	\$0	\$0	\$0	\$0	\$0
56 Replace Privacy Fences - 5 (2007)	\$0	\$0	\$0	\$0	\$0
57 Replace Privacy Fences - 6 (2011)	\$0	\$0	\$0	\$0	\$13,749
58 Replace Light Poles - 1 (2000)	\$0	\$0	\$0	\$0	\$0
59 Replace Light Poles - 2 (2002)	\$0	\$0	\$0	\$0	\$0
60 Replace Light Poles - 3 (2004)	\$0	\$0	\$0	\$0	\$0
61 Replace Light Poles - 4 (2005)	\$0	\$0	\$0	\$0	\$0
62 Replace Light Poles - 5 (2007)	\$0	\$7,448	\$0	\$0	\$0
63 Replace Light Poles - 6 (2011)	\$0	\$0	\$0	\$0	\$0
64 Replace Cluster Box Shelter (Mt. Bkr)	\$0	\$5,137	\$0	\$0	\$0
65 Install Cluster Mail Boxes in 1-5	\$0	\$0	\$0	\$0	\$0
66 Replace Entrance Sign	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$12,585	\$49,922	\$7,392	\$92,528
Ending Reserve Balance:	\$1,535,481	\$1,694,468	\$1,821,976	\$1,998,080	\$2,095,147

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

19544-5

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$2,095,147	\$2,256,479	\$2,378,863	\$2,454,771	\$2,561,884
Annual Reserve Contribution	\$179,478	\$184,862	\$190,408	\$196,120	\$202,004
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,313	\$17,377	\$18,120	\$18,806	\$19,560
Total Income	\$2,290,938	\$2,458,718	\$2,587,392	\$2,669,698	\$2,783,449
# Component					
1 Phase 1.a.(1999) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
2 Phase 1.b.(2000) Repaint Buildings	\$7,736	\$7,914	\$8,096	\$8,282	\$8,472
3 Phase 2.a.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
4 Phase 2.b.(2002) Repaint Buildings	\$15,471	\$0	\$0	\$0	\$0
5 Phase 3.a.(2002) Repaint Buildings	\$7,736	\$0	\$0	\$0	\$0
6 Phase 3.b.(2003) Repaint Buildings	\$0	\$39,568	\$0	\$0	\$0
7 Phase 3.c.(2004) Repaint Buildings	\$0	\$0	\$20,313	\$0	\$0
8 Phase 4.a.(2004) Repaint Buildings	\$0	\$0	\$36,504	\$0	\$0
9 Phase 4.b.(2005) Repaint Buildings	\$0	\$0	\$0	\$99,532	\$0
10 Phase 5.a.(2006) Repaint Buildings	\$0	\$0	\$0	\$0	\$72,091
11 Phase 5.b.(2007) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
12 Phase 6.a.(2008) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
13 Phase 6.b.(2009) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
14 Phase 6.c.(2010) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
15 Phase 6.d.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
16 Phase 6.e.(2014) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
17 Phase 6.f.(2016) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
18 Phase 1.aa.(1999) Replace Roofing	\$0	\$0	\$0	\$0	\$0
19 Phase 1.bb.(2000) Replace Roofing	\$0	\$0	\$0	\$0	\$0
20 Phase 2.aa.(2001) Replace Roofing	\$0	\$0	\$0	\$0	\$0
21 Phase 2.bb.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
22 Phase 3.aa.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
23 Phase 3.bb.(2003) Replace Roofing	\$0	\$0	\$0	\$0	\$0
24 Phase 3.cc.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
25 Phase 4.aa.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
26 Phase 4.bb.(2005) Replace Roofing	\$0	\$0	\$0	\$0	\$0
27 Phase 5.aa.(2006) Replace Roofing	\$0	\$0	\$0	\$0	\$0
28 Phase 5.bb.(2007) Replace Roofing	\$0	\$0	\$0	\$0	\$0
29 Phase 6.aa.(2008) Replace Roofing	\$0	\$0	\$0	\$0	\$0
30 Phase 6.bb.(2009) Replace Roofing	\$0	\$0	\$0	\$0	\$0
31 Phase 6.cc.(2010) Replace Roofing	\$0	\$0	\$0	\$0	\$0
32 Phase 6.dd.(2011) Replace Roofing	\$0	\$0	\$0	\$0	\$0
33 Phase 6.ee.(2014) Replace Roofing	\$0	\$0	\$0	\$0	\$0
34 Phase 6.ff.(2016) Replace Roofing	\$0	\$0	\$0	\$0	\$0
35 Phase 1.aaa.(1999) Replace Siding	\$0	\$0	\$0	\$0	\$0
36 Phase 1.bbb.(2000) Replace Siding	\$0	\$0	\$0	\$0	\$0
37 Phase 2.aaa.(2001) Replace Siding	\$0	\$0	\$0	\$0	\$0
38 Phase 2.bbb.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
39 Phase 3.aaa.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
40 Phase 3.bbb.(2003) Replace Siding	\$0	\$0	\$0	\$0	\$0
41 Phase 3.ccc.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

19544-5

Fiscal Year	2032	2033	2034	2035	2036
42 Phase 4.aaa.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0
43 Phase 4.bbb.(2005) Replace Siding	\$0	\$0	\$0	\$0	\$0
44 Phase 5.aaa.(2006) Replace Siding	\$0	\$0	\$0	\$0	\$0
45 Phase 5.bbb.(2007) Replace Siding	\$0	\$0	\$0	\$0	\$0
46 Phase 6.aaa.(2008) Replace Siding	\$0	\$0	\$0	\$0	\$0
47 Phase 6.bbb.(2009) Replace Siding	\$0	\$0	\$0	\$0	\$0
48 Phase 6.ccc.(2010) Replace Siding	\$0	\$0	\$0	\$0	\$0
49 Phase 6.ddd.(2011) Replace Siding	\$0	\$0	\$0	\$0	\$0
50 Phase 6.eee.(2014) Replace Siding	\$0	\$0	\$0	\$0	\$0
51 Phase 6.fff.(2016) Replace Siding	\$0	\$0	\$0	\$0	\$0
52 Replace Privacy Fences - 1 (2000)	\$0	\$0	\$0	\$0	\$0
53 Replace Privacy Fences - 2 (2002)	\$0	\$0	\$0	\$0	\$0
54 Replace Privacy Fences - 3 (2004)	\$0	\$32,374	\$0	\$0	\$0
55 Replace Privacy Fences - 4 (2005)	\$0	\$0	\$64,765	\$0	\$0
56 Replace Privacy Fences - 5 (2007)	\$0	\$0	\$0	\$0	\$46,983
57 Replace Privacy Fences - 6 (2011)	\$0	\$0	\$0	\$0	\$0
58 Replace Light Poles - 1 (2000)	\$0	\$0	\$0	\$0	\$0
59 Replace Light Poles - 2 (2002)	\$0	\$0	\$0	\$0	\$0
60 Replace Light Poles - 3 (2004)	\$0	\$0	\$0	\$0	\$0
61 Replace Light Poles - 4 (2005)	\$0	\$0	\$0	\$0	\$0
62 Replace Light Poles - 5 (2007)	\$0	\$0	\$0	\$0	\$0
63 Replace Light Poles - 6 (2011)	\$3,516	\$0	\$0	\$0	\$0
64 Replace Cluster Box Shelter (Mt. Bkr)	\$0	\$0	\$0	\$0	\$0
65 Install Cluster Mail Boxes in 1-5	\$0	\$0	\$0	\$0	\$0
66 Replace Entrance Sign	\$0	\$0	\$2,944	\$0	\$0
Total Expenses	\$34,459	\$79,855	\$132,620	\$107,814	\$127,546
Ending Reserve Balance:	\$2,256,479	\$2,378,863	\$2,454,771	\$2,561,884	\$2,655,902

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)

19544-5

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$2,655,902	\$2,849,938	\$3,059,799	\$3,277,079	\$3,502,012
Annual Reserve Contribution	\$208,064	\$214,306	\$220,735	\$227,357	\$234,178
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,640	\$22,154	\$23,756	\$25,414	\$27,152
Total Income	\$2,884,607	\$3,086,399	\$3,304,290	\$3,529,850	\$3,763,343
# Component					
1 Phase 1.a.(1999) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
2 Phase 1.b.(2000) Repaint Buildings	\$8,667	\$8,866	\$9,070	\$9,279	\$9,492
3 Phase 2.a.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
4 Phase 2.b.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
5 Phase 3.a.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
6 Phase 3.b.(2003) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
7 Phase 3.c.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
8 Phase 4.a.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
9 Phase 4.b.(2005) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
10 Phase 5.a.(2006) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
11 Phase 5.b.(2007) Repaint Buildings	\$26,001	\$0	\$0	\$0	\$0
12 Phase 6.a.(2008) Repaint Buildings	\$0	\$17,733	\$0	\$0	\$0
13 Phase 6.b.(2009) Repaint Buildings	\$0	\$0	\$18,141	\$0	\$0
14 Phase 6.c.(2010) Repaint Buildings	\$0	\$0	\$0	\$18,558	\$0
15 Phase 6.d.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$9,492
16 Phase 6.e.(2014) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
17 Phase 6.f.(2016) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
18 Phase 1.aa.(1999) Replace Roofing	\$0	\$0	\$0	\$0	\$0
19 Phase 1.bb.(2000) Replace Roofing	\$0	\$0	\$0	\$0	\$0
20 Phase 2.aa.(2001) Replace Roofing	\$0	\$0	\$0	\$0	\$0
21 Phase 2.bb.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
22 Phase 3.aa.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
23 Phase 3.bb.(2003) Replace Roofing	\$0	\$0	\$0	\$0	\$0
24 Phase 3.cc.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
25 Phase 4.aa.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
26 Phase 4.bb.(2005) Replace Roofing	\$0	\$0	\$0	\$0	\$0
27 Phase 5.aa.(2006) Replace Roofing	\$0	\$0	\$0	\$0	\$0
28 Phase 5.bb.(2007) Replace Roofing	\$0	\$0	\$0	\$0	\$0
29 Phase 6.aa.(2008) Replace Roofing	\$0	\$0	\$0	\$0	\$0
30 Phase 6.bb.(2009) Replace Roofing	\$0	\$0	\$0	\$0	\$0
31 Phase 6.cc.(2010) Replace Roofing	\$0	\$0	\$0	\$0	\$0
32 Phase 6.dd.(2011) Replace Roofing	\$0	\$0	\$0	\$0	\$0
33 Phase 6.ee.(2014) Replace Roofing	\$0	\$0	\$0	\$0	\$0
34 Phase 6.ff.(2016) Replace Roofing	\$0	\$0	\$0	\$0	\$0
35 Phase 1.aaa.(1999) Replace Siding	\$0	\$0	\$0	\$0	\$0
36 Phase 1.bbb.(2000) Replace Siding	\$0	\$0	\$0	\$0	\$0
37 Phase 2.aaa.(2001) Replace Siding	\$0	\$0	\$0	\$0	\$0
38 Phase 2.bbb.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
39 Phase 3.aaa.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
40 Phase 3.bbb.(2003) Replace Siding	\$0	\$0	\$0	\$0	\$0
41 Phase 3.ccc.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)**19544-5**

Fiscal Year	2037	2038	2039	2040	2041
42 Phase 4.aaa.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0
43 Phase 4.bbb.(2005) Replace Siding	\$0	\$0	\$0	\$0	\$0
44 Phase 5.aaa.(2006) Replace Siding	\$0	\$0	\$0	\$0	\$0
45 Phase 5.bbb.(2007) Replace Siding	\$0	\$0	\$0	\$0	\$0
46 Phase 6.aaa.(2008) Replace Siding	\$0	\$0	\$0	\$0	\$0
47 Phase 6.bbb.(2009) Replace Siding	\$0	\$0	\$0	\$0	\$0
48 Phase 6.ccc.(2010) Replace Siding	\$0	\$0	\$0	\$0	\$0
49 Phase 6.ddd.(2011) Replace Siding	\$0	\$0	\$0	\$0	\$0
50 Phase 6.eee.(2014) Replace Siding	\$0	\$0	\$0	\$0	\$0
51 Phase 6.fff.(2016) Replace Siding	\$0	\$0	\$0	\$0	\$0
52 Replace Privacy Fences - 1 (2000)	\$0	\$0	\$0	\$0	\$0
53 Replace Privacy Fences - 2 (2002)	\$0	\$0	\$0	\$0	\$0
54 Replace Privacy Fences - 3 (2004)	\$0	\$0	\$0	\$0	\$0
55 Replace Privacy Fences - 4 (2005)	\$0	\$0	\$0	\$0	\$0
56 Replace Privacy Fences - 5 (2007)	\$0	\$0	\$0	\$0	\$0
57 Replace Privacy Fences - 6 (2011)	\$0	\$0	\$0	\$0	\$0
58 Replace Light Poles - 1 (2000)	\$0	\$0	\$0	\$0	\$3,452
59 Replace Light Poles - 2 (2002)	\$0	\$0	\$0	\$0	\$0
60 Replace Light Poles - 3 (2004)	\$0	\$0	\$0	\$0	\$0
61 Replace Light Poles - 4 (2005)	\$0	\$0	\$0	\$0	\$0
62 Replace Light Poles - 5 (2007)	\$0	\$0	\$0	\$0	\$0
63 Replace Light Poles - 6 (2011)	\$0	\$0	\$0	\$0	\$0
64 Replace Cluster Box Shelter (Mt. Bkr)	\$0	\$0	\$0	\$0	\$0
65 Install Cluster Mail Boxes in 1-5	\$0	\$0	\$0	\$0	\$0
66 Replace Entrance Sign	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$34,669	\$26,599	\$27,211	\$27,837	\$22,437
Ending Reserve Balance:	\$2,849,938	\$3,059,799	\$3,277,079	\$3,502,012	\$3,740,906

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)

19544-5

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$3,740,906	\$4,001,423	\$4,263,384	\$4,488,632	\$4,764,545
Annual Reserve Contribution	\$241,203	\$247,233	\$253,414	\$259,749	\$266,243
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,025	\$30,983	\$32,810	\$34,688	\$36,518
Total Income	\$4,011,134	\$4,279,640	\$4,549,607	\$4,783,070	\$5,067,307
# Component					
1 Phase 1.a.(1999) Repaint Buildings	\$0	\$0	\$30,488	\$0	\$0
2 Phase 1.b.(2000) Repaint Buildings	\$9,711	\$9,934	\$10,163	\$10,396	\$10,635
3 Phase 2.a.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$53,177
4 Phase 2.b.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
5 Phase 3.a.(2002) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
6 Phase 3.b.(2003) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
7 Phase 3.c.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
8 Phase 4.a.(2004) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
9 Phase 4.b.(2005) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
10 Phase 5.a.(2006) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
11 Phase 5.b.(2007) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
12 Phase 6.a.(2008) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
13 Phase 6.b.(2009) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
14 Phase 6.c.(2010) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
15 Phase 6.d.(2001) Repaint Buildings	\$0	\$0	\$0	\$0	\$0
16 Phase 6.e.(2014) Repaint Buildings	\$0	\$0	\$20,325	\$0	\$0
17 Phase 6.f.(2016) Repaint Buildings	\$0	\$0	\$0	\$0	\$10,635
18 Phase 1.aa.(1999) Replace Roofing	\$0	\$0	\$0	\$0	\$0
19 Phase 1.bb.(2000) Replace Roofing	\$0	\$0	\$0	\$0	\$0
20 Phase 2.aa.(2001) Replace Roofing	\$0	\$0	\$0	\$0	\$0
21 Phase 2.bb.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
22 Phase 3.aa.(2002) Replace Roofing	\$0	\$0	\$0	\$0	\$0
23 Phase 3.bb.(2003) Replace Roofing	\$0	\$0	\$0	\$0	\$0
24 Phase 3.cc.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
25 Phase 4.aa.(2004) Replace Roofing	\$0	\$0	\$0	\$0	\$0
26 Phase 4.bb.(2005) Replace Roofing	\$0	\$0	\$0	\$0	\$0
27 Phase 5.aa.(2006) Replace Roofing	\$0	\$0	\$0	\$0	\$0
28 Phase 5.bb.(2007) Replace Roofing	\$0	\$0	\$0	\$0	\$0
29 Phase 6.aa.(2008) Replace Roofing	\$0	\$0	\$0	\$0	\$0
30 Phase 6.bb.(2009) Replace Roofing	\$0	\$0	\$0	\$0	\$0
31 Phase 6.cc.(2010) Replace Roofing	\$0	\$0	\$0	\$0	\$0
32 Phase 6.dd.(2011) Replace Roofing	\$0	\$0	\$0	\$0	\$0
33 Phase 6.ee.(2014) Replace Roofing	\$0	\$0	\$0	\$0	\$0
34 Phase 6.ff.(2016) Replace Roofing	\$0	\$0	\$0	\$0	\$0
35 Phase 1.aaa.(1999) Replace Siding	\$0	\$0	\$0	\$0	\$0
36 Phase 1.bbb.(2000) Replace Siding	\$0	\$0	\$0	\$0	\$0
37 Phase 2.aaa.(2001) Replace Siding	\$0	\$0	\$0	\$0	\$0
38 Phase 2.bbb.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
39 Phase 3.aaa.(2002) Replace Siding	\$0	\$0	\$0	\$0	\$0
40 Phase 3.bbb.(2003) Replace Siding	\$0	\$0	\$0	\$0	\$0
41 Phase 3.ccc.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)

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Fiscal Year	2042	2043	2044	2045	2046
42 Phase 4.aaa.(2004) Replace Siding	\$0	\$0	\$0	\$0	\$0
43 Phase 4.bbb.(2005) Replace Siding	\$0	\$0	\$0	\$0	\$0
44 Phase 5.aaa.(2006) Replace Siding	\$0	\$0	\$0	\$0	\$0
45 Phase 5.bbb.(2007) Replace Siding	\$0	\$0	\$0	\$0	\$0
46 Phase 6.aaa.(2008) Replace Siding	\$0	\$0	\$0	\$0	\$0
47 Phase 6.bbb.(2009) Replace Siding	\$0	\$0	\$0	\$0	\$0
48 Phase 6.ccc.(2010) Replace Siding	\$0	\$0	\$0	\$0	\$0
49 Phase 6.ddd.(2011) Replace Siding	\$0	\$0	\$0	\$0	\$0
50 Phase 6.eee.(2014) Replace Siding	\$0	\$0	\$0	\$0	\$0
51 Phase 6.fff.(2016) Replace Siding	\$0	\$0	\$0	\$0	\$0
52 Replace Privacy Fences - 1 (2000)	\$0	\$0	\$0	\$0	\$0
53 Replace Privacy Fences - 2 (2002)	\$0	\$0	\$0	\$0	\$0
54 Replace Privacy Fences - 3 (2004)	\$0	\$0	\$0	\$0	\$0
55 Replace Privacy Fences - 4 (2005)	\$0	\$0	\$0	\$0	\$0
56 Replace Privacy Fences - 5 (2007)	\$0	\$0	\$0	\$0	\$0
57 Replace Privacy Fences - 6 (2011)	\$0	\$0	\$0	\$0	\$0
58 Replace Light Poles - 1 (2000)	\$0	\$0	\$0	\$0	\$0
59 Replace Light Poles - 2 (2002)	\$0	\$6,322	\$0	\$0	\$0
60 Replace Light Poles - 3 (2004)	\$0	\$0	\$0	\$8,128	\$0
61 Replace Light Poles - 4 (2005)	\$0	\$0	\$0	\$0	\$16,050
62 Replace Light Poles - 5 (2007)	\$0	\$0	\$0	\$0	\$0
63 Replace Light Poles - 6 (2011)	\$0	\$0	\$0	\$0	\$0
64 Replace Cluster Box Shelter (Mt. Bkr)	\$0	\$0	\$0	\$0	\$0
65 Install Cluster Mail Boxes in 1-5	\$0	\$0	\$0	\$0	\$0
66 Replace Entrance Sign	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$9,711	\$16,256	\$60,976	\$18,524	\$90,498
Ending Reserve Balance:	\$4,001,423	\$4,263,384	\$4,488,632	\$4,764,545	\$4,976,809

Accuracy, Limitations, and Disclosures

Washington disclosure, per RCW:

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

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

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

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

Terms and Definitions

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.

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

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 Table 6.

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.

Do-It-Yourself Worksheets

Note: Any questions relating to the information contained in this Appendix should be directed to the contact person indicated on the following page, not Association Reserves.

Report # 19544-5

Yes - we'd like to do it ourselves! We accept full responsibility for the accuracy of the information provided below. We understand that Association Reserves will not verify the accuracy of the information submitted. We also acknowledge that Association Reserves will not be responsible for updates or revisions to the Reserve Study Report required as a result of errors, omissions, or changes in the information that we provide to you.

Your Name:

Company or Title:

Address:

City: State: Zip:

Email:

Phone: Date:

Part 1: Association Information

Association Name: # Units:

(as you would like it to appear on the Report)

City/State/Zip:

Part 2: Budget Information

This Report should cover the 12-month reporting period beginning:

and ending:

(Note: this period should coincide with the Association's Fiscal Year)

Our total current budgeted assmt income is: \$ per (mo/qtr/yr)

Our total current budgeted Reserve contrib is: \$ per (mo/qtr/yr)

Our projected Reserve balance as-of the start date above will be \$:

Do interest earnings remain in the Reserve Account? (yes/no)

If yes, what is the net after tax annual interest rate? %

#	Component Name	Quantity/Description	UL	RUL	Current Cost
1	Phase 1.a.(1999) Repaint Buildings	3 Duplexes	15	12	\$16,500
2	Phase 1.b.(2000) Repaint Buildings	1 Duplex	15	13	\$5,500
3	Phase 2.a.(2001) Repaint Buildings	5 Duplexes	15	14	\$27,500
4	Phase 2.b.(2002) Repaint Buildings	2 Duplexes	15	15	\$11,000
5	Phase 3.a.(2002) Repaint Buildings	1 Duplex	15	15	\$5,500
6	Phase 3.b.(2003) Repaint Buildings	5 Duplexes	15	1	\$27,500
7	Phase 3.c.(2004) Repaint Buildings	1 Duplex, 1 Triplex	15	2	\$13,800
8	Phase 4.a.(2004) Repaint Buildings	3 Duplexes, 1 Triplex	15	2	\$24,800
9	Phase 4.b.(2005) Repaint Buildings	9 Duplexes, 2 Triplexes	15	3	\$66,100
10	Phase 5.a.(2006) Repaint Buildings	7 Duplexes, 1 Triplex	15	4	\$46,800
11	Phase 5.b.(2007) Repaint Buildings	3 Duplexes	15	5	\$16,500
12	Phase 6.a.(2008) Repaint Buildings	2 Duplexes	15	6	\$11,000
13	Phase 6.b.(2009) Repaint Buildings	2 Duplexes	15	7	\$11,000
14	Phase 6.c.(2010) Repaint Buildings	2 Duplexes	15	8	\$11,000
15	Phase 6.d.(2011) Repaint Buildings	1 Duplex	15	9	\$5,500
16	Phase 6.e.(2014) Repaint Buildings	2 Duplexes	15	12	\$11,000
17	Phase 6.f.(2016) Repaint Buildings	1 Duplex	15	14	\$5,500
18	Phase 1.aa.(1999) Replace Roofing	3 Duplexes	50	32	\$78,000
19	Phase 1.bb.(2000) Replace Roofing	1 Duplex	50	33	\$26,000
20	Phase 2.aa.(2001) Replace Roofing	5 Duplexes	50	34	\$130,000
21	Phase 2.bb.(2002) Replace Roofing	2 Duplexes	50	35	\$52,000
22	Phase 3.aa.(2002) Replace Roofing	1 Duplex	50	35	\$26,000
23	Phase 3.bb.(2003) Replace Roofing	5 Duplexes	50	36	\$130,000
24	Phase 3.cc.(2004) Replace Roofing	1 Duplex, 1 Triplex	50	37	\$65,000
25	Phase 4.aa.(2004) Replace Roofing	3 Duplexes, 1 Triplex	50	37	\$117,000
26	Phase 4.bb.(2005) Replace Roofing	9 Duplexes, 2 Triplexes	50	38	\$312,000
27	Phase 5.aa.(2006) Replace Roofing	7 Duplexes, 1 Triplex	50	39	\$221,000
28	Phase 5.bb.(2007) Replace Roofing	3 Duplexes	50	40	\$78,000
29	Phase 6.aa.(2008) Replace Roofing	2 Duplexes	40	31	\$50,000

#	Component Name	Quantity/Description	UL	RUL	Current Cost
30	Phase 6.bb.(2009) Replace Roofing	2 Duplexes	40	32	\$50,000
31	Phase 6.cc.(2010) Replace Roofing	2 Duplexes	40	33	\$50,000
32	Phase 6.dd.(2011) Replace Roofing	1 Duplex	40	34	\$25,000
33	Phase 6.ee.(2014) Replace Roofing	2 Duplexes	40	37	\$50,000
34	Phase 6.ff.(2016) Replace Roofing	1 Duplex	40	39	\$25,000
35	Phase 1.aaa.(1999) Replace Siding	3 Duplexes	60	42	\$69,900
36	Phase 1.bbb.(2000) Replace Siding	1 Duplex	60	43	\$23,300
37	Phase 2.aaa.(2001) Replace Siding	5 Duplexes	60	44	\$116,500
38	Phase 2.bbb.(2002) Replace Siding	2 Duplexes	60	45	\$46,600
39	Phase 3.aaa.(2002) Replace Siding	1 Duplex	60	45	\$23,300
40	Phase 3.bbb.(2003) Replace Siding	5 Duplexes	60	46	\$116,500
41	Phase 3.ccc.(2004) Replace Siding	1 Duplex, 1 Triplex	60	47	\$58,300
42	Phase 4.aaa.(2004) Replace Siding	3 Duplexes, 1 Triplex	60	47	\$104,900
43	Phase 4.bbb.(2005) Replace Siding	9 Duplexes, 2 Triplexes	60	48	\$279,700
44	Phase 5.aaa.(2006) Replace Siding	7 Duplexes, 1 Triplex	60	49	\$198,100
45	Phase 5.bbb.(2007) Replace Siding	3 Duplexes	60	50	\$69,900
46	Phase 6.aaa.(2008) Replace Siding	2 Duplexes	60	51	\$46,600
47	Phase 6.bbb.(2009) Replace Siding	2 Duplexes	60	52	\$46,600
48	Phase 6.ccc.(2010) Replace Siding	2 Duplexes	60	53	\$46,600
49	Phase 6.ddd.(2011) Replace Siding	1 Duplex	60	54	\$23,300
50	Phase 6.eee.(2014) Replace Siding	2 Duplexes	60	57	\$46,600
51	Phase 6.fff.(2016) Replace Siding	1 Duplex	60	59	\$23,300
52	Replace Privacy Fences - 1 (2000)	4 Duplexes	28	12	\$10,500
53	Replace Privacy Fences - 2 (2002)	7 Duplexes	28	14	\$18,800
54	Replace Privacy Fences - 3 (2004)	7 Duplexes, 1 Triplex	28	16	\$22,500
55	Replace Privacy Fences - 4 (2005)	12 Duplexes, 3 Triplexes	28	17	\$44,000
56	Replace Privacy Fences - 5 (2007)	10 Duplexes, 1 Triplex	28	19	\$30,500
57	Replace Peivacy fences - 6 (2011)	10 Duplexes w lower cost fences	20	14	\$10,000
58	Replace Light Poles - 1 (2000)	4 Duplexes	20	4	\$2,000

#	Component Name	Quantity/Description	UL	RUL	Current Cost
59	Replace Light Poles - 2 (2002)	7 Duplexes	20	6	\$3,500
60	Replace Light Poles - 3 (2004)	7 Duplexes, 1 Triplex	20	8	\$4,300
61	Replace Light Poles - 4 (2005)	12 Duplexes, 3 Triplexes	20	9	\$8,300
62	Replace Light Poles - 5 (2007)	10 Duplexes, 1 Triplex	20	11	\$5,800
63	Replace Light Poles - 6 (2011)	10 Duplexes	20	15	\$2,500
64	Replace Cluster Box Shelter (Mt Bkr)	Shelter at Mt Baker Cluster Mailboxes	20	11	\$4,000
65	Install Cluster Mail Boxes in 1 - 5	Replace mail boxes with 8 cluster boxes	0	0	\$12,000
66	Replace Entrance Sign	Replace sign	25	17	\$2,000
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