



**2022  
RESERVE STUDY  
SALISHAN LEASEHOLDERS, INC.**

Gleneden Beach, OR 97388  
Financial Year 2022 (January 1, 2022 - December 31, 2022)  
Level 3 Update without Site Visit  
06/08/22



## 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	Salishan Leaseholders, Inc.
LOCATION	Gleneden Beach, OREGON 97388
YEAR CONSTRUCTED	1966
NUMBER OF UNITS	367
FINANCIAL YEAR	2022 (January 1, 2022 - December 31, 2022)
REPORT LEVEL	Level 3 Update without Site Visit

## RESERVE FUND

PROJECT STARTING BALANCE <sup>1</sup>	\$349,944
FULLY FUNDED BALANCE, IDEAL	\$1,324,866
CURRENT PER UNIT DEFICIENCY/(SURPLUS) IN RESERVES	\$2,656
PERCENT FUNDED <sup>2</sup>	26 %
INTEREST EARNED	1.00 %
INFLATION RATE <sup>3</sup>	3.00 %

## RESERVE CONTRIBUTIONS

CURRENT RESERVE FUND CONTRIBUTION	\$0
FULL FUNDING, MAXIMUM CONTRIBUTION	\$159,994
BASELINE FUNDING, MINIMUM CONTRIBUTION	\$153,520
SPECIAL ASSESSMENT	\$0

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

<sup>2</sup> 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](http://www.caionline.org)). Used to highlight the strength of the Association's reserve fund.

<sup>3</sup> 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](http://www.labor.gov)).



## KEY INSIGHTS

**\$349,944**

RESERVE ACCOUNT  
BALANCE

**\$0**

ANNUAL  
RESERVE CONTRIBUTION

**\$5,994,183**

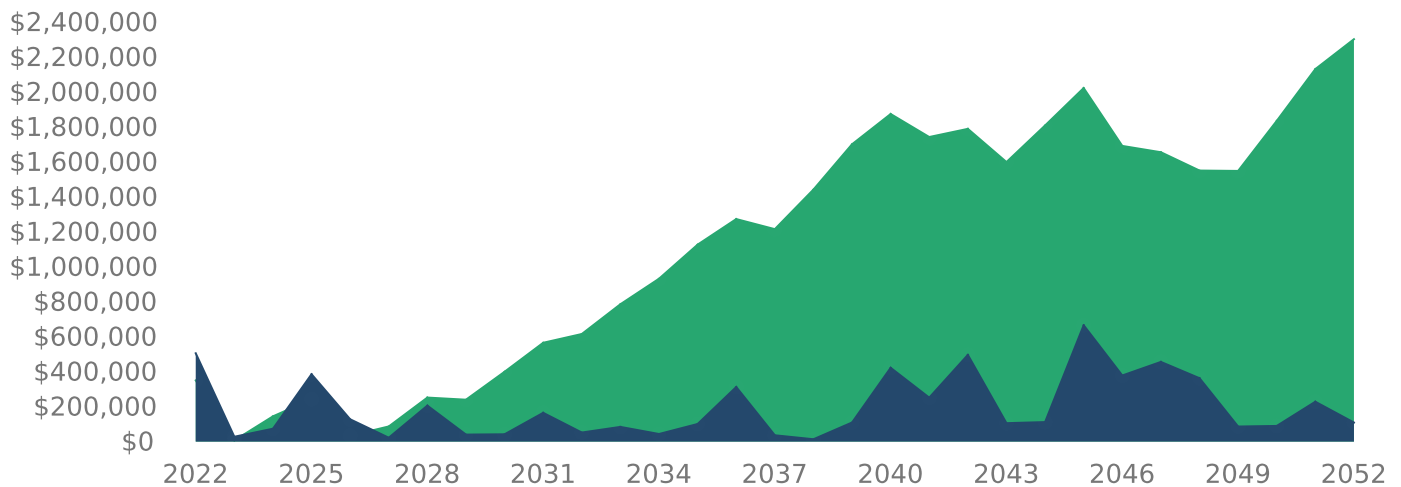
PROJECTED EXPENSES  
OVER 30 YEARS

## 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

**\$5,994,183**



STARTING BALANCE

**\$349,944**

ENDING BALANCE

**\$2,302,186**

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.

**\$153,520**

MINIMUM  
BASELINE FUNDING

**\$159,994**

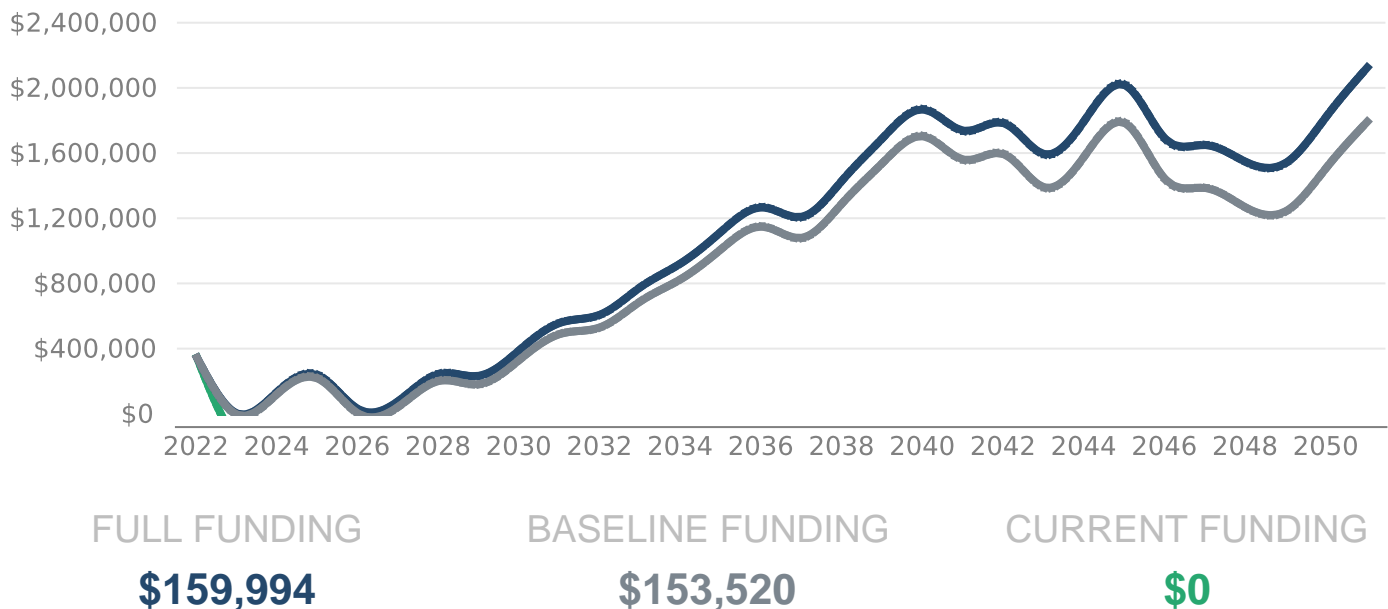
MAXIMUM  
FULL FUNDING

**\$0**

CURRENT FUNDING

## 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
2022	\$1,324,866	26%	\$349,944	\$159,994	\$0	\$1,773	\$505,206	\$6,505
2023	\$961,401	1%	\$6,505	\$164,793	\$0	\$751	\$27,644	\$144,405
2024	\$1,082,434	13%	\$144,405	\$169,737	\$0	\$1,925	\$73,478	\$242,590
2025	\$1,163,510	21%	\$242,590	\$174,829	\$0	\$1,373	\$385,347	\$33,445
2026	\$929,520	4%	\$33,445	\$180,074	\$0	\$597	\$127,543	\$86,573
2027	\$957,890	9%	\$86,573	\$185,476	\$0	\$1,683	\$22,026	\$251,706
2028	\$1,099,749	23%	\$251,706	\$191,041	\$0	\$2,444	\$205,701	\$239,489
2029	\$1,060,754	23%	\$239,489	\$196,772	\$0	\$3,179	\$40,020	\$399,420
2030	\$1,195,436	33%	\$399,420	\$202,675	\$0	\$4,799	\$41,645	\$565,250
2031	\$1,336,808	42%	\$565,250	\$208,755	\$0	\$5,874	\$164,450	\$615,429
2032	\$1,360,383	45%	\$615,429	\$215,018	\$0	\$6,971	\$51,733	\$785,684
2033	\$1,505,350	52%	\$785,684	\$221,468	\$0	\$8,544	\$83,980	\$931,717
2034	\$1,626,174	57%	\$931,717	\$228,113	\$0	\$10,241	\$43,367	\$1,126,703
2035	\$1,797,320	63%	\$1,126,703	\$234,956	\$0	\$11,939	\$100,479	\$1,273,120
2036	\$1,919,786	66%	\$1,273,120	\$242,005	\$0	\$12,381	\$312,144	\$1,215,361
2037	\$1,833,071	66%	\$1,215,361	\$249,265	\$0	\$13,220	\$36,044	\$1,441,802
2038	\$2,033,455	71%	\$1,441,802	\$256,743	\$0	\$15,636	\$13,215	\$1,700,965
2039	\$2,268,840	75%	\$1,700,965	\$264,445	\$0	\$17,787	\$109,057	\$1,874,140
2040	\$2,418,208	78%	\$1,874,140	\$272,378	\$0	\$17,993	\$422,056	\$1,742,456
2041	\$2,255,478	77%	\$1,742,456	\$280,550	\$0	\$17,571	\$251,334	\$1,789,241
2042	\$2,269,691	79%	\$1,789,241	\$288,966	\$0	\$16,858	\$495,878	\$1,599,188
2043	\$2,038,615	78%	\$1,599,188	\$297,635	\$0	\$16,954	\$105,207	\$1,808,570
2044	\$2,209,344	82%	\$1,808,570	\$306,564	\$0	\$19,061	\$111,485	\$2,022,709
2045	\$2,385,267	85%	\$2,022,709	\$315,761	\$0	\$18,479	\$665,409	\$1,691,540
2046	\$2,002,659	84%	\$1,691,540	\$325,234	\$0	\$16,651	\$378,091	\$1,655,334
2047	\$1,911,449	87%	\$1,655,334	\$334,991	\$0	\$15,949	\$455,763	\$1,550,511
2048	\$1,744,643	89%	\$1,550,511	\$345,041	\$0	\$15,417	\$362,573	\$1,548,397
2049	\$1,676,178	92%	\$1,548,397	\$355,392	\$0	\$16,831	\$85,996	\$1,834,623
2050	\$1,898,112	97%	\$1,834,623	\$366,054	\$0	\$19,730	\$89,344	\$2,131,063
2051	\$2,131,063	100%	\$2,131,063	\$377,035	\$0	\$22,056	\$227,968	\$2,302,186

**\$159,994**

2022  
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
2022	\$1,324,866	26%	\$349,944	\$153,520	\$0	\$1,741	\$505,206	\$0
2023	\$961,401	0%	\$0	\$158,126	\$0	\$652	\$27,644	\$131,134
2024	\$1,082,434	12%	\$131,134	\$162,870	\$0	\$1,758	\$73,478	\$222,285
2025	\$1,163,510	19%	\$222,285	\$167,756	\$0	\$1,135	\$385,347	\$5,828
2026	\$929,520	1%	\$5,828	\$172,789	\$0	\$285	\$127,543	\$51,358
2027	\$957,890	5%	\$51,358	\$177,972	\$0	\$1,293	\$22,026	\$208,597
2028	\$1,099,749	19%	\$208,597	\$183,311	\$0	\$1,974	\$205,701	\$188,182
2029	\$1,060,754	18%	\$188,182	\$188,811	\$0	\$2,626	\$40,020	\$339,599
2030	\$1,195,436	28%	\$339,599	\$194,475	\$0	\$4,160	\$41,645	\$496,589
2031	\$1,336,808	37%	\$496,589	\$200,309	\$0	\$5,145	\$164,450	\$537,593
2032	\$1,360,383	40%	\$537,593	\$206,319	\$0	\$6,149	\$51,733	\$698,328
2033	\$1,505,350	46%	\$698,328	\$212,508	\$0	\$7,626	\$83,980	\$834,482
2034	\$1,626,174	51%	\$834,482	\$218,884	\$0	\$9,222	\$43,367	\$1,019,221
2035	\$1,797,320	57%	\$1,019,221	\$225,450	\$0	\$10,817	\$100,479	\$1,155,009
2036	\$1,919,786	60%	\$1,155,009	\$232,214	\$0	\$11,150	\$312,144	\$1,086,229
2037	\$1,833,071	59%	\$1,086,229	\$239,180	\$0	\$11,878	\$36,044	\$1,301,244
2038	\$2,033,455	64%	\$1,301,244	\$246,355	\$0	\$14,178	\$13,215	\$1,548,562
2039	\$2,268,840	68%	\$1,548,562	\$253,746	\$0	\$16,209	\$109,057	\$1,709,461
2040	\$2,418,208	71%	\$1,709,461	\$261,358	\$0	\$16,291	\$422,056	\$1,565,054
2041	\$2,255,478	69%	\$1,565,054	\$269,199	\$0	\$15,740	\$251,334	\$1,598,659
2042	\$2,269,691	70%	\$1,598,659	\$277,275	\$0	\$14,894	\$495,878	\$1,394,950
2043	\$2,038,615	68%	\$1,394,950	\$285,593	\$0	\$14,851	\$105,207	\$1,590,187
2044	\$2,209,344	72%	\$1,590,187	\$294,161	\$0	\$16,815	\$111,485	\$1,789,678
2045	\$2,385,267	75%	\$1,789,678	\$302,986	\$0	\$16,085	\$665,409	\$1,443,339
2046	\$2,002,659	72%	\$1,443,339	\$312,076	\$0	\$14,103	\$378,091	\$1,391,428
2047	\$1,911,449	73%	\$1,391,428	\$321,438	\$0	\$13,243	\$455,763	\$1,270,345
2048	\$1,744,643	73%	\$1,270,345	\$331,081	\$0	\$12,546	\$362,573	\$1,251,399
2049	\$1,676,178	75%	\$1,251,399	\$341,013	\$0	\$13,789	\$85,996	\$1,520,205
2050	\$1,898,112	80%	\$1,520,205	\$351,244	\$0	\$16,512	\$89,344	\$1,798,617
2051	\$2,131,063	84%	\$1,798,617	\$361,781	\$0	\$18,655	\$227,968	\$1,951,085

**\$153,520**

2022  
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
2022	\$1,324,866	26%	\$349,944	\$0	\$0	\$973	\$505,206	-\$154,288
2023	\$961,401	0%	-\$154,288	\$0	\$0	\$0	\$27,644	-\$181,932
2024	\$1,082,434	0%	-\$181,932	\$0	\$0	\$0	\$73,478	-\$255,410
2025	\$1,163,510	0%	-\$255,410	\$0	\$0	\$0	\$385,347	-\$640,758
2026	\$929,520	0%	-\$640,758	\$0	\$0	\$0	\$127,543	-\$768,301
2027	\$957,890	0%	-\$768,301	\$0	\$0	\$0	\$22,026	-\$790,327
2028	\$1,099,749	0%	-\$790,327	\$0	\$0	\$0	\$205,701	-\$996,028
2029	\$1,060,754	0%	-\$996,028	\$0	\$0	\$0	\$40,020	-\$1,036,048
2030	\$1,195,436	0%	-\$1,036,048	\$0	\$0	\$0	\$41,645	-\$1,077,693
2031	\$1,336,808	0%	-\$1,077,693	\$0	\$0	\$0	\$164,450	-\$1,242,143
2032	\$1,360,383	0%	-\$1,242,143	\$0	\$0	\$0	\$51,733	-\$1,293,876
2033	\$1,505,350	0%	-\$1,293,876	\$0	\$0	\$0	\$83,980	-\$1,377,856
2034	\$1,626,174	0%	-\$1,377,856	\$0	\$0	\$0	\$43,367	-\$1,421,223
2035	\$1,797,320	0%	-\$1,421,223	\$0	\$0	\$0	\$100,479	-\$1,521,702
2036	\$1,919,786	0%	-\$1,521,702	\$0	\$0	\$0	\$312,144	-\$1,833,846
2037	\$1,833,071	0%	-\$1,833,846	\$0	\$0	\$0	\$36,044	-\$1,869,889
2038	\$2,033,455	0%	-\$1,869,889	\$0	\$0	\$0	\$13,215	-\$1,883,104
2039	\$2,268,840	0%	-\$1,883,104	\$0	\$0	\$0	\$109,057	-\$1,992,161
2040	\$2,418,208	0%	-\$1,992,161	\$0	\$0	\$0	\$422,056	-\$2,414,217
2041	\$2,255,478	0%	-\$2,414,217	\$0	\$0	\$0	\$251,334	-\$2,665,551
2042	\$2,269,691	0%	-\$2,665,551	\$0	\$0	\$0	\$495,878	-\$3,161,429
2043	\$2,038,615	0%	-\$3,161,429	\$0	\$0	\$0	\$105,207	-\$3,266,636
2044	\$2,209,344	0%	-\$3,266,636	\$0	\$0	\$0	\$111,485	-\$3,378,121
2045	\$2,385,267	0%	-\$3,378,121	\$0	\$0	\$0	\$665,409	-\$4,043,531
2046	\$2,002,659	0%	-\$4,043,531	\$0	\$0	\$0	\$378,091	-\$4,421,622
2047	\$1,911,449	0%	-\$4,421,622	\$0	\$0	\$0	\$455,763	-\$4,877,385
2048	\$1,744,643	0%	-\$4,877,385	\$0	\$0	\$0	\$362,573	-\$5,239,957
2049	\$1,676,178	0%	-\$5,239,957	\$0	\$0	\$0	\$85,996	-\$5,325,954
2050	\$1,898,112	0%	-\$5,325,954	\$0	\$0	\$0	\$89,344	-\$5,415,297
2051	\$2,131,063	0%	-\$5,415,297	\$0	\$0	\$0	\$227,968	-\$5,643,265

**\$0**

2022 ANNUAL CONTRIBUTION

**3.00 %**

PERCENTAGE ANNUAL CONTRIBUTION INCREASE

**1.00 %**

ANNUAL INTEREST RATE



## METHODOLOGY

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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.

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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

**26%**



RESERVE FUND  
BALANCE

**\$349,944**

IDEAL  
BALANCE

**\$1,324,866**

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
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>						
Building Exterior - Roof, Asphalt Shingle	20	13	2	Squares	\$700.00	\$1,400
Building Exterior - Roof, Gutters & Downspouts	20	13	22	LF	\$8.00	\$176
Building Exterior - Siding, Wood	40	18	350	SF	\$10.25	\$3,588
Building Exterior - Windows & Sliding Glass Doors	40	18	4	Each	\$1,250.00	\$5,000
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>						
Building Exterior - Roof, Asphalt Shingle	20	13	48	Squares	\$700.00	\$33,600
Building Exterior - Roof, Gutters & Downspouts	20	13	190	LF	\$8.00	\$1,520
Building Exterior - Roof, Skylights	30	23	3	Each	\$670.00	\$2,010
Building Exterior - Siding, Wood	40	18	2050	SF	\$10.25	\$21,013
Building Exterior - Exterior Doors [x6]	10	4	1	Allowance	\$2,050.00	\$2,050
Building Exterior - Windows, Vinyl	40	18	22	Each	\$1,250.00	\$27,500
Building Interior - Common Areas, Remodel	30	9	1	Lump Sum	\$30,900.00	\$30,900
Building Interior - Fixtures & Furnishings, Furniture	10	2	1	Allowance	\$5,150.00	\$5,150
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>						
Building Exterior - Roof, Asphalt Shingle	25	14	31	Squares	\$700.00	\$21,700
Building Exterior - Siding, Replace	40	29	3000	SF	\$10.25	\$30,750
Building Exterior - Garage Door, Operator	20	9	3	Each	\$410.00	\$1,230
Building Exterior - Garage Door, 9'	20	9	3	Each	\$1,350.00	\$4,050
<b>COMMON STRUCTURE, OFFICE BLDG</b>						
Building Exterior - Roof, Asphalt Shingle	20	13	18	Squares	\$700.00	\$12,600
Building Exterior - Roof, Gutters & Downspouts	25	13	75	LF	\$8.00	\$600
Building Exterior - Siding, Wood	40	18	1970	SF	\$10.25	\$20,193
Building Exterior - Windows, Vinyl	40	18	18	Each	\$1,250.00	\$22,500
Building Exterior - Garage Door, 9'	20	5	1	Each	\$1,350.00	\$1,350
Building Exterior - Deck Surface, Wood Decking [Paint]	8	6	64	SF	\$3.10	\$198
Building Exterior - Deck Surface, Wood Decking [Replace]	20	12	64	SF	\$20.50	\$1,312
Building Exterior - Deck Guardrail, Wood	25	12	28	LF	\$46.25	\$1,295
Building Interior - Fixtures & Furnishings, Furniture	10	3	1	Allowance	\$5,150.00	\$5,150
Building Interior - Flooring, Vinyl	20	3	370	SF	\$5.25	\$1,943
Building Interior - Flooring, Carpet	20	3	33	SY	\$55.50	\$1,832
Building Interior - Doors, Wood [x5]	10	8	1	Allowance	\$2,050.00	\$2,050
Building Interior - Equipment, Surveillance DVR & Cameras	3	0	1	Allowance	\$2,050.00	\$2,050
Building Interior - Equipment, Computers	3	0	2	Each	\$2,050.00	\$4,100
Building Interior - Equipment, Copier	5	2	1	Lump Sum	\$8,250.00	\$8,250
Building Interior - Equipment, Printer	5	0	1	Lump Sum	\$620.00	\$620
Building Interior - Equipment, Scanner	5	0	1	Lump Sum	\$620.00	\$620
Building Interior - Office Building Remodel	1	0	1	Allowance	\$25,800.00	\$25,800
<b>COMMON AREA, PAVING</b>						
General Site - Paving, Asphalt Overlay - Aster Lane	20	10	10640	SF	\$2.10	\$22,344
General Site - Paving, Asphalt Overlay - Bay Point East	20	6	33300	SF	\$2.10	\$69,930
General Site - Paving, Asphalt Overlay - Bay Point West	20	6	24480	SF	\$2.10	\$51,408
General Site - Paving, Asphalt Overlay - Bay Point Lane	20	6	1	Lump Sum	\$13,700.00	\$13,700
General Site - Paving, Asphalt Overlay - Beach Grass Lane	20	4	5160	SF	\$2.10	\$10,836
General Site - Paving, Asphalt Overlay - Big Tree	20	1	9840	SF	\$2.10	\$20,664



Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
<b>COMMON AREA, PAVING</b>						
General Site - Paving, Asphalt Overlay - Blue Heron	20	17	7350	SF	\$2.10	\$15,435
General Site - Paving, Asphalt Overlay - Driftwood Anex	20	17	1	Lump Sum	\$4,800.00	\$4,800
General Site - Paving, Asphalt Overlay - Driftwood Lane	20	5	6600	SF	\$2.10	\$13,860
General Site - Paving, Asphalt Overlay - Dune Crest Lane	20	18	5290	SF	\$2.10	\$11,109
General Site - Paving, Asphalt Overlay - Dune Point Road	20	14	21920	SF	\$2.10	\$46,032
General Site - Paving, Asphalt Overlay - Fairway Lane	20	7	5350	SF	\$2.10	\$11,235
General Site - Paving, Asphalt Overlay - Huckleberry	20	14	4350	SF	\$2.10	\$9,135
General Site - Paving, Asphalt Overlay - Kinglet Ridge	20	14	2720	SF	\$2.10	\$5,712
General Site - Paving, Asphalt Overlay - Marsh Lane	20	8	2650	SF	\$2.10	\$5,565
General Site - Paving, Asphalt Overlay - N. Bay Ridge	20	0	2690	SF	\$2.10	\$5,649
General Site - Paving, Asphalt Overlay - Ocean Crest Road	20	18	15150	SF	\$2.10	\$31,815
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	20	4	4160	SF	\$2.10	\$8,736
General Site - Paving, Asphalt Overlay - Par 3 Lane	20	11	4540	SF	\$2.10	\$9,534
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	20	11	1930	SF	\$2.10	\$4,053
General Site - Paving, Asphalt Overlay - Ridgecrest Road	20	11	22420	SF	\$2.10	\$47,082
General Site - Paving, Asphalt Overlay - Sea Dunes	20	2	2250	SF	\$2.10	\$4,725
General Site - Paving, Asphalt Overlay - Sea Gull Lane	20	18	5800	SF	\$2.10	\$12,180
General Site - Paving, Asphalt Overlay - Shore Pine Court	20	3	7760	SF	\$2.10	\$16,296
General Site - Paving, Asphalt Overlay - South Bay Ridge	20	18	4170	SF	\$2.10	\$8,757
General Site - Paving, Asphalt Overlay - Spouting Whale	20	0	8050	SF	\$2.10	\$16,905
General Site - Paving, Asphalt Overlay - Spruce Glen Road	20	4	8610	SF	\$2.10	\$18,081
General Site - Paving, Asphalt Overlay - WoodThrush	20	7	3276	SF	\$2.10	\$6,880
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	20	3	178075	SF	\$1.70	\$302,728
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	20	0	144795	SF	\$1.70	\$246,152
General Site - Paving, Asphalt Overlay - Office Parking Lot	20	17	6510	SF	\$2.10	\$13,671
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	20	17	2750	SF	\$2.10	\$5,775
General Site - Paving, Asphalt Overlay - Parking Lot @ End	20	14	7890	SF	\$2.10	\$16,569
General Site - Paving, Asphalt Patch/Limited Repair	2	0	1	Allowance	\$20,600.00	\$2,060
General Site - Concrete Curb, Replace @ Office Parking Lot	20	15	140	SF	\$20.50	\$2,870
<b>COMMON AREA, GENERAL SITE</b>						
General Site - Swimming Pool, Resurface	15	6	1	Lump Sum	\$18,500.00	\$18,500
General Site - Swimming Pool, Retile	30	21	140	LF	\$36.00	\$5,040
General Site - Swimming Pool, Cover	4	2	1	Lump Sum	\$4,125.00	\$4,125
General Site - Swimming Pool, Furniture	10	4	1	Allowance	\$5,150.00	\$5,150
General Site - Swimming Pool Equipment, General	3	1	1	Allowance	\$6,175.00	\$6,175
General Site - Rec Building: Structure, Wood Pool Shed	20	9	1	Allowance	\$20,600.00	\$20,600
General Site - Tennis & B'ball Courts, Resurface	20	8	1	Lump Sum	\$23,200.00	\$23,200
General Site - Tennis & B'ball Courts, Resurface & Repair	20	18	13500	SF	\$2.35	\$31,725
General Site - Tennis Court, Equipment	5	4	1	Allowance	\$1,550.00	\$1,550
General Site - Basketball Court, Equipment	15	4	1	Each	\$3,050.00	\$3,050
General Site - Playground, Equipment	20	15	1	Lump Sum	\$4,125.00	\$4,125

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
<b>COMMON AREA, GENERAL SITE</b>						
General Site - Entry Gate, Maintain & Repair	10	3	1	Each	\$2,050.00	\$2,050
General Site - Entry Gate, Access Control	15	3	1	Each	\$5,150.00	\$5,150
General Site - Entry Gate, Operator	10	4	1	Each	\$4,125.00	\$4,125
General Site - Fence, Chain Link 10' @ Tennis Court	30	14	450	LF	\$50.00	\$22,500
General Site - Fence, Chain Link 5'-6'	30	4	370	LF	\$35.00	\$12,950
General Site - Fence, Wood @ Rec. Bldg	25	9	240	LF	\$70.00	\$16,800
General Site - Light Fixtures, Landscape @ Office	10	3	1	Allowance	\$2,050.00	\$2,050
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	10	3	1	Allowance	\$3,100.00	\$3,100
General Site - Beach Access, Limited Repair	5	4	1	Allowance	\$5,150.00	\$258
General Site - Maint. Equipment, Large Pull Blower	15	2	1	Each	\$7,850.00	\$7,850
General Site - Maint. Equipment, Riding Lawn Mowers	3	0	2	Each	\$3,100.00	\$6,200
General Site - Maint. Equipment, Toro Workman Cart	15	2	1	Lump Sum	\$10,200.00	\$10,200
General Site - Maint. Equipment, Wood Chipper	12	2	1	Lump Sum	\$26,900.00	\$26,900
General Site - Maint. Equipment, DR Brusher	5	0	1	Lump Sum	\$2,550.00	\$2,550
General Site - Vehicle, Maintenance Truck	20	19	1	Each	\$66,500.00	\$66,500
General Site - Vehicle, Security	20	18	1	Each	\$26,800.00	\$26,800
<b>COMMON AREA, BEACH ACCESS</b>						
General Site - Beach Access #1, 143 & 145 Salishan Dr	25	0	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #2, 163 & 165 Salishan Dr	25	22	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #3, Sea Dunes/Across Community Club	25	0	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #4, 20 Beach Grass Ln	25	24	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #5, 241 & 243 Salishan Dr	25	0	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #6, Spouting Whale Ln	25	24	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	25	24	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #8, 281 & 283 Salishan Dr	25	19	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #9, 299 & 301 Salishan Dr	25	0	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #10, 331 & 333 Salishan Dr	25	0	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #11, 347 & 349 Salishan Dr	25	0	10	LF	\$2,750.00	\$27,500
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	25	0	10	LF	\$2,750.00	\$27,500
General Site - Rip Rap Emergency Rebuild	5	4	1	Allowance	\$38,300.00	\$38,300
					<b>TOTALS</b>	<b>\$2,103,902</b>

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
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>				
Building Exterior - Roof, Asphalt Shingle	\$1,400	\$490	\$70	0.05%
Building Exterior - Roof, Gutters & Downspouts	\$176	\$62	\$9	0.01%
Building Exterior - Siding, Wood	\$3,588	\$1,973	\$90	0.06%
Building Exterior - Windows & Sliding Glass Doors	\$5,000	\$2,750	\$125	0.09%
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>				
Building Exterior - Roof, Asphalt Shingle	\$33,600	\$11,760	\$1,680	1.20%
Building Exterior - Roof, Gutters & Downspouts	\$1,520	\$532	\$76	0.05%
Building Exterior - Roof, Skylights	\$2,010	\$469	\$67	0.05%
Building Exterior - Siding, Wood	\$21,013	\$11,557	\$525	0.38%
Building Exterior - Exterior Doors [x6]	\$2,050	\$1,230	\$205	0.15%
Building Exterior - Windows, Vinyl	\$27,500	\$15,125	\$688	0.49%
Building Interior - Common Areas, Remodel	\$30,900	\$21,630	\$1,030	0.74%
Building Interior - Fixtures & Furnishings, Furniture	\$5,150	\$4,120	\$515	0.37%
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>				
Building Exterior - Roof, Asphalt Shingle	\$21,700	\$9,548	\$868	0.62%
Building Exterior - Siding, Replace	\$30,750	\$8,456	\$769	0.55%
Building Exterior - Garage Door, Operator	\$1,230	\$677	\$62	0.04%
Building Exterior - Garage Door, 9'	\$4,050	\$2,228	\$203	0.15%
<b>COMMON STRUCTURE, OFFICE BLDG</b>				
Building Exterior - Roof, Asphalt Shingle	\$12,600	\$4,410	\$630	0.45%
Building Exterior - Roof, Gutters & Downspouts	\$600	\$288	\$24	0.02%
Building Exterior - Siding, Wood	\$20,193	\$11,106	\$505	0.36%
Building Exterior - Windows, Vinyl	\$22,500	\$12,375	\$563	0.40%
Building Exterior - Garage Door, 9'	\$1,350	\$1,013	\$68	0.05%
Building Exterior - Deck Surface, Wood Decking [Paint]	\$198	\$50	\$25	0.02%
Building Exterior - Deck Surface, Wood Decking [Replace]	\$1,312	\$525	\$66	0.05%
Building Exterior - Deck Guardrail, Wood	\$1,295	\$673	\$52	0.04%
Building Interior - Fixtures & Furnishings, Furniture	\$5,150	\$3,605	\$515	0.37%
Building Interior - Flooring, Vinyl	\$1,943	\$1,651	\$97	0.07%
Building Interior - Flooring, Carpet	\$1,832	\$1,557	\$92	0.07%
Building Interior - Doors, Wood [x5]	\$2,050	\$410	\$205	0.15%
Building Interior - Equipment, Surveillance DVR & Cameras	\$2,050	\$2,050	\$683	0.49%
Building Interior - Equipment, Computers	\$4,100	\$4,100	\$1,367	0.98%
Building Interior - Equipment, Copier	\$8,250	\$4,950	\$1,650	1.18%
Building Interior - Equipment, Printer	\$620	\$620	\$124	0.09%
Building Interior - Equipment, Scanner	\$620	\$620	\$124	0.09%
Building Interior - Office Building Remodel	\$25,800	\$25,800	\$25,800	18.49%
<b>COMMON AREA, PAVING</b>				
General Site - Paving, Asphalt Overlay - Aster Lane	\$22,344	\$11,172	\$1,117	0.80%
General Site - Paving, Asphalt Overlay - Bay Point East	\$69,930	\$48,951	\$3,497	2.51%
General Site - Paving, Asphalt Overlay - Bay Point West	\$51,408	\$35,986	\$2,570	1.84%
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$13,700	\$9,590	\$685	0.49%
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$10,836	\$8,669	\$542	0.39%
General Site - Paving, Asphalt Overlay - Big Tree	\$20,664	\$19,631	\$1,033	0.74%

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
<b>COMMON AREA, PAVING</b>				
General Site - Paving, Asphalt Overlay - Blue Heron	\$15,435	\$2,315	\$772	0.55%
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$4,800	\$720	\$240	0.17%
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$13,860	\$10,395	\$693	0.50%
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$11,109	\$1,111	\$555	0.40%
General Site - Paving, Asphalt Overlay - Dune Point Road	\$46,032	\$13,810	\$2,302	1.65%
General Site - Paving, Asphalt Overlay - Fairway Lane	\$11,235	\$7,303	\$562	0.40%
General Site - Paving, Asphalt Overlay - Huckleberry	\$9,135	\$2,741	\$457	0.33%
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$5,712	\$1,714	\$286	0.20%
General Site - Paving, Asphalt Overlay - Marsh Lane	\$5,565	\$3,339	\$278	0.20%
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$5,649	\$5,649	\$282	0.20%
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$31,815	\$3,182	\$1,591	1.14%
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$8,736	\$6,989	\$437	0.31%
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$9,534	\$4,290	\$477	0.34%
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$4,053	\$1,824	\$203	0.15%
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$47,082	\$21,187	\$2,354	1.69%
General Site - Paving, Asphalt Overlay - Sea Dunes	\$4,725	\$4,253	\$236	0.17%
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$12,180	\$1,218	\$609	0.44%
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$16,296	\$13,852	\$815	0.58%
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$8,757	\$876	\$438	0.31%
General Site - Paving, Asphalt Overlay - Spouting Whale	\$16,905	\$16,905	\$845	0.61%
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$18,081	\$14,465	\$904	0.65%
General Site - Paving, Asphalt Overlay - WoodThrush	\$6,880	\$4,472	\$344	0.25%
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$302,728	\$257,318	\$15,136	10.85%
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$246,152	\$246,152	\$12,308	8.82%
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$13,671	\$2,051	\$684	0.49%
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$5,775	\$866	\$289	0.21%
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$16,569	\$4,971	\$828	0.59%
General Site - Paving, Asphalt Patch/Limited Repair	\$2,060	\$2,060	\$1,030	0.74%
General Site - Concrete Curb, Replace @ Office Parking Lot	\$2,870	\$718	\$144	0.10%
<b>COMMON AREA, GENERAL SITE</b>				
General Site - Swimming Pool, Resurface	\$18,500	\$11,100	\$1,233	0.88%
General Site - Swimming Pool, Retile	\$5,040	\$1,512	\$168	0.12%
General Site - Swimming Pool, Cover	\$4,125	\$2,063	\$1,031	0.74%
General Site - Swimming Pool, Furniture	\$5,150	\$3,090	\$515	0.37%
General Site - Swimming Pool Equipment, General	\$6,175	\$4,117	\$2,058	1.48%
General Site - Rec Building: Structure, Wood Pool Shed	\$20,600	\$11,330	\$1,030	0.74%
General Site - Tennis & B'ball Courts, Resurface	\$23,200	\$13,920	\$1,160	0.83%
General Site - Tennis & B'ball Courts, Resurface & Repair	\$31,725	\$3,173	\$1,586	1.14%
General Site - Tennis Court, Equipment	\$1,550	\$310	\$310	0.22%
General Site - Basketball Court, Equipment	\$3,050	\$2,237	\$203	0.15%
General Site - Playground, Equipment	\$4,125	\$1,031	\$206	0.15%

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
<b>COMMON AREA, GENERAL SITE</b>				
General Site - Entry Gate, Maintain & Repair	\$2,050	\$1,435	\$205	0.15%
General Site - Entry Gate, Access Control	\$5,150	\$4,120	\$343	0.25%
General Site - Entry Gate, Operator	\$4,125	\$2,475	\$413	0.30%
General Site - Fence, Chain Link 10' @ Tennis Court	\$22,500	\$12,000	\$750	0.54%
General Site - Fence, Chain Link 5'-6'	\$12,950	\$11,223	\$432	0.31%
General Site - Fence, Wood @ Rec. Bldg	\$16,800	\$10,752	\$672	0.48%
General Site - Light Fixtures, Landscape @ Office	\$2,050	\$1,435	\$205	0.15%
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$3,100	\$2,170	\$310	0.22%
General Site - Beach Access, Limited Repair	\$258	\$52	\$52	0.04%
General Site - Maint. Equipment, Large Pull Blower	\$7,850	\$6,803	\$523	0.38%
General Site - Maint. Equipment, Riding Lawn Mowers	\$6,200	\$6,200	\$2,067	1.48%
General Site - Maint. Equipment, Toro Workman Cart	\$10,200	\$8,840	\$680	0.49%
General Site - Maint. Equipment, Wood Chipper	\$26,900	\$22,417	\$2,242	1.61%
General Site - Maint. Equipment, DR Brusher	\$2,550	\$2,550	\$510	0.37%
General Site - Vehicle, Maintenance Truck	\$66,500	\$3,325	\$3,325	2.38%
General Site - Vehicle, Security	\$26,800	\$2,680	\$1,340	0.96%
<b>COMMON AREA, BEACH ACCESS</b>				
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$27,500	\$27,500	\$1,100	0.79%
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$27,500	\$3,300	\$1,100	0.79%
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$27,500	\$27,500	\$1,100	0.79%
General Site - Beach Access #4, 20 Beach Grass Ln	\$27,500	\$1,100	\$1,100	0.79%
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$27,500	\$27,500	\$1,100	0.79%
General Site - Beach Access #6, Spouting Whale Ln	\$27,500	\$1,100	\$1,100	0.79%
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$27,500	\$1,100	\$1,100	0.79%
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$27,500	\$6,600	\$1,100	0.79%
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$27,500	\$27,500	\$1,100	0.79%
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$27,500	\$27,500	\$1,100	0.79%
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$27,500	\$27,500	\$1,100	0.79%
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$27,500	\$27,500	\$1,100	0.79%
General Site - Rip Rap Emergency Rebuild	\$38,300	\$7,660	\$7,660	5.49%
<b>TOTALS</b>	<b>\$2,103,902</b>	<b>\$1,324,866</b>	<b>\$139,538</b>	<b>100%</b>



# RESERVE EXPENSES 1-5 YEARS

Component	2022	2023	2024	2025	2026
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows & Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Exterior Doors [x6]	\$0	\$0	\$0	\$0	\$2,307
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Common Areas, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$5,464	\$0	\$0
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, Operator	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, OFFICE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Replace]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Guardrail, Wood	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$5,628	\$0
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$2,123	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$2,001	\$0
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$2,050	\$0	\$0	\$2,240	\$0
Building Interior - Equipment, Computers	\$4,100	\$0	\$0	\$4,480	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$8,752	\$0	\$0
Building Interior - Equipment, Printer	\$620	\$0	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$620	\$0	\$0	\$0	\$0
Building Interior - Office Building Remodel	\$25,800	\$0	\$0	\$0	\$0
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Aster Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$0	\$0	\$0	\$0	\$12,196
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$21,284	\$0	\$0	\$0

Component	2022	2023	2024	2025	2026
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Blue Heron	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Point Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Fairway Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Huckleberry	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Marsh Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$5,649	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$0	\$0	\$0	\$0	\$9,832
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Dunes	\$0	\$0	\$5,013	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$0	\$0	\$0	\$17,807	\$0
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$16,905	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$0	\$0	\$0	\$0	\$20,350
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$330,799	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$246,152	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Patch/Limited Repair	\$2,060	\$0	\$2,185	\$0	\$2,319
General Site - Concrete Curb, Replace @ Office Parking Lot	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Cover	\$0	\$0	\$4,376	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$5,796
General Site - Swimming Pool Equipment, General	\$0	\$6,360	\$0	\$0	\$6,950
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$1,745
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$3,433
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0

Component	2022	2023	2024	2025	2026
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$2,240	\$0
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$5,628	\$0
General Site - Entry Gate, Operator	\$0	\$0	\$0	\$0	\$4,643
General Site - Fence, Chain Link 10' @ Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 5'-6'	\$0	\$0	\$0	\$0	\$14,575
General Site - Fence, Wood @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Landscape @ Office	\$0	\$0	\$0	\$2,240	\$0
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$3,387	\$0
General Site - Beach Access, Limited Repair	\$0	\$0	\$0	\$0	\$290
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$8,328	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$6,200	\$0	\$0	\$6,775	\$0
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$10,821	\$0	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$0	\$28,538	\$0	\$0
General Site - Maint. Equipment, DR Brusher	\$2,550	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$0	\$0	\$0	\$0	\$0
General Site - Vehicle, Security	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, BEACH ACCESS</b>					
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$27,500	\$0	\$0	\$0	\$0
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$27,500	\$0	\$0	\$0	\$0
General Site - Beach Access #4, 20 Beach Grass Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$27,500	\$0	\$0	\$0	\$0
General Site - Beach Access #6, Spouting Whale Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$27,500	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$27,500	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$27,500	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$27,500	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$0	\$0	\$0	\$0	\$43,107
Annual Expenditure	\$505,206	\$27,644	\$73,478	\$385,347	\$127,543





## RESERVE EXPENSES 6-10 YEARS

Component	2027	2028	2029	2030	2031
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows & Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Exterior Doors [x6]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Common Areas, Remodel	\$0	\$0	\$0	\$0	\$40,317
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, Operator	\$0	\$0	\$0	\$0	\$1,605
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$5,284
<b>COMMON STRUCTURE, OFFICE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$1,565	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$0	\$237	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Replace]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Guardrail, Wood	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$2,597	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$2,448	\$0	\$0	\$2,675
Building Interior - Equipment, Computers	\$0	\$4,896	\$0	\$0	\$5,350
Building Interior - Equipment, Copier	\$0	\$0	\$10,146	\$0	\$0
Building Interior - Equipment, Printer	\$719	\$0	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$719	\$0	\$0	\$0	\$0
Building Interior - Office Building Remodel	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Aster Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$83,500	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$61,384	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$16,359	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$0	\$0	\$0	\$0

Component	2027	2028	2029	2030	2031
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Blue Heron	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$16,068	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Point Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Fairway Lane	\$0	\$0	\$13,818	\$0	\$0
General Site - Paving, Asphalt Overlay - Huckleberry	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Marsh Lane	\$0	\$0	\$0	\$7,050	\$0
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Dunes	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$8,461	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Patch/Limited Repair	\$0	\$2,460	\$0	\$2,610	\$0
General Site - Concrete Curb, Replace @ Office Parking Lot	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Swimming Pool, Resurface	\$0	\$22,090	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Cover	\$0	\$4,925	\$0	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$0	\$0	\$7,594	\$0	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$26,878
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$29,389	\$0
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$2,022
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0

Component	2027	2028	2029	2030	2031
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Operator	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 10' @ Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 5'-6'	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Wood @ Rec. Bldg	\$0	\$0	\$0	\$0	\$21,920
General Site - Light Fixtures, Landscape @ Office	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access, Limited Repair	\$0	\$0	\$0	\$0	\$336
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$7,403	\$0	\$0	\$8,090
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, DR Brusher	\$2,956	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$0	\$0	\$0	\$0	\$0
General Site - Vehicle, Security	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, BEACH ACCESS</b>					
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #4, 20 Beach Grass Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #6, Spouting Whale Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$0	\$0	\$0	\$0	\$49,973
Annual Expenditure	\$22,026	\$205,701	\$40,020	\$41,645	\$164,450



# RESERVE EXPENSES 11-15 YEARS

Component	2032	2033	2034	2035	2036
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$2,056	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$258	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows & Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$49,343	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$2,232	\$0
Building Exterior - Roof, Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Exterior Doors [x6]	\$0	\$0	\$0	\$0	\$3,101
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Common Areas, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$7,343	\$0	\$0
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$32,823
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, Operator	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, OFFICE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$18,504	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$881	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$0	\$0	\$0	\$0	\$300
Building Exterior - Deck Surface, Wood Decking [Replace]	\$0	\$0	\$1,871	\$0	\$0
Building Exterior - Deck Guardrail, Wood	\$0	\$0	\$1,846	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$7,563	\$0
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$0	\$2,923	\$0	\$0
Building Interior - Equipment, Computers	\$0	\$0	\$5,846	\$0	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$11,763	\$0	\$0
Building Interior - Equipment, Printer	\$833	\$0	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$833	\$0	\$0	\$0	\$0
Building Interior - Office Building Remodel	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Aster Lane	\$30,028	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$0	\$0	\$0	\$0

Component	2032	2033	2034	2035	2036
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Blue Heron	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Point Road	\$0	\$0	\$0	\$0	\$69,628
General Site - Paving, Asphalt Overlay - Fairway Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Huckleberry	\$0	\$0	\$0	\$0	\$13,818
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$0	\$0	\$0	\$0	\$8,640
General Site - Paving, Asphalt Overlay - Marsh Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$0	\$13,197	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$0	\$5,610	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$0	\$65,172	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Dunes	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$0	\$0	\$0	\$0	\$25,062
General Site - Paving, Asphalt Patch/Limited Repair	\$2,768	\$0	\$2,937	\$0	\$3,116
General Site - Concrete Curb, Replace @ Office Parking Lot	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Cover	\$5,544	\$0	\$0	\$0	\$6,239
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$7,790
General Site - Swimming Pool Equipment, General	\$8,299	\$0	\$0	\$9,068	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$2,345
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0

Component	2032	2033	2034	2035	2036
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$3,010	\$0
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Operator	\$0	\$0	\$0	\$0	\$6,239
General Site - Fence, Chain Link 10' @ Tennis Court	\$0	\$0	\$0	\$0	\$34,033
General Site - Fence, Chain Link 5'-6'	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Wood @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Landscape @ Office	\$0	\$0	\$0	\$3,010	\$0
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$4,552	\$0
General Site - Beach Access, Limited Repair	\$0	\$0	\$0	\$0	\$389
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$0	\$8,840	\$0	\$0
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$0	\$0	\$0	\$40,689
General Site - Maint. Equipment, DR Brusher	\$3,427	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$0	\$0	\$0	\$0	\$0
General Site - Vehicle, Security	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, BEACH ACCESS</b>					
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #4, 20 Beach Grass Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #6, Spouting Whale Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$0	\$0	\$0	\$0	\$57,932
Annual Expenditure	\$51,733	\$83,980	\$43,367	\$100,479	\$312,144



## RESERVE EXPENSES 16-20 YEARS

Component	2037	2038	2039	2040	2041
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$6,107	\$0
Building Exterior - Windows & Sliding Glass Doors	\$0	\$0	\$0	\$8,512	\$0
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$35,772	\$0
Building Exterior - Exterior Doors [x6]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$46,817	\$0
Building Interior - Common Areas, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, Operator	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, OFFICE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$34,376	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$38,305	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Replace]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Guardrail, Wood	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$3,490	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$3,194	\$0	\$0	\$3,490	\$0
Building Interior - Equipment, Computers	\$6,388	\$0	\$0	\$6,980	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$13,636	\$0	\$0
Building Interior - Equipment, Printer	\$966	\$0	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$966	\$0	\$0	\$0	\$0
Building Interior - Office Building Remodel	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Aster Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$0	\$0	\$0	\$0

Component	2037	2038	2039	2040	2041
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Blue Heron	\$0	\$0	\$25,512	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$0	\$0	\$7,934	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$0	\$0	\$0	\$18,912	\$0
General Site - Paving, Asphalt Overlay - Dune Point Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Fairway Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Huckleberry	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Marsh Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$0	\$0	\$0	\$54,163	\$0
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Dunes	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$0	\$0	\$0	\$20,736	\$0
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$14,908	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$0	\$0	\$22,596	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$0	\$0	\$9,545	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Patch/Limited Repair	\$0	\$3,306	\$0	\$3,507	\$0
General Site - Concrete Curb, Replace @ Office Parking Lot	\$4,471	\$0	\$0	\$0	\$0
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Cover	\$0	\$0	\$0	\$7,023	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$0	\$9,909	\$0	\$0	\$10,828
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$54,010	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$2,718
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$5,348
General Site - Playground, Equipment	\$6,427	\$0	\$0	\$0	\$0



Component	2037	2038	2039	2040	2041
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$8,768	\$0
General Site - Entry Gate, Operator	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 10' @ Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 5'-6'	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Wood @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Landscape @ Office	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access, Limited Repair	\$0	\$0	\$0	\$0	\$452
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$12,975	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$9,659	\$0	\$0	\$10,555	\$0
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$16,859	\$0	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, DR Brusher	\$3,973	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$0	\$0	\$0	\$0	\$116,608
General Site - Vehicle, Security	\$0	\$0	\$0	\$45,625	\$0
<b>COMMON AREA, BEACH ACCESS</b>					
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #4, 20 Beach Grass Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #6, Spouting Whale Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$0	\$0	\$0	\$0	\$48,221
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$0	\$0	\$0	\$0	\$67,159
Annual Expenditure	\$36,044	\$13,215	\$109,057	\$422,056	\$251,334



## RESERVE EXPENSES 21-25 YEARS

Component	2042	2043	2044	2045	2046
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows & Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Skylights	\$0	\$0	\$0	\$3,967	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Exterior Doors [x6]	\$0	\$0	\$0	\$0	\$4,167
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Common Areas, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$9,868	\$0	\$0
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, Operator	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, OFFICE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$0	\$0	\$380	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Replace]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Guardrail, Wood	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$10,164	\$0
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$3,834	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$3,615	\$0
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$3,814	\$0	\$0	\$4,167
Building Interior - Equipment, Computers	\$0	\$7,627	\$0	\$0	\$8,334
Building Interior - Equipment, Copier	\$0	\$0	\$15,808	\$0	\$0
Building Interior - Equipment, Printer	\$1,120	\$0	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$1,120	\$0	\$0	\$0	\$0
Building Interior - Office Building Remodel	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Aster Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$0	\$0	\$0	\$0	\$22,027
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$38,441	\$0	\$0	\$0

Component	2042	2043	2044	2045	2046
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Blue Heron	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Point Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Fairway Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Huckleberry	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Marsh Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$10,203	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$0	\$0	\$0	\$0	\$17,758
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Dunes	\$0	\$0	\$9,054	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$0	\$0	\$0	\$32,162	\$0
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$30,532	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$0	\$0	\$0	\$0	\$36,755
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$597,459	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$444,577	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Patch/Limited Repair	\$3,721	\$0	\$3,947	\$0	\$4,188
General Site - Concrete Curb, Replace @ Office Parking Lot	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Swimming Pool, Resurface	\$0	\$34,415	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$9,376	\$0	\$0	\$0
General Site - Swimming Pool, Cover	\$0	\$0	\$7,904	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$10,469
General Site - Swimming Pool Equipment, General	\$0	\$0	\$11,832	\$0	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$3,151
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0

Component	2042	2043	2044	2045	2046
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$4,046	\$0
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Operator	\$0	\$0	\$0	\$0	\$8,385
General Site - Fence, Chain Link 10' @ Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 5'-6'	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Wood @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Landscape @ Office	\$0	\$0	\$0	\$4,046	\$0
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$6,118	\$0
General Site - Beach Access, Limited Repair	\$0	\$0	\$0	\$0	\$523
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$11,534	\$0	\$0	\$12,603
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, DR Brusher	\$4,606	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$0	\$0	\$0	\$0	\$0
General Site - Vehicle, Security	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, BEACH ACCESS</b>					
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$0	\$0	\$52,693	\$0	\$0
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #4, 20 Beach Grass Ln	\$0	\$0	\$0	\$0	\$55,902
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #6, Spouting Whale Ln	\$0	\$0	\$0	\$0	\$55,902
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$0	\$0	\$0	\$0	\$55,902
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$0	\$0	\$0	\$0	\$77,856
Annual Expenditure	\$495,878	\$105,207	\$111,485	\$665,409	\$378,091



## RESERVE EXPENSES 26-30 YEARS

Component	2047	2048	2049	2050	2051
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows & Sliding Glass Doors	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Exterior Doors [x6]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Common Areas, Remodel	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$72,464
Building Exterior - Garage Door, Operator	\$0	\$0	\$0	\$0	\$2,899
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$9,544
<b>COMMON STRUCTURE, OFFICE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$0
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$2,827	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Replace]	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Guardrail, Wood	\$0	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$0	\$0
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$0
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$4,690	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$0	\$4,554	\$0	\$0
Building Interior - Equipment, Computers	\$0	\$0	\$9,107	\$0	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$18,326	\$0	\$0
Building Interior - Equipment, Printer	\$1,298	\$0	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$1,298	\$0	\$0	\$0	\$0
Building Interior - Office Building Remodel	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Aster Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$150,810	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$110,866	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$29,545	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$0	\$0	\$0	\$0

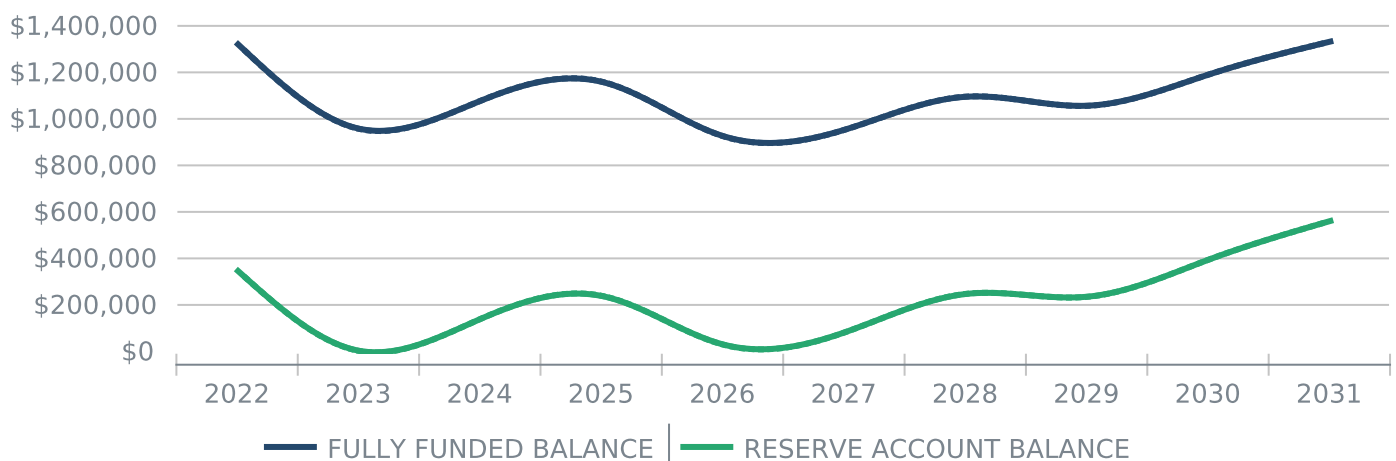
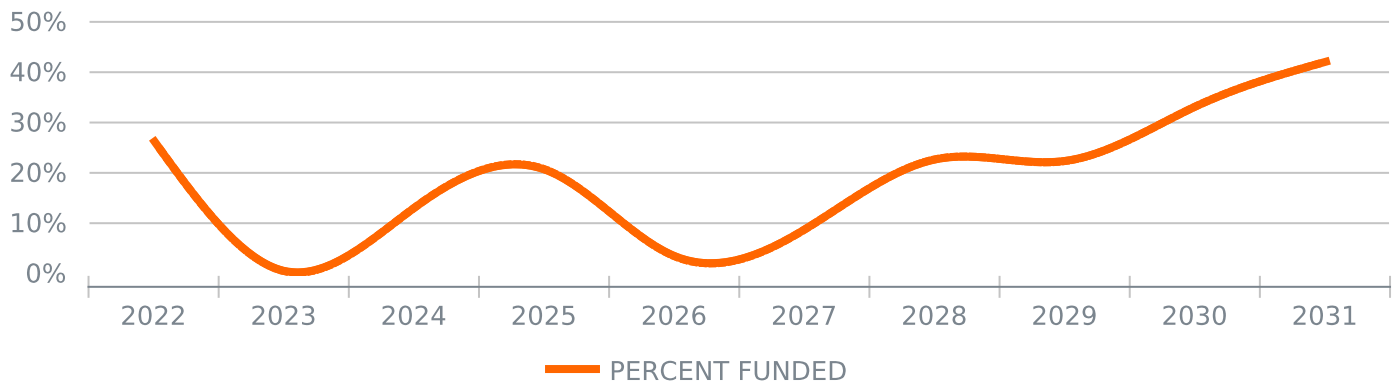
Component	2047	2048	2049	2050	2051
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Blue Heron	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$29,020	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Dune Point Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Fairway Lane	\$0	\$0	\$24,956	\$0	\$0
General Site - Paving, Asphalt Overlay - Huckleberry	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Marsh Lane	\$0	\$0	\$0	\$12,732	\$0
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Dunes	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$15,282	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Patch/Limited Repair	\$0	\$4,443	\$0	\$4,713	\$0
General Site - Concrete Curb, Replace @ Office Parking Lot	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Swimming Pool, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Cover	\$0	\$8,896	\$0	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$12,929	\$0	\$0	\$14,128	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$48,545
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$53,080	\$0
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$0	\$0	\$0	\$0	\$3,653
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0

Component	2047	2048	2049	2050	2051
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Operator	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 10' @ Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 5'-6'	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Wood @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Landscape @ Office	\$0	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access, Limited Repair	\$0	\$0	\$0	\$0	\$607
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$0	\$13,772	\$0	\$0
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$58,012	\$0	\$0	\$0
General Site - Maint. Equipment, DR Brusher	\$5,339	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$0	\$0	\$0	\$0	\$0
General Site - Vehicle, Security	\$0	\$0	\$0	\$0	\$0
<b>COMMON AREA, BEACH ACCESS</b>					
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$57,579	\$0	\$0	\$0	\$0
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$57,579	\$0	\$0	\$0	\$0
General Site - Beach Access #4, 20 Beach Grass Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$57,579	\$0	\$0	\$0	\$0
General Site - Beach Access #6, Spouting Whale Ln	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$0	\$0	\$0	\$0	\$0
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$57,579	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$57,579	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$57,579	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$57,579	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$0	\$0	\$0	\$0	\$90,256
Annual Expenditure	\$455,763	\$362,573	\$85,996	\$89,344	\$227,968



# FULL FUNDING PLAN 1-10 YEARS

YEAR 1-10	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Fully Funded Balance	\$1,324,866	\$961,401	\$1,082,434	\$1,163,510	\$929,520	\$957,890	\$1,099,749	\$1,060,754	\$1,195,436	\$1,336,808
Percentage Funded (%)	26%	1%	13%	21%	4%	9%	23%	23%	33%	42%
Beginning Balance	\$349,944	\$6,505	\$144,405	\$242,590	\$33,445	\$86,573	\$251,706	\$239,489	\$399,420	\$565,250
Reserve Contribution	\$159,994	\$164,793	\$169,737	\$174,829	\$180,074	\$185,476	\$191,041	\$196,772	\$202,675	\$208,755
Avg Unit Contribution (mth)	\$36.33	\$37.42	\$38.54	\$39.70	\$40.89	\$42.12	\$43.38	\$44.68	\$46.02	\$47.40
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	\$1,773	\$751	\$1,925	\$1,373	\$597	\$1,683	\$2,444	\$3,179	\$4,799	\$5,874
Reserve Expenditures	\$505,206	\$27,644	\$73,478	\$385,347	\$127,543	\$22,026	\$205,701	\$40,020	\$41,645	\$164,450
ENDING BALANCE	\$6,505	\$144,405	\$242,590	\$33,445	\$86,573	\$251,706	\$239,489	\$399,420	\$565,250	\$615,429

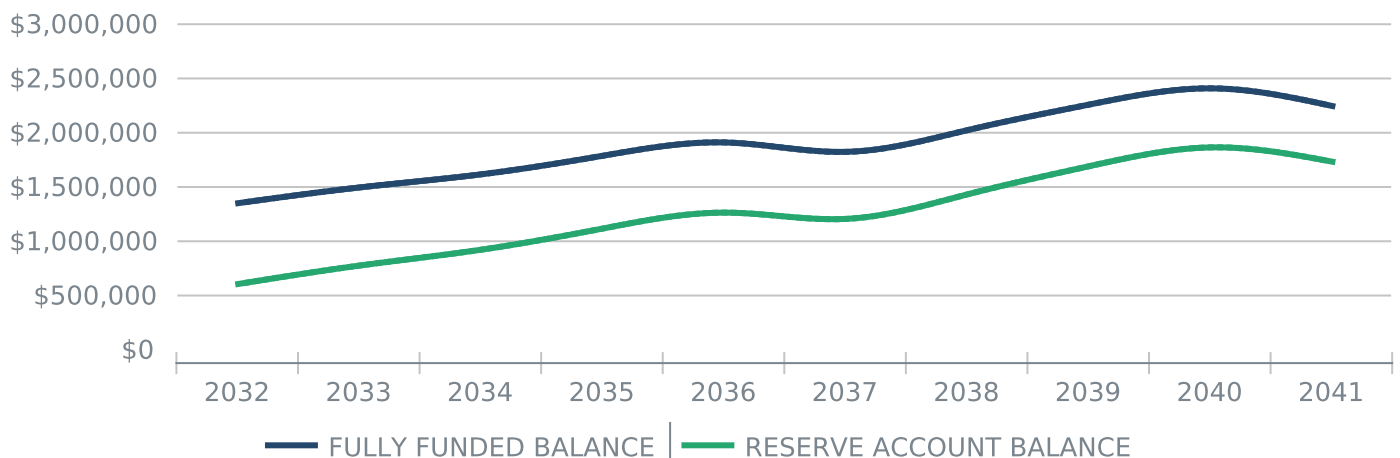
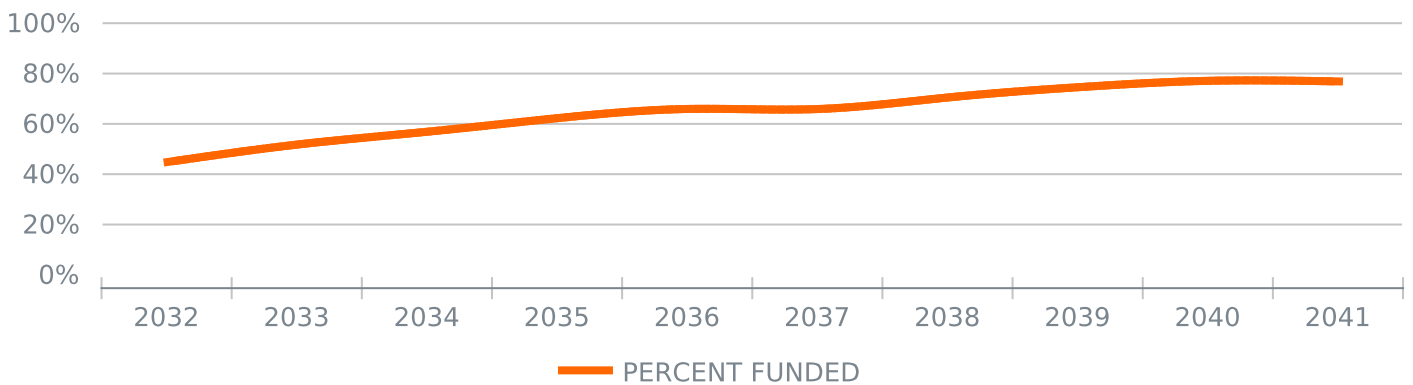






# FULL FUNDING PLAN 11-20 YEARS

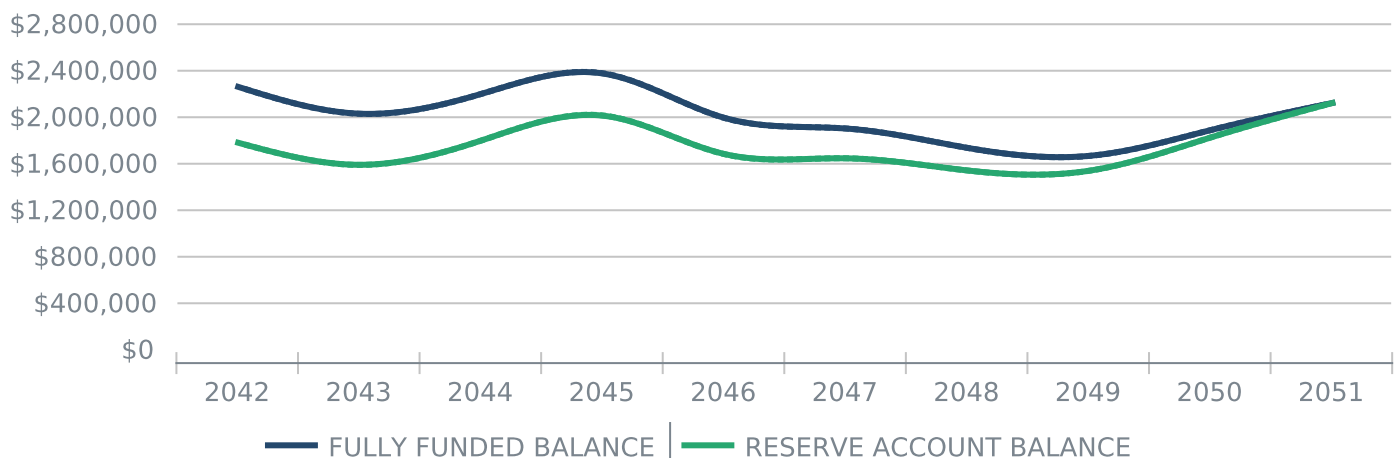
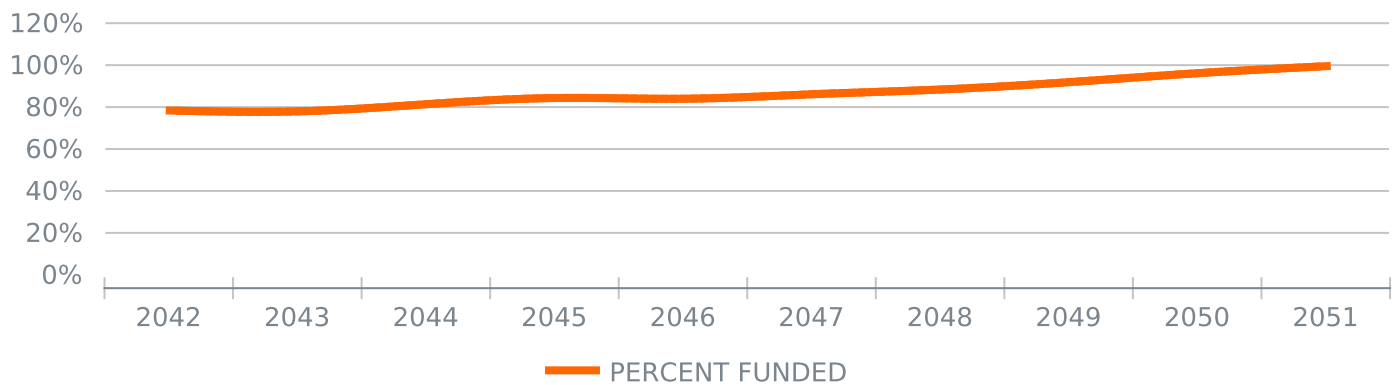
YEAR 11-20	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Fully Funded Balance	\$1,360,383	\$1,505,350	\$1,626,174	\$1,797,320	\$1,919,786	\$1,833,071	\$2,033,455	\$2,268,840	\$2,418,208	\$2,255,478
Percentage Funded (%)	45%	52%	57%	63%	66%	66%	71%	75%	78%	77%
Beginning Balance	\$615,429	\$785,684	\$931,717	\$1,126,703	\$1,273,120	\$1,215,361	\$1,441,802	\$1,700,965	\$1,874,140	\$1,742,456
Reserve Contribution	\$215,018	\$221,468	\$228,113	\$234,956	\$242,005	\$249,265	\$256,743	\$264,445	\$272,378	\$280,550
Avg Unit Contribution (mth)	\$48.82	\$50.29	\$51.80	\$53.35	\$54.95	\$56.60	\$58.30	\$60.05	\$61.85	\$63.70
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	\$6,971	\$8,544	\$10,241	\$11,939	\$12,381	\$13,220	\$15,636	\$17,787	\$17,993	\$17,571
Reserve Expenditures	\$51,733	\$83,980	\$43,367	\$100,479	\$312,144	\$36,044	\$13,215	\$109,057	\$422,056	\$251,334
<b>ENDING BALANCE</b>	<b>\$785,684</b>	<b>\$931,717</b>	<b>\$1,126,703</b>	<b>\$1,273,120</b>	<b>\$1,215,361</b>	<b>\$1,441,802</b>	<b>\$1,700,965</b>	<b>\$1,874,140</b>	<b>\$1,742,456</b>	<b>\$1,789,241</b>





# FULL FUNDING PLAN 21-30 YEARS

YEAR 21-30	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Fully Funded Balance	\$2,269,691	\$2,038,615	\$2,209,344	\$2,385,267	\$2,002,659	\$1,911,449	\$1,744,643	\$1,676,178	\$1,898,112	\$2,131,063
Percentage Funded (%)	79%	78%	82%	85%	84%	87%	89%	92%	97%	100%
Beginning Balance	\$1,789,241	\$1,599,188	\$1,808,570	\$2,022,709	\$1,691,540	\$1,655,334	\$1,550,511	\$1,548,397	\$1,834,623	\$2,131,063
Reserve Contribution	\$288,966	\$297,635	\$306,564	\$315,761	\$325,234	\$334,991	\$345,041	\$355,392	\$366,054	\$377,035
Avg Unit Contribution (mth)	\$65.61	\$67.58	\$69.61	\$71.70	\$73.85	\$76.07	\$78.35	\$80.70	\$83.12	\$85.61
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	\$16,858	\$16,954	\$19,061	\$18,479	\$16,651	\$15,949	\$15,417	\$16,831	\$19,730	\$22,056
Reserve Expenditures	\$495,878	\$105,207	\$111,485	\$665,409	\$378,091	\$455,763	\$362,573	\$85,996	\$89,344	\$227,968
<b>ENDING BALANCE</b>	<b>\$1,599,188</b>	<b>\$1,808,570</b>	<b>\$2,022,709</b>	<b>\$1,691,540</b>	<b>\$1,655,334</b>	<b>\$1,550,511</b>	<b>\$1,548,397</b>	<b>\$1,834,623</b>	<b>\$2,131,063</b>	<b>\$2,302,186</b>





## MAINTENANCE GUIDE

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The life expectancy estimates of reserve components highlighted in this report can be greatly affected by the quality and level of maintenance received. To achieve the goals set within this report, a preventative maintenance program needs to support the scheduled cycle of repair and replacement.

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### MAINTENANCE LOG BOOK

We recommend use of a log book to record all maintenance work carried out, including a description of the work, date of completion, estimated and actual cost, contractor and warranty information. By implementing this simple practice, a log book can provide a valuable source for future budgeting.

### INSPECTIONS

Regular inspections are basic to planned maintenance. There is no general rule on how often maintenance surveys need to be carried out. Frequency is generally influenced by the rates of decay and deterioration of various building elements. However, the main purpose of a maintenance plan is to provide guidance to the Association. We have proposed a conservative approach that results in inspections at shorter intervals. Gradually as more information and background data is collected, we recommend that the Association adjust the interval timing to meet their needs.

Three categories have been used to highlight the various types of maintenance activities that must be carried out:

-  Inspect
-  Owner Review
-  Maintenance

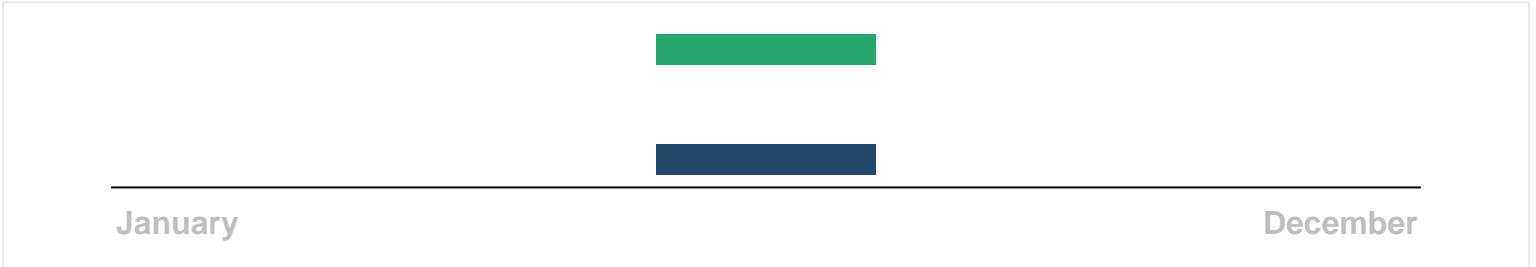
It should be noted that the maintenance activities outlined in the following pages are general in nature and should be used as a guideline. The activities are not intended to replace any manufacturer, trade association, and/or other professional recommendations made available to the Association. Warranties (manufacturer or service) should also be carefully reviewed prior to engaging maintenance or repair services. Readers should consult with the appropriate professionals before taking any action.



# MAINTENANCE GUIDE

## Asphalt Maintenance

### Schedule



#### INSPECT ANNUALLY

- Evaluate overall condition and identify short and long term needs.
- Obtain detailed description of maintenance requirements and general condition.
- Inspect striping needs and coordinate with annual repairs.

#### MAINTAIN ANNUALLY

- Repair and fill all cracks that may have formed.
- Address more progressive issues or wear with corrective maintenance or rehabilitation such as full depth patching.

### General Site

#### Paving, Asphalt Overlay

In an effort to extend the life of the pavement, major rehabilitation or reconstruction will be required. Asphalt pavement rehabilitation typically involves milling and resurfacing of the existing asphalt pavement to mitigate the effects of rutting, cracking, and other distresses. Resurfacing thickness may depend on the condition of the existing pavement. Total replacement of the asphalt will be required for sections of defective or deteriorated pavement where an overlay is not possible.



## 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.

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

### *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)

