



**2021  
RESERVE STUDY  
SALISHAN LEASEHOLDERS, INC.**

Gleneden Beach, OR 97388  
Financial Year 2021 (January 1 2021 - December 31 2021)  
Level 1 Full Study with Site Visit  
11/08/21



## 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	2021 (January 1 2021 - December 31 2021)
REPORT LEVEL	Level 1 Full Study with Site Visit

## RESERVE FUND

PROJECT STARTING BALANCE <sup>1</sup>	\$453,700
FULLY FUNDED BALANCE, IDEAL	\$1,210,600
CURRENT PER UNIT DEFICIENCY/(SURPLUS) IN RESERVES	\$2,062
PERCENT FUNDED <sup>2</sup>	37 %
INTEREST EARNED	1.00 %
INFLATION RATE <sup>3</sup>	3.00 %

## RESERVE CONTRIBUTIONS

CURRENT RESERVE FUND CONTRIBUTION	\$453,290
FULL FUNDING, MAXIMUM CONTRIBUTION	\$146,321
BASELINE FUNDING, MINIMUM CONTRIBUTION	\$115,320
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

**\$453,700**

RESERVE ACCOUNT  
BALANCE

**\$453,290**

ANNUAL  
RESERVE CONTRIBUTION

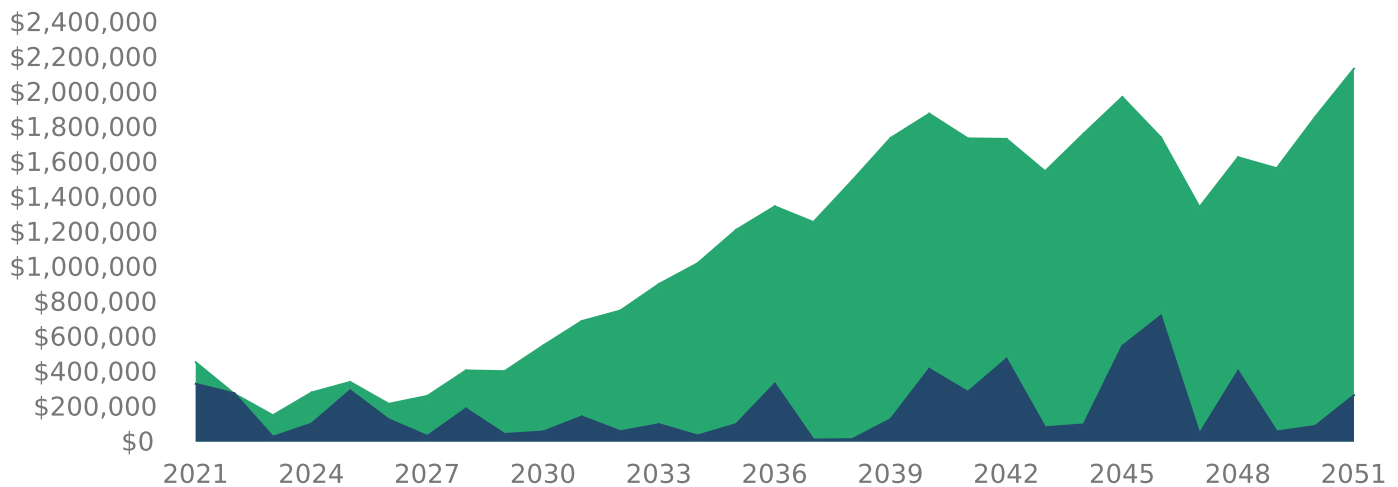
**\$5,613,089**

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  
**\$5,613,089**



STARTING BALANCE

**\$453,700**

ENDING BALANCE

**\$2,133,527**

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.

**\$115,320**

MINIMUM  
BASELINE FUNDING

**\$146,321**

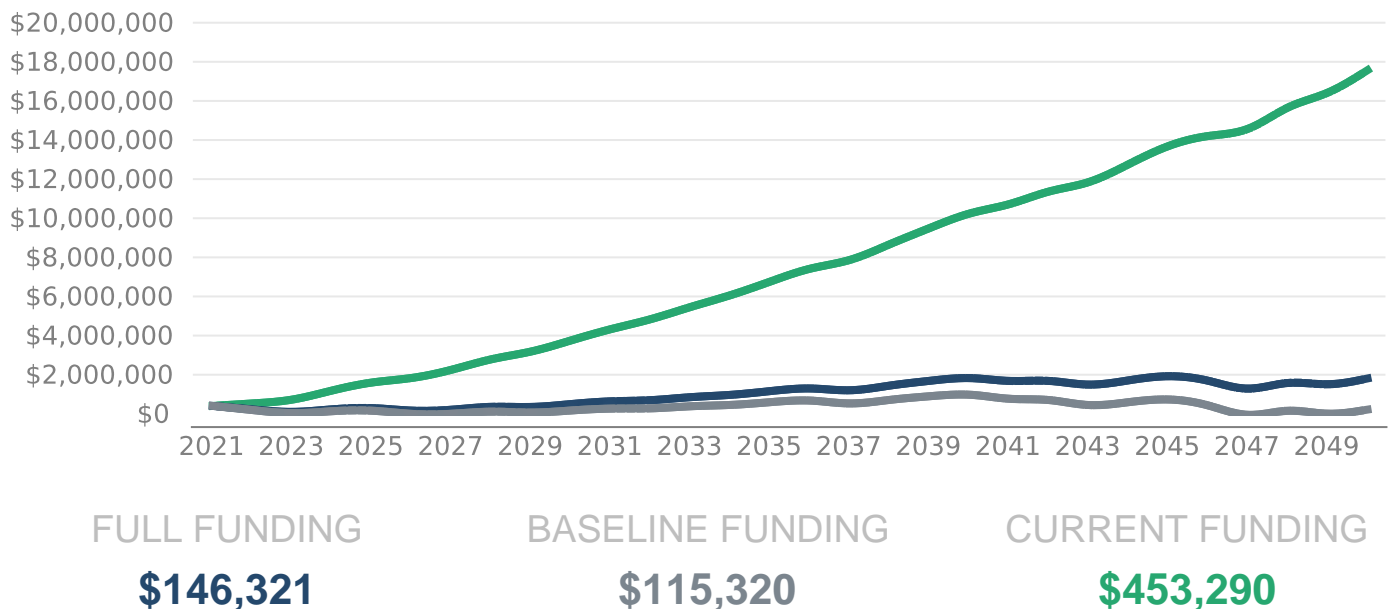
MAXIMUM  
FULL FUNDING

**\$453,290**

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.



FULL FUNDING

**\$146,321**

BASELINE FUNDING

**\$115,320**

CURRENT FUNDING

**\$453,290**

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
2021	\$1,210,600	37%	\$453,700	\$146,321	\$0	\$3,616	\$330,455	\$273,182
2022	\$1,042,118	26%	\$273,182	\$150,711	\$0	\$2,107	\$275,629	\$150,372
2023	\$902,597	17%	\$150,372	\$155,232	\$0	\$2,144	\$27,244	\$280,503
2024	\$1,018,119	28%	\$280,503	\$159,889	\$0	\$3,092	\$102,542	\$340,943
2025	\$1,063,046	32%	\$340,943	\$164,686	\$0	\$2,769	\$292,691	\$215,706
2026	\$917,067	24%	\$215,706	\$169,626	\$0	\$2,373	\$126,488	\$261,217
2027	\$941,605	28%	\$261,217	\$174,715	\$0	\$3,324	\$32,359	\$406,897
2028	\$1,067,652	38%	\$406,897	\$179,956	\$0	\$4,028	\$188,235	\$402,646
2029	\$1,040,862	39%	\$402,646	\$185,355	\$0	\$4,736	\$43,389	\$549,348
2030	\$1,166,511	47%	\$549,348	\$190,916	\$0	\$6,162	\$57,149	\$689,277
2031	\$1,285,931	54%	\$689,277	\$196,643	\$0	\$7,159	\$143,463	\$749,616
2032	\$1,324,328	57%	\$749,616	\$202,543	\$0	\$8,214	\$58,996	\$901,376
2033	\$1,455,306	62%	\$901,376	\$208,619	\$0	\$9,559	\$99,490	\$1,020,065
2034	\$1,553,065	66%	\$1,020,065	\$214,877	\$0	\$11,102	\$34,569	\$1,211,475
2035	\$1,725,322	70%	\$1,211,475	\$221,324	\$0	\$12,722	\$99,910	\$1,345,610
2036	\$1,840,284	73%	\$1,345,610	\$227,963	\$0	\$12,942	\$330,721	\$1,255,795
2037	\$1,725,943	73%	\$1,255,795	\$234,802	\$0	\$13,673	\$11,875	\$1,492,395
2038	\$1,941,716	77%	\$1,492,395	\$241,846	\$0	\$16,067	\$13,223	\$1,737,086
2039	\$2,167,860	80%	\$1,737,086	\$249,102	\$0	\$17,975	\$128,312	\$1,875,850
2040	\$2,287,692	82%	\$1,875,850	\$256,575	\$0	\$17,962	\$415,949	\$1,734,437
2041	\$2,120,462	82%	\$1,734,437	\$264,272	\$0	\$17,245	\$284,246	\$1,731,708
2042	\$2,089,646	83%	\$1,731,708	\$272,200	\$0	\$16,310	\$473,632	\$1,546,586
2043	\$1,868,789	83%	\$1,546,586	\$280,366	\$0	\$16,460	\$81,588	\$1,761,825
2044	\$2,051,240	86%	\$1,761,825	\$288,777	\$0	\$18,572	\$98,071	\$1,971,102
2045	\$2,228,499	88%	\$1,971,102	\$297,441	\$0	\$18,464	\$546,827	\$1,740,180
2046	\$1,955,360	89%	\$1,740,180	\$306,364	\$0	\$15,333	\$720,071	\$1,341,806
2047	\$1,502,282	89%	\$1,341,806	\$315,555	\$0	\$14,768	\$45,504	\$1,626,625
2048	\$1,737,314	94%	\$1,626,625	\$325,021	\$0	\$15,873	\$403,608	\$1,563,911
2049	\$1,617,655	97%	\$1,563,911	\$334,772	\$0	\$17,024	\$57,775	\$1,857,932
2050	\$1,857,932	100%	\$1,857,932	\$344,815	\$0	\$19,858	\$89,078	\$2,133,527

**\$146,321**

2021  
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
2021	\$1,210,600	37%	\$453,700	\$115,320	\$0	\$3,461	\$330,455	\$242,026
2022	\$1,042,118	23%	\$242,026	\$118,779	\$0	\$1,636	\$275,629	\$86,813
2023	\$902,597	10%	\$86,813	\$122,343	\$0	\$1,344	\$27,244	\$183,255
2024	\$1,018,119	18%	\$183,255	\$126,013	\$0	\$1,950	\$102,542	\$208,676
2025	\$1,063,046	20%	\$208,676	\$129,793	\$0	\$1,272	\$292,691	\$47,050
2026	\$917,067	5%	\$47,050	\$133,687	\$0	\$506	\$126,488	\$54,755
2027	\$941,605	6%	\$54,755	\$137,698	\$0	\$1,074	\$32,359	\$161,168
2028	\$1,067,652	15%	\$161,168	\$141,829	\$0	\$1,380	\$188,235	\$116,142
2029	\$1,040,862	11%	\$116,142	\$146,083	\$0	\$1,675	\$43,389	\$220,511
2030	\$1,166,511	19%	\$220,511	\$150,466	\$0	\$2,672	\$57,149	\$316,499
2031	\$1,285,931	25%	\$316,499	\$154,980	\$0	\$3,223	\$143,463	\$331,239
2032	\$1,324,328	25%	\$331,239	\$159,629	\$0	\$3,816	\$58,996	\$435,688
2033	\$1,455,306	30%	\$435,688	\$164,418	\$0	\$4,682	\$99,490	\$505,298
2034	\$1,553,065	33%	\$505,298	\$169,351	\$0	\$5,727	\$34,569	\$645,806
2035	\$1,725,322	37%	\$645,806	\$174,431	\$0	\$6,831	\$99,910	\$727,158
2036	\$1,840,284	40%	\$727,158	\$179,664	\$0	\$6,516	\$330,721	\$582,617
2037	\$1,725,943	34%	\$582,617	\$185,054	\$0	\$6,692	\$11,875	\$762,489
2038	\$1,941,716	39%	\$762,489	\$190,606	\$0	\$8,512	\$13,223	\$948,384
2039	\$2,167,860	44%	\$948,384	\$196,324	\$0	\$9,824	\$128,312	\$1,026,219
2040	\$2,287,692	45%	\$1,026,219	\$202,214	\$0	\$9,194	\$415,949	\$821,677
2041	\$2,120,462	39%	\$821,677	\$208,280	\$0	\$7,837	\$284,246	\$753,548
2042	\$2,089,646	36%	\$753,548	\$214,528	\$0	\$6,240	\$473,632	\$500,685
2043	\$1,868,789	27%	\$500,685	\$220,964	\$0	\$5,704	\$81,588	\$645,765
2044	\$2,051,240	31%	\$645,765	\$227,593	\$0	\$7,105	\$98,071	\$782,392
2045	\$2,228,499	35%	\$782,392	\$234,421	\$0	\$6,262	\$546,827	\$476,248
2046	\$1,955,360	24%	\$476,248	\$241,454	\$0	\$2,369	\$720,071	\$0
2047	\$1,502,282	0%	\$0	\$248,697	\$0	\$1,016	\$45,504	\$204,209
2048	\$1,737,314	12%	\$204,209	\$256,158	\$0	\$1,305	\$403,608	\$58,064
2049	\$1,617,655	4%	\$58,064	\$263,843	\$0	\$1,611	\$57,775	\$265,743
2050	\$1,857,932	14%	\$265,743	\$271,758	\$0	\$3,571	\$89,078	\$451,994

**\$115,320**

2021  
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
2021	\$1,210,600	37%	\$453,700	\$453,290	\$0	\$5,151	\$330,455	\$581,686
2022	\$1,042,118	56%	\$581,686	\$466,889	\$0	\$6,773	\$275,629	\$779,720
2023	\$902,597	86%	\$779,720	\$480,895	\$0	\$10,065	\$27,244	\$1,243,436
2024	\$1,018,119	122%	\$1,243,436	\$495,322	\$0	\$14,398	\$102,542	\$1,650,615
2025	\$1,063,046	155%	\$1,650,615	\$510,182	\$0	\$17,594	\$292,691	\$1,885,700
2026	\$917,067	206%	\$1,885,700	\$525,487	\$0	\$20,852	\$126,488	\$2,305,550
2027	\$941,605	245%	\$2,305,550	\$541,252	\$0	\$25,600	\$32,359	\$2,840,044
2028	\$1,067,652	266%	\$2,840,044	\$557,490	\$0	\$30,247	\$188,235	\$3,239,545
2029	\$1,040,862	311%	\$3,239,545	\$574,214	\$0	\$35,050	\$43,389	\$3,805,420
2030	\$1,166,511	326%	\$3,805,420	\$591,441	\$0	\$40,726	\$57,149	\$4,380,437
2031	\$1,285,931	341%	\$4,380,437	\$609,184	\$0	\$46,133	\$143,463	\$4,892,291
2032	\$1,324,328	369%	\$4,892,291	\$627,459	\$0	\$51,765	\$58,996	\$5,512,519
2033	\$1,455,306	379%	\$5,512,519	\$646,283	\$0	\$57,859	\$99,490	\$6,117,172
2034	\$1,553,065	394%	\$6,117,172	\$665,672	\$0	\$64,327	\$34,569	\$6,812,601
2035	\$1,725,322	395%	\$6,812,601	\$685,642	\$0	\$71,055	\$99,910	\$7,469,388
2036	\$1,840,284	406%	\$7,469,388	\$706,211	\$0	\$76,571	\$330,721	\$7,921,449
2037	\$1,725,943	459%	\$7,921,449	\$727,397	\$0	\$82,792	\$11,875	\$8,719,764
2038	\$1,941,716	449%	\$8,719,764	\$749,219	\$0	\$90,878	\$13,223	\$9,546,638
2039	\$2,167,860	440%	\$9,546,638	\$771,696	\$0	\$98,683	\$128,312	\$10,288,705
2040	\$2,287,692	450%	\$10,288,705	\$794,847	\$0	\$104,782	\$415,949	\$10,772,384
2041	\$2,120,462	508%	\$10,772,384	\$818,692	\$0	\$110,396	\$284,246	\$11,417,226
2042	\$2,089,646	546%	\$11,417,226	\$843,253	\$0	\$116,020	\$473,632	\$11,902,868
2043	\$1,868,789	637%	\$11,902,868	\$868,551	\$0	\$122,963	\$81,588	\$12,812,794
2044	\$2,051,240	625%	\$12,812,794	\$894,607	\$0	\$132,111	\$98,071	\$13,741,440
2045	\$2,228,499	617%	\$13,741,440	\$921,445	\$0	\$139,287	\$546,827	\$14,255,346
2046	\$1,955,360	729%	\$14,255,346	\$949,089	\$0	\$143,699	\$720,071	\$14,628,062
2047	\$1,502,282	974%	\$14,628,062	\$977,561	\$0	\$150,941	\$45,504	\$15,711,060
2048	\$1,737,314	904%	\$15,711,060	\$1,006,888	\$0	\$160,127	\$403,608	\$16,474,467
2049	\$1,617,655	1,018%	\$16,474,467	\$1,037,095	\$0	\$169,641	\$57,775	\$17,623,429
2050	\$1,857,932	949%	\$17,623,429	\$1,068,208	\$0	\$181,130	\$89,078	\$18,783,688

**\$453,290**

2021  
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

**37%**



RESERVE FUND  
BALANCE

**\$453,700**

IDEAL  
BALANCE

**\$1,210,600**

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	14	2	Squares	\$675.00	\$1,350
Building Exterior - Roof, Gutters & Downspouts	20	14	22	LF	\$7.50	\$165
Building Exterior - Clean, Paint & Caulk	8	3	350	SF	\$2.00	\$700
Building Exterior - Siding, Wood	40	19	350	SF	\$10.00	\$3,500
Building Exterior - Windows & Sliding Glass Doors	40	19	4	Each	\$1,225.00	\$4,900
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>						
Building Exterior - Roof, Asphalt Shingle	20	14	48	Squares	\$675.00	\$32,400
Building Exterior - Roof, Gutters & Downspouts	20	14	190	LF	\$7.50	\$1,425
Building Exterior - Roof, Skylights	30	24	3	Each	\$650.00	\$1,950
Building Exterior - Clean, Paint & Caulk	8	3	2050	SF	\$2.00	\$4,100
Building Exterior - Siding, Wood	40	19	2050	SF	\$10.00	\$20,500
Building Exterior - Exterior Doors [x6]	10	5	1	Allowance	\$2,000.00	\$2,000
Building Exterior - Windows, Vinyl	40	19	22	Each	\$1,225.00	\$26,950
Building Interior - Common Areas, Remodel	30	10	1	Lump Sum	\$30,000.00	\$30,000
Building Interior - Fixtures & Furnishings, Furniture	10	3	1	Allowance	\$5,000.00	\$5,000
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>						
Building Exterior - Roof, Asphalt Shingle	25	15	31	Squares	\$675.00	\$20,925
Building Exterior - Siding, Replace	40	30	3000	SF	\$10.00	\$30,000
Building Exterior - Clean, Paint & Caulk	10	3	3000	SF	\$2.00	\$6,000
Building Exterior - Garage Door, Operator	20	10	3	Each	\$400.00	\$1,200
Building Exterior - Garage Door, 9'	20	10	3	Each	\$1,300.00	\$3,900
<b>COMMON STRUCTURE, OFFICE BLDG</b>						
Building Exterior - Roof, Asphalt Shingle	20	14	18	Squares	\$675.00	\$12,150
Building Exterior - Roof, Gutters & Downspouts	25	14	75	LF	\$7.50	\$563
Building Exterior - Clean, Paint & Caulk	8	3	1970	SF	\$2.00	\$3,940
Building Exterior - Siding, Wood	40	19	1970	SF	\$10.00	\$19,700
Building Exterior - Windows, Vinyl	40	19	18	Each	\$1,225.00	\$22,050
Building Exterior - Garage Door, 9'	20	6	1	Each	\$1,300.00	\$1,300
Building Exterior - Deck Surface, Wood Decking [Paint]	8	7	64	SF	\$3.00	\$192
Building Exterior - Deck Surface, Wood Decking [Replace]	20	13	64	SF	\$20.00	\$1,280
Building Exterior - Deck Guardrail, Wood	25	13	28	LF	\$45.00	\$1,260
Building Interior - Fixtures & Furnishings, Furniture	10	4	1	Allowance	\$5,000.00	\$5,000
Building Interior - Flooring, Vinyl	20	4	370	SF	\$5.00	\$1,850
Building Interior - Flooring, Carpet	20	4	33	SY	\$54.00	\$1,782
Building Interior - Doors, Wood [x5]	10	9	1	Allowance	\$2,000.00	\$2,000
Building Interior - Walls, Paint	15	8	1	Lump Sum	\$3,000.00	\$3,000
Building Interior - Equipment, Surveillance DVR & Cameras	3	0	1	Allowance	\$2,000.00	\$2,000
Building Interior - Equipment, Computers	3	0	2	Each	\$2,000.00	\$4,000
Building Interior - Equipment, Copier	5	3	1	Lump Sum	\$8,000.00	\$8,000
Building Interior - Equipment, Printer	5	1	1	Lump Sum	\$600.00	\$600
Building Interior - Equipment, Scanner	5	0	1	Lump Sum	\$600.00	\$600
Building Interior - Office Building Remodel	1	1	1	Allowance	\$25,000.00	\$25,000
<b>COMMON AREA, PAVING</b>						
General Site - Paving, Asphalt Overlay - Aster Lane	20	11	10640	SF	\$2.00	\$21,280



Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
<b>COMMON AREA, PAVING</b>						
General Site - Paving, Asphalt Overlay - Bay Point East	20	7	33300	SF	\$2.00	\$66,600
General Site - Paving, Asphalt Overlay - Bay Point West	20	7	24480	SF	\$2.00	\$48,960
General Site - Paving, Asphalt Overlay - Bay Point Lane	20	7	1	Lump Sum	\$13,300.00	\$13,300
General Site - Paving, Asphalt Overlay - Beach Grass Lane	20	5	5160	SF	\$2.00	\$10,320
General Site - Paving, Asphalt Overlay - Big Tree	20	2	9840	SF	\$2.00	\$19,680
General Site - Paving, Asphalt Overlay - Blue Heron	20	18	7350	SF	\$2.00	\$14,700
General Site - Paving, Asphalt Overlay - Driftwood Anex	20	18	1	Lump Sum	\$4,650.00	\$4,650
General Site - Paving, Asphalt Overlay - Driftwood Lane	20	6	6600	SF	\$2.00	\$13,200
General Site - Paving, Asphalt Overlay - Dune Crest Lane	20	19	5290	SF	\$2.00	\$10,580
General Site - Paving, Asphalt Overlay - Dune Point Road	20	15	21920	SF	\$2.00	\$43,840
General Site - Paving, Asphalt Overlay - Fairway Lane	20	8	5350	SF	\$2.00	\$10,700
General Site - Paving, Asphalt Overlay - Huckleberry	20	15	4350	SF	\$2.00	\$8,700
General Site - Paving, Asphalt Overlay - Kinglet Ridge	20	15	2720	SF	\$2.00	\$5,440
General Site - Paving, Asphalt Overlay - Marsh Lane	20	9	2650	SF	\$2.00	\$5,300
General Site - Paving, Asphalt Overlay - N. Bay Ridge	20	0	2690	SF	\$2.00	\$5,380
General Site - Paving, Asphalt Overlay - Ocean Crest Road	20	19	15150	SF	\$2.00	\$30,300
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	20	5	4160	SF	\$2.00	\$8,320
General Site - Paving, Asphalt Overlay - Par 3 Lane	20	12	4540	SF	\$2.00	\$9,080
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	20	12	1930	SF	\$2.00	\$3,860
General Site - Paving, Asphalt Overlay - Ridgecrest Road	20	12	22420	SF	\$2.00	\$44,840
General Site - Paving, Asphalt Overlay - Sea Dunes	20	3	2250	SF	\$2.00	\$4,500
General Site - Paving, Asphalt Overlay - Sea Gull Lane	20	19	5800	SF	\$2.00	\$11,600
General Site - Paving, Asphalt Overlay - Shore Pine Court	20	4	7760	SF	\$2.00	\$15,520
General Site - Paving, Asphalt Overlay - South Bay Ridge	20	19	4170	SF	\$2.00	\$8,340
General Site - Paving, Asphalt Overlay - Spouting Whale	20	1	8050	SF	\$2.00	\$16,100
General Site - Paving, Asphalt Overlay - Spruce Glen Road	20	5	8610	SF	\$2.00	\$17,220
General Site - Paving, Asphalt Overlay - WoodThrush	20	8	3276	SF	\$2.00	\$6,552
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	20	4	149267	SF	\$1.50	\$223,901
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	20	1	149267	SF	\$1.50	\$223,901
General Site - Paving, Asphalt Overlay - Office Parking Lot	20	18	6510	SF	\$2.00	\$13,020
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	20	18	2750	SF	\$2.00	\$5,500
General Site - Paving, Asphalt Overlay - Parking Lot @ End	20	15	7890	SF	\$2.00	\$15,780
General Site - Paving, Asphalt Patch/Limited Repair	2	1	1	Allowance	\$20,000.00	\$2,000
General Site - Concrete Curb, Replace @ Office Parking Lot	20	16	140	SF	\$20.00	\$2,800
<b>COMMON AREA, GENERAL SITE</b>						
General Site - Swimming Pool, Resurface	15	7	1	Lump Sum	\$18,000.00	\$18,000
General Site - Swimming Pool, Retile	30	22	140	LF	\$35.00	\$4,900
General Site - Swimming Pool, Cover	4	3	1	Lump Sum	\$4,000.00	\$4,000
General Site - Swimming Pool, Furniture	10	5	1	Allowance	\$5,000.00	\$5,000
General Site - Swimming Pool Equipment, General	3	2	1	Allowance	\$6,000.00	\$6,000
General Site - Rec Building: Structure, Wood Pool Shed	20	10	1	Allowance	\$20,000.00	\$20,000

Component	Useful Life	Remaining Useful Life	Quantity	Unit of Measure	Unit Cost	Current Cost
<b>COMMON AREA, GENERAL SITE</b>						
General Site - Tennis & B'ball Courts, Resurface	20	9	1	Lump Sum	\$22,500.00	\$22,500
General Site - Tennis & B'ball Courts, Resurface & Repair	20	19	13500	SF	\$2.30	\$31,050
General Site - Tennis Court, Equipment	5	5	1	Allowance	\$1,500.00	\$1,500
General Site - Basketball Court, Equipment	15	5	1	Each	\$2,950.00	\$2,950
General Site - Playground, Equipment	20	16	1	Lump Sum	\$4,000.00	\$4,000
General Site - Entry Gate, Maintain & Repair	10	4	1	Each	\$2,000.00	\$2,000
General Site - Entry Gate, Access Control	15	4	1	Each	\$5,000.00	\$5,000
General Site - Entry Gate, Operator	10	5	1	Each	\$4,000.00	\$4,000
General Site - Fence, Chain Link 10' @ Tennis Court	30	15	450	LF	\$45.00	\$20,250
General Site - Fence, Chain Link 5'-6'	30	5	370	LF	\$25.00	\$9,250
General Site - Fence, Wood @ Rec. Bldg	25	10	240	LF	\$40.00	\$9,600
General Site - Light Fixtures, Landscape @ Office	10	4	1	Allowance	\$2,000.00	\$2,000
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	10	4	1	Allowance	\$3,000.00	\$3,000
General Site - Beach Access, Limited Repair	5	5	1	Allowance	\$5,000.00	\$250
General Site - Maint. Equipment, Large Pull Blower	15	3	1	Each	\$7,625.00	\$7,625
General Site - Maint. Equipment, Riding Lawn Mowers	3	0	2	Each	\$3,000.00	\$6,000
General Site - Maint. Equipment, Toro Workman Cart	15	3	1	Lump Sum	\$9,875.00	\$9,875
General Site - Maint. Equipment, Wood Chipper	12	3	1	Lump Sum	\$26,100.00	\$26,100
General Site - Maint. Equipment, DR Brusher	5	0	1	Lump Sum	\$2,475.00	\$2,475
General Site - Vehicle, Maintenance Truck	20	0	1	Each	\$90,000.00	\$90,000
General Site - Vehicle, Security	20	19	1	Each	\$26,000.00	\$26,000
<b>COMMON AREA, BEACH ACCESS</b>						
General Site - Beach Access #1, 143 & 145 Salishan Dr	25	0	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #2, 163 & 165 Salishan Dr	25	23	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #3, Sea Dunes/Across Community Club	25	0	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #4, 20 Beach Grass Ln	25	25	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #5, 241 & 243 Salishan Dr	25	0	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #6, Spouting Whale Ln	25	25	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	25	25	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #8, 281 & 283 Salishan Dr	25	20	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #9, 299 & 301 Salishan Dr	25	0	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #10, 331 & 333 Salishan Dr	25	0	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #11, 347 & 349 Salishan Dr	25	0	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #12, 373 & 375 Salishan Dr	25	0	10	LF	\$1,100.00	\$11,000
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	25	0	10	LF	\$1,100.00	\$11,000
General Site - Common Park Area Beach Access	25	0	120	LF	\$1,100.00	\$132,000
General Site - Rip Rap Emergency Rebuild	5	5	1	Allowance	\$37,225.00	\$37,225
<b>TOTALS</b>						<b>\$1,934,545</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	\$1,350	\$405	\$68	0.05%
Building Exterior - Roof, Gutters & Downspouts	\$165	\$50	\$8	0.01%
Building Exterior - Clean, Paint & Caulk	\$700	\$438	\$88	0.07%
Building Exterior - Siding, Wood	\$3,500	\$1,838	\$88	0.07%
Building Exterior - Windows & Sliding Glass Doors	\$4,900	\$2,573	\$123	0.09%
<b>COMMON STRUCTURE, RECREATIONAL BLDG</b>				
Building Exterior - Roof, Asphalt Shingle	\$32,400	\$9,720	\$1,620	1.23%
Building Exterior - Roof, Gutters & Downspouts	\$1,425	\$428	\$71	0.05%
Building Exterior - Roof, Skylights	\$1,950	\$390	\$65	0.05%
Building Exterior - Clean, Paint & Caulk	\$4,100	\$2,563	\$513	0.39%
Building Exterior - Siding, Wood	\$20,500	\$10,763	\$513	0.39%
Building Exterior - Exterior Doors [x6]	\$2,000	\$1,000	\$200	0.15%
Building Exterior - Windows, Vinyl	\$26,950	\$14,149	\$674	0.51%
Building Interior - Common Areas, Remodel	\$30,000	\$20,000	\$1,000	0.76%
Building Interior - Fixtures & Furnishings, Furniture	\$5,000	\$3,500	\$500	0.38%
<b>COMMON STRUCTURE, MAINTENANCE BLDG</b>				
Building Exterior - Roof, Asphalt Shingle	\$20,925	\$8,370	\$837	0.64%
Building Exterior - Siding, Replace	\$30,000	\$7,500	\$750	0.57%
Building Exterior - Clean, Paint & Caulk	\$6,000	\$4,200	\$600	0.46%
Building Exterior - Garage Door, Operator	\$1,200	\$600	\$60	0.05%
Building Exterior - Garage Door, 9'	\$3,900	\$1,950	\$195	0.15%
<b>COMMON STRUCTURE, OFFICE BLDG</b>				
Building Exterior - Roof, Asphalt Shingle	\$12,150	\$3,645	\$608	0.46%
Building Exterior - Roof, Gutters & Downspouts	\$563	\$248	\$23	0.02%
Building Exterior - Clean, Paint & Caulk	\$3,940	\$2,463	\$493	0.37%
Building Exterior - Siding, Wood	\$19,700	\$10,343	\$493	0.37%
Building Exterior - Windows, Vinyl	\$22,050	\$11,576	\$551	0.42%
Building Exterior - Garage Door, 9'	\$1,300	\$910	\$65	0.05%
Building Exterior - Deck Surface, Wood Decking [Paint]	\$192	\$24	\$24	0.02%
Building Exterior - Deck Surface, Wood Decking [Replace]	\$1,280	\$448	\$64	0.05%
Building Exterior - Deck Guardrail, Wood	\$1,260	\$605	\$50	0.04%
Building Interior - Fixtures & Furnishings, Furniture	\$5,000	\$3,000	\$500	0.38%
Building Interior - Flooring, Vinyl	\$1,850	\$1,480	\$93	0.07%
Building Interior - Flooring, Carpet	\$1,782	\$1,426	\$89	0.07%
Building Interior - Doors, Wood [x5]	\$2,000	\$200	\$200	0.15%
Building Interior - Walls, Paint	\$3,000	\$1,400	\$200	0.15%
Building Interior - Equipment, Surveillance DVR & Cameras	\$2,000	\$2,000	\$667	0.51%
Building Interior - Equipment, Computers	\$4,000	\$4,000	\$1,333	1.01%
Building Interior - Equipment, Copier	\$8,000	\$3,200	\$1,600	1.22%
Building Interior - Equipment, Printer	\$600	\$480	\$120	0.09%
Building Interior - Equipment, Scanner	\$600	\$600	\$120	0.09%
Building Interior - Office Building Remodel	\$25,000	\$0	\$25,000	18.99%
<b>COMMON AREA, PAVING</b>				
General Site - Paving, Asphalt Overlay - Aster Lane	\$21,280	\$9,576	\$1,064	0.81%

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
<b>COMMON AREA, PAVING</b>				
General Site - Paving, Asphalt Overlay - Bay Point East	\$66,600	\$43,290	\$3,330	2.53%
General Site - Paving, Asphalt Overlay - Bay Point West	\$48,960	\$31,824	\$2,448	1.86%
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$13,300	\$8,645	\$665	0.51%
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$10,320	\$7,740	\$516	0.39%
General Site - Paving, Asphalt Overlay - Big Tree	\$19,680	\$17,712	\$984	0.75%
General Site - Paving, Asphalt Overlay - Blue Heron	\$14,700	\$1,470	\$735	0.56%
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$4,650	\$465	\$233	0.18%
General Site - Paving, Asphalt Overlay - Driftwood Lane	\$13,200	\$9,240	\$660	0.50%
General Site - Paving, Asphalt Overlay - Dune Crest Lane	\$10,580	\$529	\$529	0.40%
General Site - Paving, Asphalt Overlay - Dune Point Road	\$43,840	\$10,960	\$2,192	1.67%
General Site - Paving, Asphalt Overlay - Fairway Lane	\$10,700	\$6,420	\$535	0.41%
General Site - Paving, Asphalt Overlay - Huckleberry	\$8,700	\$2,175	\$435	0.33%
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$5,440	\$1,360	\$272	0.21%
General Site - Paving, Asphalt Overlay - Marsh Lane	\$5,300	\$2,915	\$265	0.20%
General Site - Paving, Asphalt Overlay - N. Bay Ridge	\$5,380	\$5,380	\$269	0.20%
General Site - Paving, Asphalt Overlay - Ocean Crest Road	\$30,300	\$1,515	\$1,515	1.15%
General Site - Paving, Asphalt Overlay - Ocean Wind Lane	\$8,320	\$6,240	\$416	0.32%
General Site - Paving, Asphalt Overlay - Par 3 Lane	\$9,080	\$3,632	\$454	0.34%
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$3,860	\$1,544	\$193	0.15%
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$44,840	\$17,936	\$2,242	1.70%
General Site - Paving, Asphalt Overlay - Sea Dunes	\$4,500	\$3,825	\$225	0.17%
General Site - Paving, Asphalt Overlay - Sea Gull Lane	\$11,600	\$580	\$580	0.44%
General Site - Paving, Asphalt Overlay - Shore Pine Court	\$15,520	\$12,416	\$776	0.59%
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$8,340	\$417	\$417	0.32%
General Site - Paving, Asphalt Overlay - Spouting Whale	\$16,100	\$15,295	\$805	0.61%
General Site - Paving, Asphalt Overlay - Spruce Glen Road	\$17,220	\$12,915	\$861	0.65%
General Site - Paving, Asphalt Overlay - WoodThrush	\$6,552	\$3,931	\$328	0.25%
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$223,901	\$179,120	\$11,195	8.51%
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$223,901	\$212,705	\$11,195	8.51%
General Site - Paving, Asphalt Overlay - Office Parking Lot	\$13,020	\$1,302	\$651	0.49%
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$5,500	\$550	\$275	0.21%
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$15,780	\$3,945	\$789	0.60%
General Site - Paving, Asphalt Patch/Limited Repair	\$2,000	\$1,000	\$1,000	0.76%
General Site - Concrete Curb, Replace @ Office Parking Lot	\$2,800	\$560	\$140	0.11%
<b>COMMON AREA, GENERAL SITE</b>				
General Site - Swimming Pool, Resurface	\$18,000	\$9,600	\$1,200	0.91%
General Site - Swimming Pool, Retile	\$4,900	\$1,307	\$163	0.12%
General Site - Swimming Pool, Cover	\$4,000	\$1,000	\$1,000	0.76%
General Site - Swimming Pool, Furniture	\$5,000	\$2,500	\$500	0.38%
General Site - Swimming Pool Equipment, General	\$6,000	\$2,000	\$2,000	1.52%
General Site - Rec Building: Structure, Wood Pool Shed	\$20,000	\$10,000	\$1,000	0.76%

Component	Current Cost	Current Fully Funded Balance	Annual Cost	% Annual Cost
<b>COMMON AREA, GENERAL SITE</b>				
General Site - Tennis & B'ball Courts, Resurface	\$22,500	\$12,375	\$1,125	0.85%
General Site - Tennis & B'ball Courts, Resurface & Repair	\$31,050	\$1,552	\$1,552	1.18%
General Site - Tennis Court, Equipment	\$1,500	\$0	\$300	0.23%
General Site - Basketball Court, Equipment	\$2,950	\$1,967	\$197	0.15%
General Site - Playground, Equipment	\$4,000	\$800	\$200	0.15%
General Site - Entry Gate, Maintain & Repair	\$2,000	\$1,200	\$200	0.15%
General Site - Entry Gate, Access Control	\$5,000	\$3,667	\$333	0.25%
General Site - Entry Gate, Operator	\$4,000	\$2,000	\$400	0.30%
General Site - Fence, Chain Link 10' @ Tennis Court	\$20,250	\$10,125	\$675	0.51%
General Site - Fence, Chain Link 5'-6'	\$9,250	\$7,708	\$308	0.23%
General Site - Fence, Wood @ Rec. Bldg	\$9,600	\$5,760	\$384	0.29%
General Site - Light Fixtures, Landscape @ Office	\$2,000	\$1,200	\$200	0.15%
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$3,000	\$1,800	\$300	0.23%
General Site - Beach Access, Limited Repair	\$250	\$0	\$50	0.04%
General Site - Maint. Equipment, Large Pull Blower	\$7,625	\$6,100	\$508	0.39%
General Site - Maint. Equipment, Riding Lawn Mowers	\$6,000	\$6,000	\$2,000	1.52%
General Site - Maint. Equipment, Toro Workman Cart	\$9,875	\$7,900	\$658	0.50%
General Site - Maint. Equipment, Wood Chipper	\$26,100	\$19,575	\$2,175	1.65%
General Site - Maint. Equipment, DR Brusher	\$2,475	\$2,475	\$495	0.38%
General Site - Vehicle, Maintenance Truck	\$90,000	\$90,000	\$4,500	3.42%
General Site - Vehicle, Security	\$26,000	\$1,300	\$1,300	0.99%
<b>COMMON AREA, BEACH ACCESS</b>				
General Site - Beach Access #1, 143 & 145 Salishan Dr	\$11,000	\$11,000	\$440	0.33%
General Site - Beach Access #2, 163 & 165 Salishan Dr	\$11,000	\$880	\$440	0.33%
General Site - Beach Access #3, Sea Dunes/Across Community Club	\$11,000	\$11,000	\$440	0.33%
General Site - Beach Access #4, 20 Beach Grass Ln	\$11,000	\$0	\$440	0.33%
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$11,000	\$11,000	\$440	0.33%
General Site - Beach Access #6, Spouting Whale Ln	\$11,000	\$0	\$440	0.33%
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$11,000	\$0	\$440	0.33%
General Site - Beach Access #8, 281 & 283 Salishan Dr	\$11,000	\$2,200	\$440	0.33%
General Site - Beach Access #9, 299 & 301 Salishan Dr	\$11,000	\$11,000	\$440	0.33%
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$11,000	\$11,000	\$440	0.33%
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$11,000	\$11,000	\$440	0.33%
General Site - Beach Access #12, 373 & 375 Salishan Dr	\$11,000	\$11,000	\$440	0.33%
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$11,000	\$11,000	\$440	0.33%
General Site - Common Park Area Beach Access	\$132,000	\$132,000	\$5,280	4.01%
General Site - Rip Rap Emergency Rebuild	\$37,225	\$0	\$7,445	5.66%
<b>TOTALS</b>	<b>\$1,934,545</b>	<b>\$1,210,600</b>	<b>\$131,619</b>	<b>100%</b>



# RESERVE EXPENSES 1-5 YEARS

Component	2021	2022	2023	2024	2025
<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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$765	\$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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$4,480	\$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	\$5,464	\$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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$6,556	\$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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$4,305	\$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	\$0	\$5,628
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$0	\$2,082
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$2,006
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$0	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$2,000	\$0	\$0	\$2,185	\$0
Building Interior - Equipment, Computers	\$4,000	\$0	\$0	\$4,371	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$0	\$8,742	\$0
Building Interior - Equipment, Printer	\$0	\$618	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$600	\$0	\$0	\$0	\$0
Building Interior - Office Building Remodel	\$0	\$25,750	\$0	\$0	\$0
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Aster Lane	\$0	\$0	\$0	\$0	\$0

Component	2021	2022	2023	2024	2025
<b>COMMON AREA, PAVING</b>					
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	\$20,879	\$0	\$0
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	\$5,380	\$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	\$4,917	\$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	\$17,468
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$0	\$16,583	\$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	\$252,002
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$230,618	\$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	\$2,060	\$0	\$2,185	\$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	\$0	\$0	\$4,371	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$0	\$0	\$6,365	\$0	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0

Component	2021	2022	2023	2024	2025
<b>COMMON AREA, GENERAL SITE</b>					
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	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$0	\$2,251
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$0	\$5,628
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	\$2,251
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$0	\$3,377
General Site - Beach Access, Limited Repair	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$8,332	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$6,000	\$0	\$0	\$6,556	\$0
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$0	\$10,791	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$0	\$0	\$28,520	\$0
General Site - Maint. Equipment, DR Brusher	\$2,475	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$90,000	\$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	\$11,000	\$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	\$11,000	\$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	\$11,000	\$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	\$11,000	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$11,000	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$11,000	\$0	\$0	\$0	\$0
General Site - Beach Access #12, 373 & 375 Salishan Dr	\$11,000	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$11,000	\$0	\$0	\$0	\$0
General Site - Common Park Area Beach Access	\$132,000	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$0	\$0	\$0	\$0	\$0
Annual Expenditure	\$330,455	\$275,629	\$27,244	\$102,542	\$292,691





## RESERVE EXPENSES 6-10 YEARS

Component	2026	2027	2028	2029	2030
<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 - Clean, Paint & Caulk	\$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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Exterior Doors [x6]	\$2,319	\$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	\$0
Building Exterior - Clean, Paint & Caulk	\$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 - Clean, Paint & Caulk	\$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	\$1,552	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$0	\$0	\$236	\$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	\$0	\$2,610
Building Interior - Walls, Paint	\$0	\$0	\$0	\$3,800	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$2,388	\$0	\$0	\$2,610
Building Interior - Equipment, Computers	\$0	\$4,776	\$0	\$0	\$5,219
Building Interior - Equipment, Copier	\$0	\$0	\$0	\$10,134	\$0
Building Interior - Equipment, Printer	\$0	\$716	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$696	\$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

Component	2026	2027	2028	2029	2030
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$0	\$81,910	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$0	\$60,215	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$0	\$16,357	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$11,964	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$0	\$0	\$0	\$0
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	\$15,761	\$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	\$13,554	\$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	\$6,915
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	\$9,645	\$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	\$19,963	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$0	\$8,300	\$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	\$2,319	\$0	\$2,460	\$0	\$2,610
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	\$22,138	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool, Cover	\$0	\$0	\$4,919	\$0	\$0
General Site - Swimming Pool, Furniture	\$5,796	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$6,956	\$0	\$0	\$7,601	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0

Component	2026	2027	2028	2029	2030
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$0	\$29,357
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$1,739	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$3,420	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
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	\$4,637	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 10' @ Tennis Court	\$0	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 5'-6'	\$10,723	\$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	\$290	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$7,164	\$0	\$0	\$7,829
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	\$2,869	\$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 #12, 373 & 375 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 - Common Park Area Beach Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$43,154	\$0	\$0	\$0	\$0
Annual Expenditure	\$126,488	\$32,359	\$188,235	\$43,389	\$57,149



## RESERVE EXPENSES 11-15 YEARS

Component	2031	2032	2033	2034	2035
<b>COMMON STRUCTURE, ENTRY GATE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$2,042
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$250
Building Exterior - Clean, Paint & Caulk	\$0	\$969	\$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	\$49,008
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$2,155
Building Exterior - Roof, Skylights	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Paint & Caulk	\$0	\$5,675	\$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	\$40,317	\$0	\$0	\$0	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$7,343	\$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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$8,811	\$0
Building Exterior - Garage Door, Operator	\$1,613	\$0	\$0	\$0	\$0
Building Exterior - Garage Door, 9'	\$5,241	\$0	\$0	\$0	\$0
<b>COMMON STRUCTURE, OFFICE BLDG</b>					
Building Exterior - Roof, Asphalt Shingle	\$0	\$0	\$0	\$0	\$18,378
Building Exterior - Roof, Gutters & Downspouts	\$0	\$0	\$0	\$0	\$851
Building Exterior - Clean, Paint & Caulk	\$0	\$5,454	\$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	\$1,880	\$0
Building Exterior - Deck Guardrail, Wood	\$0	\$0	\$0	\$1,850	\$0
Building Interior - Fixtures & Furnishings, Furniture	\$0	\$0	\$0	\$0	\$7,563
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 - Walls, Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$0	\$2,852	\$0	\$0
Building Interior - Equipment, Computers	\$0	\$0	\$5,703	\$0	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$0	\$11,748	\$0
Building Interior - Equipment, Printer	\$0	\$831	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$806	\$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	\$29,456	\$0	\$0	\$0

Component	2031	2032	2033	2034	2035
<b>COMMON AREA, PAVING</b>					
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
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	\$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	\$12,946	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Lane	\$0	\$0	\$5,503	\$0	\$0
General Site - Paving, Asphalt Overlay - Ridgecrest Road	\$0	\$0	\$63,931	\$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	\$0
General Site - Paving, Asphalt Patch/Limited Repair	\$0	\$2,768	\$0	\$2,937	\$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	\$5,537	\$0	\$0	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$0	\$8,305	\$0	\$0	\$9,076
General Site - Rec Building: Structure, Wood Pool Shed	\$26,878	\$0	\$0	\$0	\$0

Component	2031	2032	2033	2034	2035
<b>COMMON AREA, GENERAL SITE</b>					
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	\$2,016	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$0	\$3,025
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	\$12,902	\$0	\$0	\$0	\$0
General Site - Light Fixtures, Landscape @ Office	\$0	\$0	\$0	\$0	\$3,025
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$0	\$4,538
General Site - Beach Access, Limited Repair	\$336	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$0	\$8,555	\$0	\$0
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	\$3,326	\$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 #12, 373 & 375 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 - Common Park Area Beach Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$50,027	\$0	\$0	\$0	\$0
Annual Expenditure	\$143,463	\$58,996	\$99,490	\$34,569	\$99,910



## RESERVE EXPENSES 16-20 YEARS

Component	2036	2037	2038	2039	2040
<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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$0	\$1,227
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$6,137
Building Exterior - Windows & Sliding Glass Doors	\$0	\$0	\$0	\$0	\$8,592
<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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$0	\$7,189
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$35,947
Building Exterior - Exterior Doors [x6]	\$3,116	\$0	\$0	\$0	\$0
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$47,257
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	\$32,600	\$0	\$0	\$0	\$0
Building Exterior - Siding, Replace	\$0	\$0	\$0	\$0	\$0
Building Exterior - Clean, Paint & Caulk	\$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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$0	\$6,909
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$34,544
Building Exterior - Windows, Vinyl	\$0	\$0	\$0	\$0	\$38,665
Building Exterior - Garage Door, 9'	\$0	\$0	\$0	\$0	\$0
Building Exterior - Deck Surface, Wood Decking [Paint]	\$299	\$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	\$0	\$3,507
Building Interior - Walls, Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$3,116	\$0	\$0	\$3,405	\$0
Building Interior - Equipment, Computers	\$6,232	\$0	\$0	\$6,810	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$0	\$13,619	\$0
Building Interior - Equipment, Printer	\$0	\$963	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$935	\$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

Component	2036	2037	2038	2039	2040
<b>COMMON AREA, PAVING</b>					
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
General Site - Paving, Asphalt Overlay - Blue Heron	\$0	\$0	\$0	\$25,026	\$0
General Site - Paving, Asphalt Overlay - Driftwood Anex	\$0	\$0	\$0	\$7,916	\$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	\$18,552
General Site - Paving, Asphalt Overlay - Dune Point Road	\$68,301	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Fairway Lane	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Huckleberry	\$13,554	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Kinglet Ridge	\$8,475	\$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	\$0	\$53,131
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	\$20,341
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	\$14,624
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	\$22,166	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court	\$0	\$0	\$0	\$9,363	\$0
General Site - Paving, Asphalt Overlay - Parking Lot @ End	\$24,585	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Patch/Limited Repair	\$3,116	\$0	\$3,306	\$0	\$3,507
General Site - Concrete Curb, Replace @ Office Parking Lot	\$0	\$4,493	\$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	\$6,232	\$0	\$0	\$0	\$7,014
General Site - Swimming Pool, Furniture	\$7,790	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$0	\$0	\$9,917	\$0	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0



Component	2036	2037	2038	2039	2040
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$0	\$0
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$54,446
General Site - Tennis Court, Equipment	\$2,337	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$6,419	\$0	\$0	\$0
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Access Control	\$0	\$0	\$0	\$0	\$8,768
General Site - Entry Gate, Operator	\$6,232	\$0	\$0	\$0	\$0
General Site - Fence, Chain Link 10' @ Tennis Court	\$31,549	\$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	\$389	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$12,981	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$9,348	\$0	\$0	\$10,215	\$0
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$0	\$16,812	\$0
General Site - Maint. Equipment, Wood Chipper	\$40,663	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, DR Brusher	\$3,856	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$0	\$0	\$0	\$0	\$0
General Site - Vehicle, Security	\$0	\$0	\$0	\$0	\$45,591
<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 #12, 373 & 375 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 - Common Park Area Beach Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$57,995	\$0	\$0	\$0	\$0
Annual Expenditure	\$330,721	\$11,875	\$13,223	\$128,312	\$415,949



## RESERVE EXPENSES 21-25 YEARS

Component	2041	2042	2043	2044	2045
<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 - Clean, Paint & Caulk	\$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	\$3,964
Building Exterior - Clean, Paint & Caulk	\$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	\$9,868	\$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 - Clean, Paint & Caulk	\$0	\$0	\$0	\$11,842	\$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 - Clean, Paint & Caulk	\$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	\$379	\$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	\$10,164
Building Interior - Flooring, Vinyl	\$0	\$0	\$0	\$0	\$3,761
Building Interior - Flooring, Carpet	\$0	\$0	\$0	\$0	\$3,622
Building Interior - Doors, Wood [x5]	\$0	\$0	\$0	\$0	\$0
Building Interior - Walls, Paint	\$0	\$0	\$0	\$5,921	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$3,721	\$0	\$0	\$4,066
Building Interior - Equipment, Computers	\$0	\$7,441	\$0	\$0	\$8,131
Building Interior - Equipment, Copier	\$0	\$0	\$0	\$15,789	\$0
Building Interior - Equipment, Printer	\$0	\$1,116	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$1,084	\$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

Component	2041	2042	2043	2044	2045
<b>COMMON AREA, PAVING</b>					
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	\$37,709	\$0	\$0
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	\$9,717	\$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	\$8,881	\$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	\$31,549
General Site - Paving, Asphalt Overlay - South Bay Ridge	\$0	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Spouting Whale	\$0	\$29,951	\$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	\$455,144
General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace	\$0	\$416,521	\$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	\$3,721	\$0	\$3,947	\$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	\$34,490	\$0	\$0
General Site - Swimming Pool, Retile	\$0	\$0	\$9,389	\$0	\$0
General Site - Swimming Pool, Cover	\$0	\$0	\$0	\$7,894	\$0
General Site - Swimming Pool, Furniture	\$0	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$10,837	\$0	\$0	\$11,842	\$0
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0

Component	2041	2042	2043	2044	2045
<b>COMMON AREA, GENERAL SITE</b>					
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	\$2,709	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$5,328	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Entry Gate, Maintain & Repair	\$0	\$0	\$0	\$0	\$4,066
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	\$4,066
General Site - Light Fixtures, Parking Lot @ Rec. Bldg	\$0	\$0	\$0	\$0	\$6,098
General Site - Beach Access, Limited Repair	\$452	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$11,162	\$0	\$0	\$12,197
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	\$4,470	\$0	\$0	\$0	\$0
General Site - Vehicle, Maintenance Truck	\$162,550	\$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	\$21,709	\$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	\$19,867	\$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 #12, 373 & 375 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 - Common Park Area Beach Access	\$0	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$67,232	\$0	\$0	\$0	\$0
Annual Expenditure	\$284,246	\$473,632	\$81,588	\$98,071	\$546,827



## RESERVE EXPENSES 26-30 YEARS

Component	2046	2047	2048	2049	2050
<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 - Clean, Paint & Caulk	\$0	\$0	\$1,555	\$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 - Clean, Paint & Caulk	\$0	\$0	\$9,107	\$0	\$0
Building Exterior - Siding, Wood	\$0	\$0	\$0	\$0	\$0
Building Exterior - Exterior Doors [x6]	\$4,188	\$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	\$0
Building Exterior - Clean, Paint & Caulk	\$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 - Clean, Paint & Caulk	\$0	\$0	\$8,752	\$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	\$2,804	\$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	\$0	\$4,713
Building Interior - Walls, Paint	\$0	\$0	\$0	\$0	\$0
Building Interior - Equipment, Surveillance DVR & Cameras	\$0	\$0	\$4,443	\$0	\$0
Building Interior - Equipment, Computers	\$0	\$0	\$8,885	\$0	\$0
Building Interior - Equipment, Copier	\$0	\$0	\$0	\$18,303	\$0
Building Interior - Equipment, Printer	\$0	\$1,294	\$0	\$0	\$0
Building Interior - Equipment, Scanner	\$1,256	\$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

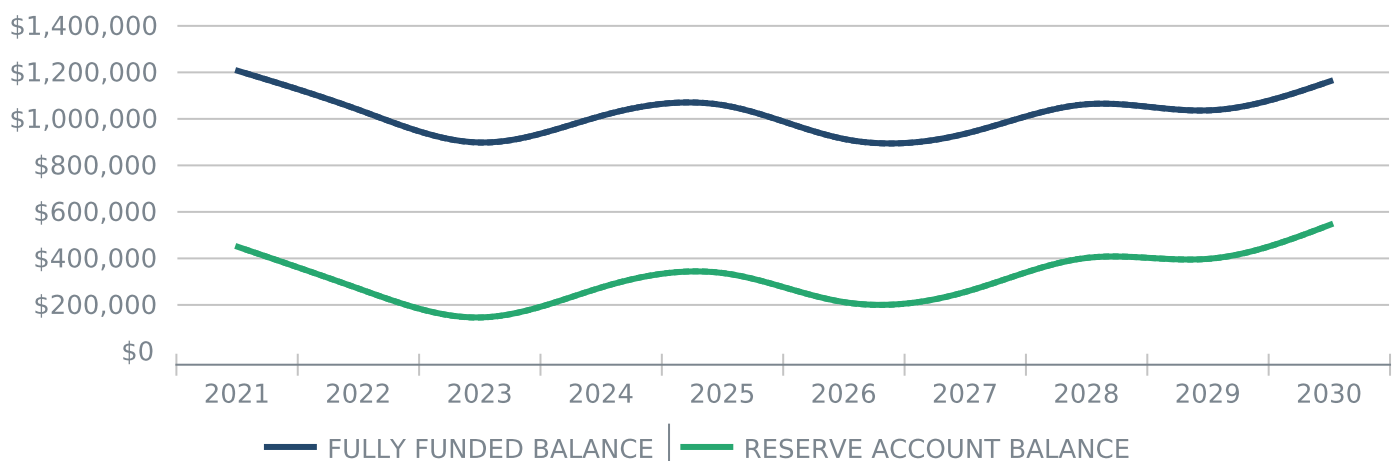
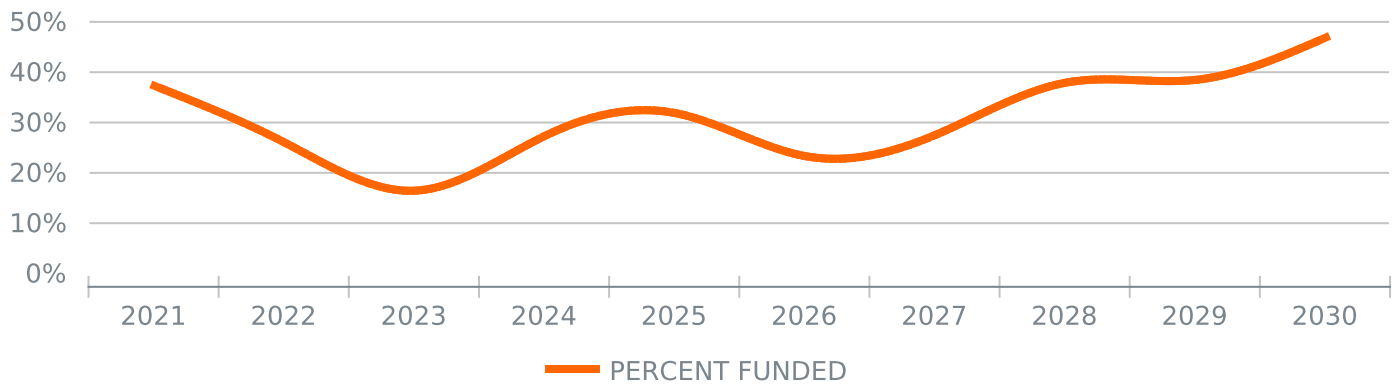
Component	2046	2047	2048	2049	2050
<b>COMMON AREA, PAVING</b>					
General Site - Paving, Asphalt Overlay - Bay Point East	\$0	\$0	\$147,938	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point West	\$0	\$0	\$108,754	\$0	\$0
General Site - Paving, Asphalt Overlay - Bay Point Lane	\$0	\$0	\$29,543	\$0	\$0
General Site - Paving, Asphalt Overlay - Beach Grass Lane	\$21,608	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - Big Tree	\$0	\$0	\$0	\$0	\$0
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	\$28,467	\$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	\$24,481	\$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	\$12,490
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	\$17,420	\$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	\$36,055	\$0	\$0	\$0	\$0
General Site - Paving, Asphalt Overlay - WoodThrush	\$0	\$0	\$0	\$14,991	\$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	\$4,188	\$0	\$4,443	\$0	\$4,713
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	\$8,885	\$0	\$0
General Site - Swimming Pool, Furniture	\$10,469	\$0	\$0	\$0	\$0
General Site - Swimming Pool Equipment, General	\$0	\$12,940	\$0	\$0	\$14,139
General Site - Rec Building: Structure, Wood Pool Shed	\$0	\$0	\$0	\$0	\$0

Component	2046	2047	2048	2049	2050
<b>COMMON AREA, GENERAL SITE</b>					
General Site - Tennis & B'ball Courts, Resurface	\$0	\$0	\$0	\$0	\$53,023
General Site - Tennis & B'ball Courts, Resurface & Repair	\$0	\$0	\$0	\$0	\$0
General Site - Tennis Court, Equipment	\$3,141	\$0	\$0	\$0	\$0
General Site - Basketball Court, Equipment	\$0	\$0	\$0	\$0	\$0
General Site - Playground, Equipment	\$0	\$0	\$0	\$0	\$0
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	\$8,375	\$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	\$523	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Large Pull Blower	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Riding Lawn Mowers	\$0	\$0	\$13,328	\$0	\$0
General Site - Maint. Equipment, Toro Workman Cart	\$0	\$0	\$0	\$0	\$0
General Site - Maint. Equipment, Wood Chipper	\$0	\$0	\$57,976	\$0	\$0
General Site - Maint. Equipment, DR Brusher	\$5,182	\$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	\$23,032	\$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	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #4, 20 Beach Grass Ln	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #5, 241 & 243 Salishan Dr	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #6, Spouting Whale Ln	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr	\$23,032	\$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	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #10, 331 & 333 Salishan Dr	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #11, 347 & 349 Salishan Dr	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #12, 373 & 375 Salishan Dr	\$23,032	\$0	\$0	\$0	\$0
General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access	\$23,032	\$0	\$0	\$0	\$0
General Site - Common Park Area Beach Access	\$276,379	\$0	\$0	\$0	\$0
General Site - Rip Rap Emergency Rebuild	\$77,941	\$0	\$0	\$0	\$0
Annual Expenditure	\$720,071	\$45,504	\$403,608	\$57,775	\$89,078



# FULL FUNDING PLAN 1-10 YEARS

YEAR 1-10	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Fully Funded Balance	\$1,210,600	\$1,042,118	\$902,597	\$1,018,119	\$1,063,046	\$917,067	\$941,605	\$1,067,652	\$1,040,862	\$1,166,511
Percentage Funded (%)	37%	26%	17%	28%	32%	24%	28%	38%	39%	47%
Beginning Balance	\$453,700	\$273,182	\$150,372	\$280,503	\$340,943	\$215,706	\$261,217	\$406,897	\$402,646	\$549,348
Reserve Contribution	\$146,321	\$150,711	\$155,232	\$159,889	\$164,686	\$169,626	\$174,715	\$179,956	\$185,355	\$190,916
Avg Unit Contribution (mth)	\$33.22	\$34.22	\$35.25	\$36.31	\$37.39	\$38.52	\$39.67	\$40.86	\$42.09	\$43.35
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	\$3,616	\$2,107	\$2,144	\$3,092	\$2,769	\$2,373	\$3,324	\$4,028	\$4,736	\$6,162
Reserve Expenditures	\$330,455	\$275,629	\$27,244	\$102,542	\$292,691	\$126,488	\$32,359	\$188,235	\$43,389	\$57,149
ENDING BALANCE	\$273,182	\$150,372	\$280,503	\$340,943	\$215,706	\$261,217	\$406,897	\$402,646	\$549,348	\$689,277

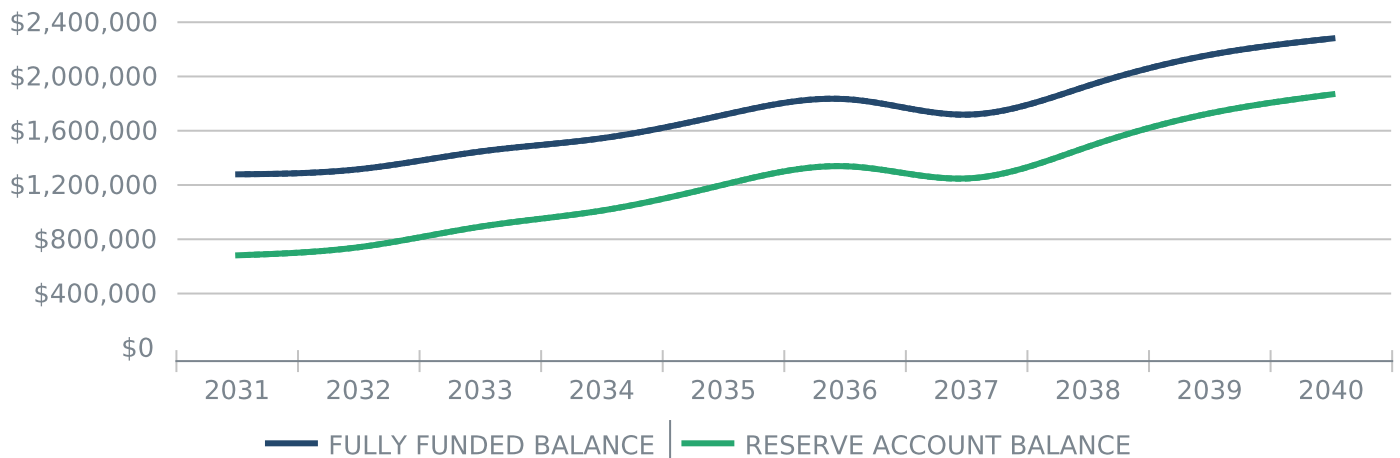
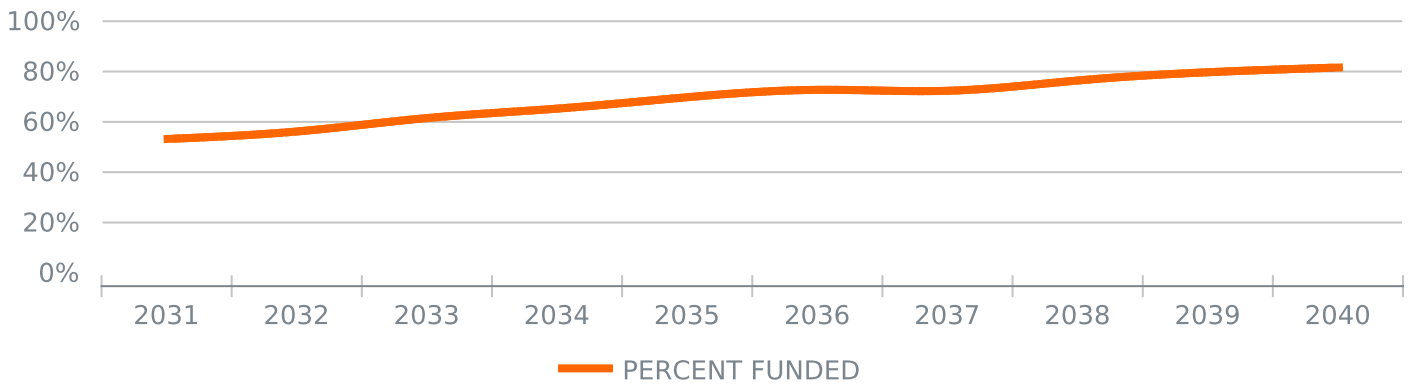






# FULL FUNDING PLAN 11-20 YEARS

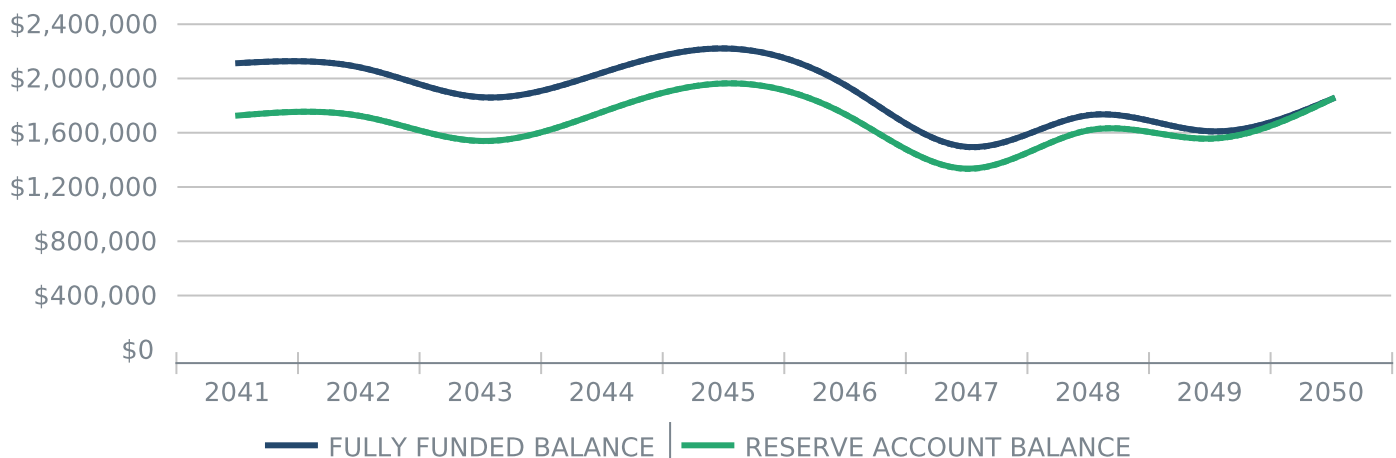
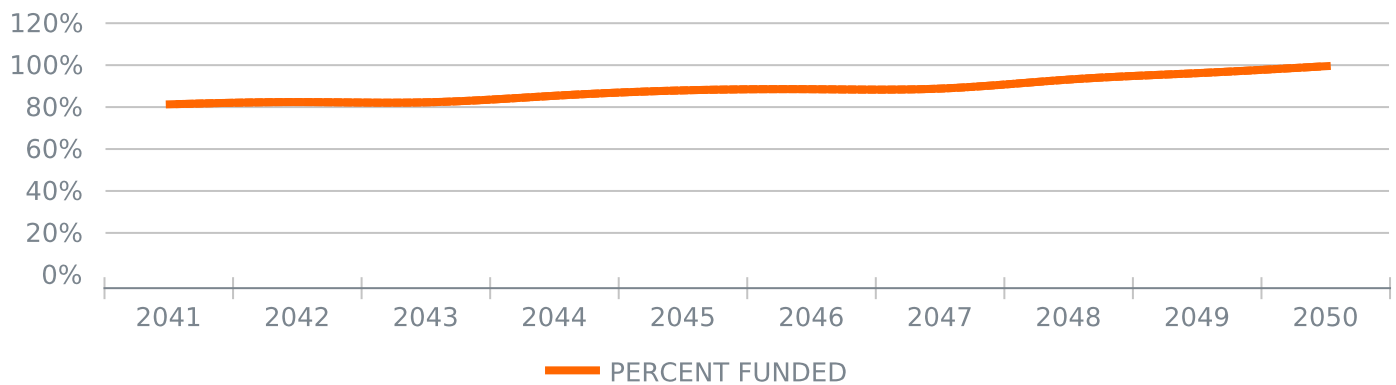
YEAR 11-20	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Fully Funded Balance	\$1,285,931	\$1,324,328	\$1,455,306	\$1,553,065	\$1,725,322	\$1,840,284	\$1,725,943	\$1,941,716	\$2,167,860	\$2,287,692
Percentage Funded (%)	54%	57%	62%	66%	70%	73%	73%	77%	80%	82%
Beginning Balance	\$689,277	\$749,616	\$901,376	\$1,020,065	\$1,211,475	\$1,345,610	\$1,255,795	\$1,492,395	\$1,737,086	\$1,875,850
Reserve Contribution	\$196,643	\$202,543	\$208,619	\$214,877	\$221,324	\$227,963	\$234,802	\$241,846	\$249,102	\$256,575
Avg Unit Contribution (mth)	\$44.65	\$45.99	\$47.37	\$48.79	\$50.26	\$51.76	\$53.32	\$54.92	\$56.56	\$58.26
Contribution Increase (%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Special Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	\$7,159	\$8,214	\$9,559	\$11,102	\$12,722	\$12,942	\$13,673	\$16,067	\$17,975	\$17,962
Reserve Expenditures	\$143,463	\$58,996	\$99,490	\$34,569	\$99,910	\$330,721	\$11,875	\$13,223	\$128,312	\$415,949
<b>ENDING BALANCE</b>	<b>\$749,616</b>	<b>\$901,376</b>	<b>\$1,020,065</b>	<b>\$1,211,475</b>	<b>\$1,345,610</b>	<b>\$1,255,795</b>	<b>\$1,492,395</b>	<b>\$1,737,086</b>	<b>\$1,875,850</b>	<b>\$1,734,437</b>





# FULL FUNDING PLAN 21-30 YEARS

YEAR 21-30	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Fully Funded Balance	\$2,120,462	\$2,089,646	\$1,868,789	\$2,051,240	\$2,228,499	\$1,955,360	\$1,502,282	\$1,737,314	\$1,617,655	\$1,857,932
Percentage Funded (%)	82%	83%	83%	86%	88%	89%	89%	94%	97%	100%
Beginning Balance	\$1,734,437	\$1,731,708	\$1,546,586	\$1,761,825	\$1,971,102	\$1,740,180	\$1,341,806	\$1,626,625	\$1,563,911	\$1,857,932
Reserve Contribution	\$264,272	\$272,200	\$280,366	\$288,777	\$297,441	\$306,364	\$315,555	\$325,021	\$334,772	\$344,815
Avg Unit Contribution (mth)	\$60.01	\$61.81	\$63.66	\$65.57	\$67.54	\$69.56	\$71.65	\$73.80	\$76.02	\$78.30
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	\$17,245	\$16,310	\$16,460	\$18,572	\$18,464	\$15,333	\$14,768	\$15,873	\$17,024	\$19,858
Reserve Expenditures	\$284,246	\$473,632	\$81,588	\$98,071	\$546,827	\$720,071	\$45,504	\$403,608	\$57,775	\$89,078
<b>ENDING BALANCE</b>	<b>\$1,731,708</b>	<b>\$1,546,586</b>	<b>\$1,761,825</b>	<b>\$1,971,102</b>	<b>\$1,740,180</b>	<b>\$1,341,806</b>	<b>\$1,626,625</b>	<b>\$1,563,911</b>	<b>\$1,857,932</b>	<b>\$2,133,527</b>





## PHYSICAL ANALYSIS

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

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### SITE INSPECTION

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

### MAINTENANCE GUIDE

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

### COMPONENT INVENTORY

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



## SITE INSPECTION SUMMARY

A visual noninvasive inspection of the property was conducted on October 7th 2020. Recommendations contained within the report are based upon conditions viewed as part of the site inspection as well as reference materials obtained from the client, public resources and associated vendors.





## 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 - Aster Lane

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.



# COMPONENT INVENTORY

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



## Building Exterior - Roof, Asphalt Shingle

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,350	2 Squares	Replace	2035

# COMPONENT INVENTORY



## Building Exterior - Roof, Gutters & Downspouts

Current Cost	Estimated Quantity	Work Required	Action Required
\$165	22 LF	Replace	2035



## Building Exterior - Clean, Paint & Caulk

Current Cost	Estimated Quantity	Work Required	Action Required
\$700	350 SF	Paint	2024



# COMPONENT INVENTORY



**Building Exterior - Siding, Wood**

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,500	350 SF	Replace	2040



**Building Exterior - Windows & Sliding Glass Doors**

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,900	4 Each	Replace	2040

# COMPONENT INVENTORY



## Building Exterior - Roof, Asphalt Shingle

Current Cost	Estimated Quantity	Work Required	Action Required
\$32,400	48 Squares	Replace	2035



## Building Exterior - Roof, Gutters & Downspouts

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,425	190 LF	Replace	2035

# COMPONENT INVENTORY



## Building Exterior - Roof, Skylights

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,950	3 Each	Replace	2045



## Building Exterior - Clean, Paint & Caulk

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,100	2050 SF	Paint	2024

# COMPONENT INVENTORY



**Building Exterior - Siding, Wood**

Current Cost	Estimated Quantity	Work Required	Action Required
\$20,500	2050 SF	Replace	2040



**Building Exterior - Exterior Doors [x6]**

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,000	1 Allowance	Replace	2026

# COMPONENT INVENTORY



## Building Exterior - Windows, Vinyl

<b>Current Cost</b> \$26,950	<b>Estimated Quantity</b> 22 Each	<b>Work Required</b> Replace	<b>Action Required</b> 2040
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## Building Interior - Common Areas, Remodel

<b>Current Cost</b> \$30,000	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Remodel	<b>Action Required</b> 2031
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## Building Interior - Fixtures & Furnishings, Furniture

<b>Current Cost</b> \$5,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Replace	<b>Action Required</b> 2024
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## Building Exterior - Roof, Asphalt Shingle

<b>Current Cost</b> \$20,925	<b>Estimated Quantity</b> 31 Squares	<b>Work Required</b> Replace	<b>Action Required</b> 2036
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# COMPONENT INVENTORY



## Building Exterior - Siding, Replace

Current Cost	Estimated Quantity	Work Required	Action Required
\$30,000	3000 SF	Replace	2051



## Building Exterior - Clean, Paint & Caulk

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,000	3000 SF	Paint	2024

# COMPONENT INVENTORY



**Building Exterior - Garage Door, Operator**

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,200	3 Each	Replace	2031



**Building Exterior - Garage Door, 9'**

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,900	3 Each	Replace	2031

# COMPONENT INVENTORY



## Building Exterior - Roof, Asphalt Shingle

Current Cost	Estimated Quantity	Work Required	Action Required
\$12,150	18 Squares	Replace	2035



## Building Exterior - Roof, Gutters & Downspouts

Current Cost	Estimated Quantity	Work Required	Action Required
\$563	75 LF	Replace	2035



# COMPONENT INVENTORY



## Building Exterior - Clean, Paint & Caulk

Current Cost	Estimated Quantity	Work Required	Action Required
\$3,940	1970 SF	Paint	2024



## Building Exterior - Siding, Wood

Current Cost	Estimated Quantity	Work Required	Action Required
\$19,700	1970 SF	Replace	2040

# COMPONENT INVENTORY



**Building Exterior - Windows, Vinyl**

Current Cost	Estimated Quantity	Work Required	Action Required
\$22,050	18 Each	Replace	2040



**Building Exterior - Garage Door, 9'**

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,300	1 Each	Replace	2027

# COMPONENT INVENTORY



**Building Exterior - Deck Surface, Wood Decking [Paint]**

Current Cost	Estimated Quantity	Work Required	Action Required
\$192	64 SF	Paint	2028



**Building Exterior - Deck Surface, Wood Decking [Replace]**

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,280	64 SF	Resurface	2034

# COMPONENT INVENTORY



**Building Exterior - Deck Guardrail, Wood**

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,260	28 LF	Replace	2034



**Building Interior - Fixtures & Furnishings, Furniture**

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,000	1 Allowance	Replace	2025

# COMPONENT INVENTORY



**Building Interior - Flooring, Vinyl**

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,850	370 SF	Replace	2025



**Building Interior - Flooring, Carpet**

Current Cost	Estimated Quantity	Work Required	Action Required
\$1,782	33 SY	Replace	2025

# COMPONENT INVENTORY



## Building Interior - Doors, Wood [x5]

<b>Current Cost</b> \$2,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Replace	<b>Action Required</b> 2030
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## Building Interior - Walls, Paint

<b>Current Cost</b> \$3,000	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Paint	<b>Action Required</b> 2029
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## Building Interior - Equipment, Surveillance DVR & Cameras

<b>Current Cost</b> \$2,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Replace	<b>Action Required</b> 2021
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## Building Interior - Equipment, Computers

<b>Current Cost</b> \$4,000	<b>Estimated Quantity</b> 2 Each	<b>Work Required</b> Replace	<b>Action Required</b> 2021
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## Building Interior - Equipment, Copier

<b>Current Cost</b> \$8,000	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Replace	<b>Action Required</b> 2024
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## Building Interior - Equipment, Printer

<b>Current Cost</b> \$600	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Replace	<b>Action Required</b> 2022
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# COMPONENT INVENTORY



## Building Interior - Equipment, Scanner

<b>Current Cost</b> \$600	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Replace	<b>Action Required</b> 2021
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## Building Interior - Office Building Remodel

<b>Current Cost</b> \$25,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Remodel	<b>Action Required</b> 2022
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## General Site - Paving, Asphalt Overlay - Aster Lane

<b>Current Cost</b> \$21,280	<b>Estimated Quantity</b> 10640 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2032
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## General Site - Paving, Asphalt Overlay - Bay Point East

<b>Current Cost</b> \$66,600	<b>Estimated Quantity</b> 33300 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2028
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# COMPONENT INVENTORY



## General Site - Paving, Asphalt Overlay - Bay Point West

Current Cost	Estimated Quantity	Work Required	Action Required
\$48,960	24480 SF	Overlay	2028

## General Site - Paving, Asphalt Overlay - Bay Point Lane

Current Cost	Estimated Quantity	Work Required	Action Required
\$13,300	1 Lump Sum	Overlay	2028

## General Site - Paving, Asphalt Overlay - Beach Grass Lane

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,320	5160 SF	Overlay	2026

## General Site - Paving, Asphalt Overlay - Big Tree

Current Cost	Estimated Quantity	Work Required	Action Required
\$19,680	9840 SF	Overlay	2023

## General Site - Paving, Asphalt Overlay - Blue Heron

Current Cost	Estimated Quantity	Work Required	Action Required
\$14,700	7350 SF	Overlay	2039

## General Site - Paving, Asphalt Overlay - Driftwood Anex

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,650	1 Lump Sum	Overlay	2039



# COMPONENT INVENTORY



## General Site - Paving, Asphalt Overlay - Driftwood Lane

Current Cost	Estimated Quantity	Work Required	Action Required
\$13,200	6600 SF	Overlay	2027

## General Site - Paving, Asphalt Overlay - Dune Crest Lane

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,580	5290 SF	Overlay	2040

## General Site - Paving, Asphalt Overlay - Dune Point Road

Current Cost	Estimated Quantity	Work Required	Action Required
\$43,840	21920 SF	Overlay	2036

## General Site - Paving, Asphalt Overlay - Fairway Lane

Current Cost	Estimated Quantity	Work Required	Action Required
\$10,700	5350 SF	Overlay	2029

## General Site - Paving, Asphalt Overlay - Huckleberry

Current Cost	Estimated Quantity	Work Required	Action Required
\$8,700	4350 SF	Overlay	2036

## General Site - Paving, Asphalt Overlay - Kinglet Ridge

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,440	2720 SF	Overlay	2036

# COMPONENT INVENTORY



## General Site - Paving, Asphalt Overlay - Marsh Lane

Current Cost \$5,300	Estimated Quantity 2650 SF	Work Required Overlay	Action Required 2030
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## General Site - Paving, Asphalt Overlay - N. Bay Ridge

Current Cost \$5,380	Estimated Quantity 2690 SF	Work Required Overlay	Action Required 2021
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## General Site - Paving, Asphalt Overlay - Ocean Crest Road

Current Cost \$30,300	Estimated Quantity 15150 SF	Work Required Overlay	Action Required 2040
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## General Site - Paving, Asphalt Overlay - Ocean Wind Lane

Current Cost \$8,320	Estimated Quantity 4160 SF	Work Required Overlay	Action Required 2026
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## General Site - Paving, Asphalt Overlay - Par 3 Lane

Current Cost \$9,080	Estimated Quantity 4540 SF	Work Required Overlay	Action Required 2033
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## General Site - Paving, Asphalt Overlay - Ridgecrest Lane

Current Cost \$3,860	Estimated Quantity 1930 SF	Work Required Overlay	Action Required 2033
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# COMPONENT INVENTORY



## General Site - Paving, Asphalt Overlay - Ridgecrest Road

Current Cost	Estimated Quantity	Work Required	Action Required
\$44,840	22420 SF	Overlay	2033

## General Site - Paving, Asphalt Overlay - Sea Dunes

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,500	2250 SF	Overlay	2024

## General Site - Paving, Asphalt Overlay - Sea Gull Lane

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,600	5800 SF	Overlay	2040

## General Site - Paving, Asphalt Overlay - Shore Pine Court

Current Cost	Estimated Quantity	Work Required	Action Required
\$15,520	7760 SF	Overlay	2025

## General Site - Paving, Asphalt Overlay - South Bay Ridge

Current Cost	Estimated Quantity	Work Required	Action Required
\$8,340	4170 SF	Overlay	2040

## General Site - Paving, Asphalt Overlay - Spouting Whale

Current Cost	Estimated Quantity	Work Required	Action Required
\$16,100	8050 SF	Overlay	2022

# COMPONENT INVENTORY



## General Site - Paving, Asphalt Overlay - Spruce Glen Road

<b>Current Cost</b> \$17,220	<b>Estimated Quantity</b> 8610 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2026
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## General Site - Paving, Asphalt Overlay - WoodThrush

<b>Current Cost</b> \$6,552	<b>Estimated Quantity</b> 3276 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2029
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## General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace

<b>Current Cost</b> \$223,901	<b>Estimated Quantity</b> 149267 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2025
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## General Site - Paving, Asphalt Overlay - Salishan Drive, 50% Replace

<b>Current Cost</b> \$223,901	<b>Estimated Quantity</b> 149267 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2022
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## General Site - Paving, Asphalt Overlay - Office Parking Lot

<b>Current Cost</b> \$13,020	<b>Estimated Quantity</b> 6510 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2039
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## General Site - Paving, Asphalt Overlay - Parking Lot @ Shore Pine Court

<b>Current Cost</b> \$5,500	<b>Estimated Quantity</b> 2750 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2039
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# COMPONENT INVENTORY



## General Site - Paving, Asphalt Overlay - Parking Lot @ End

<b>Current Cost</b> \$15,780	<b>Estimated Quantity</b> 7890 SF	<b>Work Required</b> Overlay	<b>Action Required</b> 2036
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## General Site - Paving, Asphalt Patch/Limited Repair

<b>Current Cost</b> \$2,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Repair	<b>Action Required</b> 2022
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## General Site - Concrete Curb, Replace @ Office Parking Lot

<b>Current Cost</b> \$2,800	<b>Estimated Quantity</b> 140 SF	<b>Work Required</b> Replace	<b>Action Required</b> 2037
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# COMPONENT INVENTORY



## General Site - Swimming Pool, Resurface

<b>Current Cost</b> \$18,000	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Resurface	<b>Action Required</b> 2028
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## General Site - Swimming Pool, Retile

<b>Current Cost</b> \$4,900	<b>Estimated Quantity</b> 140 LF	<b>Work Required</b> Retile	<b>Action Required</b> 2043
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# COMPONENT INVENTORY



**General Site - Swimming Pool, Cover**

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,000	1 Lump Sum	Replace	2024



**General Site - Swimming Pool, Furniture**

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,000	1 Allowance	Replace	2026

# COMPONENT INVENTORY



## General Site - Swimming Pool Equipment, General

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,000	1 Allowance	Replace	2023



## General Site - Rec Building: Structure, Wood Pool Shed

Current Cost	Estimated Quantity	Work Required	Action Required
\$20,000	1 Allowance	Replace	2031



# COMPONENT INVENTORY



## General Site - Tennis & B'ball Courts, Resurface

<b>Current Cost</b> \$22,500	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Recoat	<b>Action Required</b> 2030
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## General Site - Tennis & B'ball Courts, Resurface & Repair

<b>Current Cost</b> \$31,050	<b>Estimated Quantity</b> 13500 SF	<b>Work Required</b> Resurface	<b>Action Required</b> 2040
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## General Site - Tennis Court, Equipment

<b>Current Cost</b> \$1,500	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Replace	<b>Action Required</b> 2026
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# COMPONENT INVENTORY



## General Site - Basketball Court, Equipment

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,950	1 Each	Replace	2026



## General Site - Playground, Equipment

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,000	1 Lump Sum	Replace	2037

# COMPONENT INVENTORY



**General Site - Entry Gate, Maintain & Repair**

Current Cost	Estimated Quantity	Work Required	Action Required
\$2,000	1 Each	Repair	2025



**General Site - Entry Gate, Access Control**

Current Cost	Estimated Quantity	Work Required	Action Required
\$5,000	1 Each	Replace	2025

# COMPONENT INVENTORY



**General Site - Entry Gate, Operator**

Current Cost	Estimated Quantity	Work Required	Action Required
\$4,000	1 Each	Replace	2026



**General Site - Fence, Chain Link 10' @ Tennis Court**

Current Cost	Estimated Quantity	Work Required	Action Required
\$20,250	450 LF	Replace	2036

# COMPONENT INVENTORY



**General Site - Fence, Chain Link 5'-6'**

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,250	370 LF	Replace	2026



**General Site - Fence, Wood @ Rec. Bldg**

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,600	240 LF	Replace	2031

# COMPONENT INVENTORY



## General Site - Light Fixtures, Landscape @ Office

<b>Current Cost</b> \$2,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Replace	<b>Action Required</b> 2025
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## General Site - Light Fixtures, Parking Lot @ Rec. Bldg

<b>Current Cost</b> \$3,000	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Replace	<b>Action Required</b> 2025
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## General Site - Beach Access, Limited Repair

<b>Current Cost</b> \$250	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Repair	<b>Action Required</b> 2026
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## General Site - Maint. Equipment, Large Pull Blower

<b>Current Cost</b> \$7,625	<b>Estimated Quantity</b> 1 Each	<b>Work Required</b> Replace	<b>Action Required</b> 2024
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# COMPONENT INVENTORY



**General Site - Maint. Equipment, Riding Lawn Mowers**

Current Cost	Estimated Quantity	Work Required	Action Required
\$6,000	2 Each	Replace	2021



**General Site - Maint. Equipment, Toro Workman Cart**

Current Cost	Estimated Quantity	Work Required	Action Required
\$9,875	1 Lump Sum	Replace	2024

# COMPONENT INVENTORY



## General Site - Maint. Equipment, Wood Chipper

<b>Current Cost</b> \$26,100	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Replace	<b>Action Required</b> 2024
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## General Site - Maint. Equipment, DR Brusher

<b>Current Cost</b> \$2,475	<b>Estimated Quantity</b> 1 Lump Sum	<b>Work Required</b> Replace	<b>Action Required</b> 2021
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# COMPONENT INVENTORY



## General Site - Vehicle, Maintenance Truck

Current Cost	Estimated Quantity	Work Required	Action Required
\$90,000	1 Each	Replace	2021

## General Site - Vehicle, Security

Current Cost	Estimated Quantity	Work Required	Action Required
\$26,000	1 Each	Replace	2040

## General Site - Beach Access #1, 143 & 145 Salishan Dr

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,000	10 LF	Repair	2021

## General Site - Beach Access #2, 163 & 165 Salishan Dr

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,000	10 LF	Repair	2044

# COMPONENT INVENTORY



## General Site - Beach Access #3, Sea Dunes/Across Community Club

<b>Current Cost</b> \$11,000	<b>Estimated Quantity</b> 10 LF	<b>Work Required</b> Repair	<b>Action Required</b> 2021
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## General Site - Beach Access #4, 20 Beach Grass Ln

<b>Current Cost</b> \$11,000	<b>Estimated Quantity</b> 10 LF	<b>Work Required</b> Repair	<b>Action Required</b> 2046
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## General Site - Beach Access #5, 241 & 243 Salishan Dr

<b>Current Cost</b> \$11,000	<b>Estimated Quantity</b> 10 LF	<b>Work Required</b> Repair	<b>Action Required</b> 2021
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## General Site - Beach Access #6, Spouting Whale Ln

<b>Current Cost</b> \$11,000	<b>Estimated Quantity</b> 10 LF	<b>Work Required</b> Repair	<b>Action Required</b> 2046
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## General Site - Beach Access #7, 20 S. Lagoon & 265 Salishan Dr

<b>Current Cost</b> \$11,000	<b>Estimated Quantity</b> 10 LF	<b>Work Required</b> Repair	<b>Action Required</b> 2046
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## General Site - Beach Access #8, 281 & 283 Salishan Dr

<b>Current Cost</b> \$11,000	<b>Estimated Quantity</b> 10 LF	<b>Work Required</b> Repair	<b>Action Required</b> 2041
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# COMPONENT INVENTORY



## General Site - Beach Access #9, 299 & 301 Salishan Dr

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,000	10 LF	Repair	2021

## General Site - Beach Access #10, 331 & 333 Salishan Dr

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,000	10 LF	Repair	2021

## General Site - Beach Access #11, 347 & 349 Salishan Dr

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,000	10 LF	Repair	2021

## General Site - Beach Access #12, 373 & 375 Salishan Dr

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,000	10 LF	Repair	2021

## General Site - Beach Access #13, Parking Lot/ End of Spit-Main Access

Current Cost	Estimated Quantity	Work Required	Action Required
\$11,000	10 LF	Repair	2021

## General Site - Common Park Area Beach Access

Current Cost	Estimated Quantity	Work Required	Action Required
\$132,000	120 LF	Repair	2021

# COMPONENT INVENTORY



## General Site - Rip Rap Emergency Rebuild

<b>Current Cost</b> \$37,225	<b>Estimated Quantity</b> 1 Allowance	<b>Work Required</b> Rebuild	<b>Action Required</b> 2026
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## 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)

