PONO
BUILDING CONSULTANTS

RESERVE ANALYSIS REPORT

Level 3: Off-Site Update

Hidden Lake Estates

15201 S Lake Ridge Way, Oregon City, OR 97045

Report Period: Jan 01, 2024 - Dec 31, 2024

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The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum $/%: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is $1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): Understand What You Own. First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – "where is the money going ?" Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures.Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): Review Your Upcoming Anticipated Expenditures. It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): Analyze Your Current Funding Plan. Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): Adopt a Funding Plan that Meets Your Needs. We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, FFB = Current Cost X Effective Age / Useful Life. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of $100,000, Fully Funded does not mean $100,000 is required today. It means that $10,000 is required in the bank this year, $20,000 next year, $30,000 the following year, and so on until you have $100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has

to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Property Description

Property Name:	Hidden Lake Estates
Location:	Oregon City, OR
Project Type:	Planned Unit Development
Number of Units:	27
Age of Project:	21 Year(s)

Financial Summary

Starting Reserve Balance:	$128,708
Fully Funded Reserve Balance:	$144,838
Percent Funded:	89%
Current Replacement Cost:	$234,130
Deficit/Surplus vs. Fully Funded Reserve:	($16,130) or ($597.40) Per Unit Avg

A 27-lot Planned Community located in Oregon City, OR with a common area lake.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

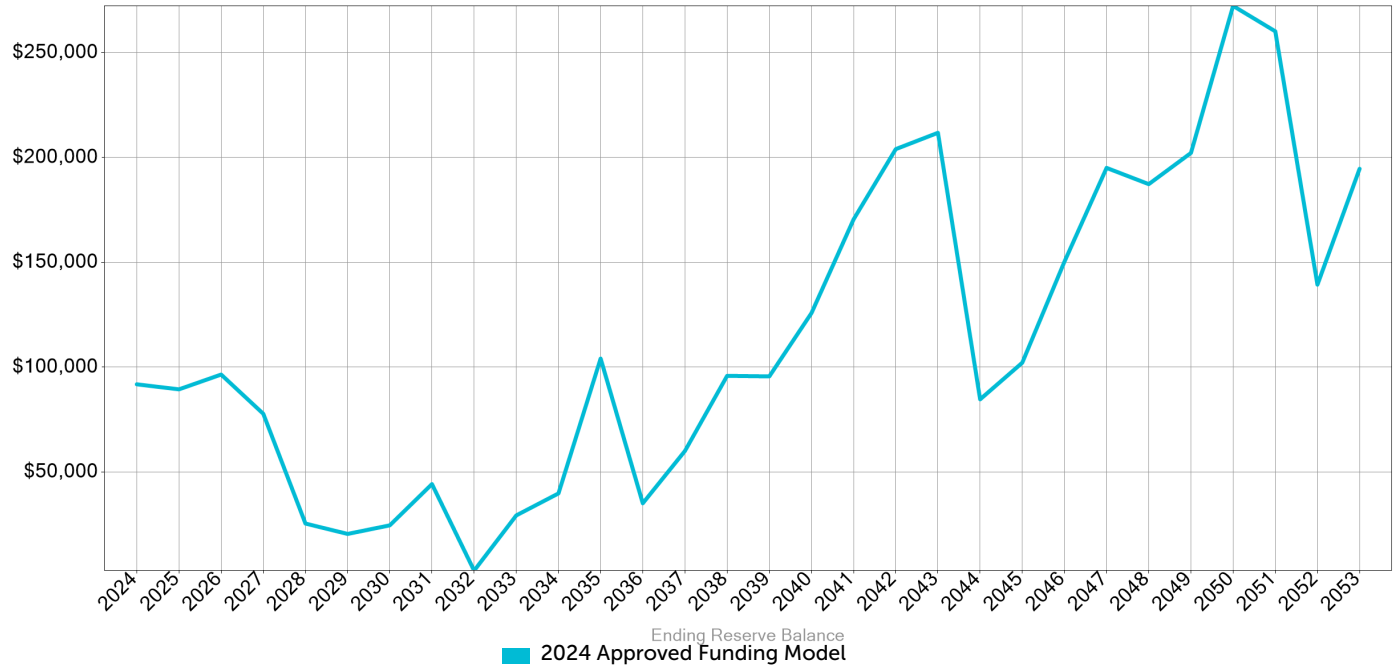
Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation:	Interest:	Annual Reserve Contribution Increase:
4.00 %	0.20 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Summary of Funding Plans

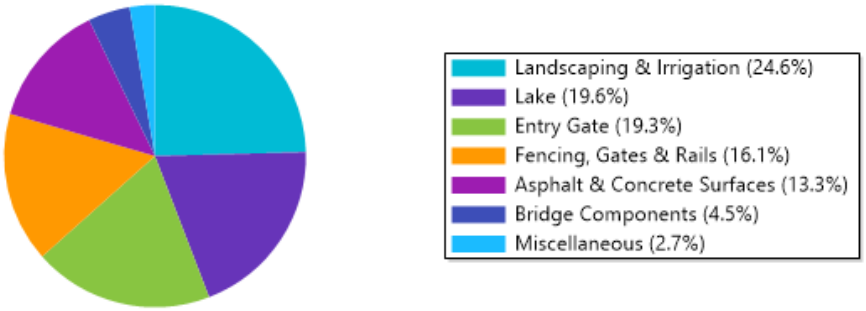
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
2024 Approved Funding Model ★	$20,000	$61.73	Yes	N/A	$114,477	40%



Expenditures by Category

Current Replacement Cost: $234,130.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	8-8	4-4	$31,032	$13,788	$3,879	$15,516	$1,354
Bridge Components	25-35	3-13	$10,505	$6,511	$333	$7,326	$116
Entry Gate	7-40	0-19	$45,257	$21,408	$2,336	$24,091	$815
Fencing, Gates & Rails	30-30	8-8	$37,602	$24,504	$1,253	$27,575	$437
Lake	1-10	0-6	$45,936	$31,208	$15,995	$35,119	$5,582
Landscaping & Irrigation	1-10	0-10	$57,501	$27,186	$19,277	$30,593	$6,727
Miscellaneous	30-30	8-8	$6,297	$4,104	$210	$4,618	$73
		Totals	**$234,130**	**$128,708**	**$43,283**	**$144,838**	**$15,105**

Current Replacement Cost: $234,130

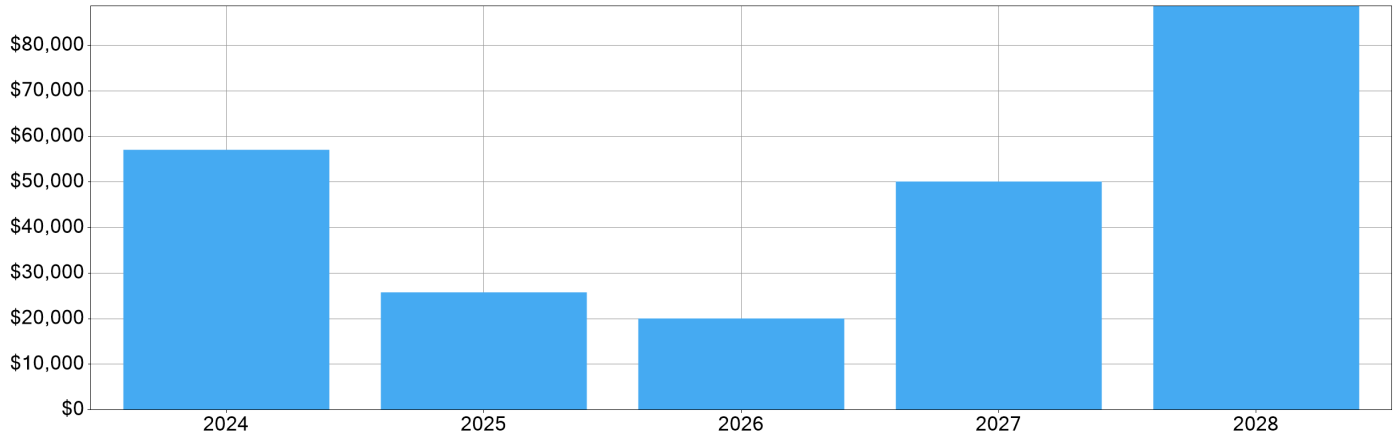
Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces									
Asphalt - Repair & Seal			8	4	$0.62 / SF	186,010	$29,018	$33,946	Inspector
Contingency for asphalt repairs and striping assumes 25% of total square footage will be addressed.									
Pricing based on 2014 invoice from Leggett Asphalt for same scope of work. Pricing increased $2,036 to include cost of striping and signage. $20k repair contingency added to address future repairs.									
Concrete - Repair Contingency			8	4	$2,014.57 / Total	1	$2,015	$2,357	Inspector
						Totals	**$31,032**	**$36,303**	
Bridge Components									
Bridge Inspection			25	3	$2,877.95 / Total	1	$2,878	$3,237	Inspector
Replacement of Guardrails - W Beams			35	13	$30.51 / LF	250	$7,627	$12,699	Inspector
						Totals	**$10,505**	**$15,936**	
Entry Gate									
Callbox Replacement			15	12	$6,907.09 / Total	1	$6,907	$11,058	Inspector
Pricing and remaining useful life obtained from Metro Overhead Gates.									
Entrance Monument & Rock Pillars - Repair, Clean & Seal			25	3	$4,604.73 / Total	1	$4,605	$5,180	Inspector
Lamp Post			8	6	$863.39 / Total	1	$863	$1,092	Inspector
Signage - Replacement			20	4	$5,430.88 / Total	1	$5,431	$6,353	Inspector
Swing Gates - Mechanical System Replacement			15	12	$5,755.91 / Total	1	$5,756	$9,215	Inspector
Swing Gates - Painting			7	0	$3,276.00 / Total	1	$3,276	$3,276	Inspector
Swing Gates - Replace Ironwork			40	19	$18,418.91 / Total	1	$18,419	$38,806	Inspector
						Totals	**$45,257**	**$74,981**	
Fencing, Gates & Rails									
Fencing - Vinyl			30	8	$15.84 / LF	2,374	$37,602	$51,461	Inspector
						Totals	**$37,602**	**$51,461**	
Lake									
Aeration System - Compressor Replacement			8	4	$13,000.00 / Total	1	$13,000	$15,208	Inspector
Brush Clearing			3	0	$2,600.00 / Total	1	$2,600	$2,600	Inspector
Brush and blackberries cleared along dam and Abernathy Creek at a cost of $1825 in 2020.									
Emergency Exit Road- Repair Contingency			1	0	$2,704.00 / Total	1	$2,704	$2,704	Inspector
The useful life has been decreased to 1 year to allow for more routine maintenance of the emergency exit road.									
Erosion Control & Excavation Contingency			1	0	$8,320.00 / Total	1	$8,320	$8,320	Inspector
Erosion control on creek bank near bridge in 2023 for $6,970.00									
Site observations noted signs of erosion at the SE Bridge, along sections of the inlet road adjacent hill, and along Hidden Lake Road and South Lake Ridge Way. On-going efforts should be documented here for future budgetary adjustments.									
The useful life has been reduced to annually to allow for increased erosion control efforts. The contingency amount has been increased to $10,000.00									
Inlet Pipe Fish Screen			5	0	$2,600.00 / Total	1	$2,600	$2,600	Inspector
Riprap and Island Restoration - East Island			8	6	$5,755.91 / Total	1	$5,756	$7,283	Inspector
Riprap and Island Restoration - West Island			8	0	$5,755.91 / Total	1	$5,756	$5,756	Inspector
Wood Bridge at Outflow - Replacement			10	0	$5,200.00 / Total	1	$5,200	$5,200	Inspector
The Board intends to replace the temporary bridge located along the outflow stream. Once the design and scope of the bridge is determined, cost estimates should be									

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
updated in this study for future replacement and repair planning.									
						Totals	**$45,936**	**$49,671**	
Landscaping & Irrigation									
Barkdust Application			2	1	$298.16 / Unit(s)	21	$6,261	$6,512	Inspector
Unit pricing based on Red Bark Inc. proposal for 2019 bark installation.									
Front gate landscaping refresh			10	10	$15,000.00 / Total	1	$15,000	$22,204	Inspector
Irrigation - System Upgrades			5	3	$2,129.69 / Total	1	$2,130	$2,396	Inspector
Landscape - Tree Maintenance			4	0	$7,800.00 / Total	1	$7,800	$7,800	Inspector
Dead tree removal in 2023 for $2,250. Tree work completed in 2020 at an expense of $1500.									
Landscape - Upgrades & Vegetation Restoration			5	0	$11,250.00 / Total	1	$11,250	$11,250	Inspector
Vegetation restoration total from $10,000 to $11,250 (Fall 2023, $5,000 to Spring 2024, $6,250.) 2023 - Spring Landscape upgrades and restoration $5,000									
Live Tree removal from dam			1	1	$7,500.00 / Total	1	$7,500	$7,800	Inspector
Sediment Ponds - Clean out			3	0	$1,200.00 / EA	5	$6,000	$6,000	Inspector
Sediment Pond cleanout in 2023 for $4,500.									
Storm Drains - Clean out & Repair			3	0	$1,560.00 / Total	1	$1,560	$1,560	Inspector
						Totals	**$57,501**	**$65,521**	
Miscellaneous									
Mailboxes			30	8	$3,148.48 / EA	2	$6,297	$8,618	Inspector
Pricing is based on pedestal style private commercial mailboxes offered on Mailboxes.com, a large supplier of commercial mailbox systems.									
						Totals	**$6,297**	**$8,618**	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s), LS = Lump Sum

Anticipated Expenditures (5 Years)

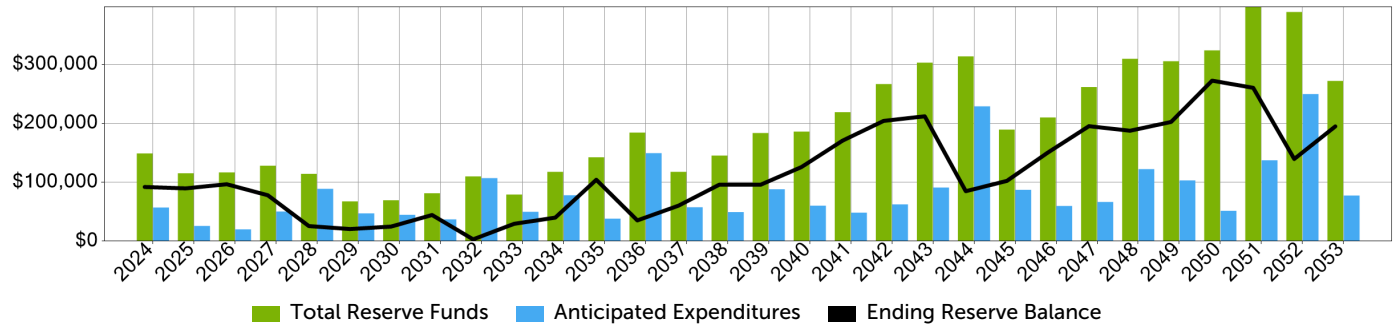


Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
Brush Clearing				Lake	$2,600	$2,600
Emergency Exit Road- Repair Contingency				Lake	$2,704	$2,704
Erosion Control & Excavation Contingency				Lake	$8,320	$8,320
Inlet Pipe Fish Screen				Lake	$2,600	$2,600
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$7,800
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	$11,250	$11,250
Riprap and Island Restoration - West Island				Lake	$5,756	$5,756
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$6,000
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$1,560
Swing Gates - Painting				Entry Gate	$3,276	$3,276
Wood Bridge at Outflow - Replacement				Lake	$5,200	$5,200
					Total for 2024:	**$57,066**
2025						
Barkdust Application				Landscaping & Irrigation	$6,261	$6,512
Emergency Exit Road- Repair Contingency				Lake	$2,704	$2,812
Erosion Control & Excavation Contingency				Lake	$8,320	$8,653
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$7,800
					Total for 2025:	**$25,777**
2026						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$2,925
Erosion Control & Excavation Contingency				Lake	$8,320	$8,999
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$8,112
					Total for 2026:	**$20,036**
2027						
Barkdust Application				Landscaping & Irrigation	$6,261	$7,043
Bridge Inspection				Bridge Components	$2,878	$3,237
Brush Clearing				Lake	$2,600	$2,925

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,042
Entrance Monument & Rock Pillars - Repair, Clean & Seal				Entry Gate	$4,605	$5,180
Erosion Control & Excavation Contingency				Lake	$8,320	$9,359
Irrigation - System Upgrades				Landscaping & Irrigation	$2,130	$2,396
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$8,436
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$6,749
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$1,755
					Total for 2027:	**$50,121**
2028						
Aeration System - Compressor Replacement				Lake	$13,000	$15,208
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	$29,018	$33,946
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	$2,015	$2,357
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,163
Erosion Control & Excavation Contingency				Lake	$8,320	$9,733
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$9,125
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$8,774
Signage - Replacement				Entry Gate	$5,431	$6,353
					Total for 2028:	**$88,660**

This plan represents first-year reserve contribution of $20,000 or $61.73 monthly per unit and incorporates the following variable annual increases in funding: 16% in years 1-12, 3% in years 13-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
Duration: 12 years			**Rate of Annual Reserve Contribution Increases: 16.00%**					**Additional Funds To Reserves: $0.00**	
2024	$20,000	$61.73	$128,708	$220	$148,928	$57,066	$91,863	$136,297	67%
2025	$23,200	$71.60	$91,863	$181	$115,244	$25,777	$89,467	$161,756	55%
2026	$26,912	$83.06	$89,467	$186	$116,565	$20,036	$96,529	$196,077	49%
2027	$31,218	$96.35	$96,529	$174	$127,921	$50,121	$77,800	$202,428	38%
2028	$36,213	$111.77	$77,800	$103	$114,116	$88,660	$25,456	$170,979	15%
2029	$42,007	$129.65	$25,456	$46	$67,509	$47,006	$20,503	$183,699	11%
2030	$48,728	$150.39	$20,503	$45	$69,276	$44,670	$24,606	$201,548	12%
2031	$56,524	$174.46	$24,606	$69	$81,199	$36,927	$44,273	$230,441	19%
2032	$65,568	$202.37	$44,273	$47	$109,888	$106,897	$2,991	$190,091	2%
2033	$76,059	$234.75	$2,991	$32	$79,082	$49,738	$29,344	$210,036	14%
2034	$88,229	$272.31	$29,344	$69	$117,642	$77,822	$39,820	$204,135	20%
2035	$102,345	$315.88	$39,820	$144	$142,309	$38,156	$104,153	$241,915	43%
Duration: 18 years			**Rate of Annual Reserve Contribution Increases: 3.00%**					**Additional Funds To Reserves: $0.00**	
2036	$80,000	$246.91	$104,153	$139	$184,292	$149,183	$35,109	$168,511	21%
2037	$82,400	$254.32	$35,109	$95	$117,604	$57,514	$60,090	$190,389	32%
2038	$84,872	$261.95	$60,090	$156	$145,118	$49,213	$95,905	$224,773	43%
2039	$87,418	$269.81	$95,905	$191	$183,515	$87,878	$95,637	$223,439	43%
2040	$90,041	$277.90	$95,637	$221	$185,899	$60,085	$125,814	$254,199	49%
2041	$92,742	$286.24	$125,814	$296	$218,852	$48,279	$170,573	$301,840	57%
2042	$95,524	$294.83	$170,573	$374	$266,471	$62,423	$204,048	$340,184	60%
2043	$98,390	$303.67	$204,048	$415	$302,854	$91,025	$211,829	$353,964	60%
2044	$101,342	$312.78	$211,829	$296	$313,467	$228,767	$84,700	$228,837	37%
2045	$104,382	$322.17	$84,700	$187	$189,269	$87,097	$102,171	$249,986	41%
2046	$107,513	$331.83	$102,171	$252	$209,937	$59,588	$150,349	$304,694	49%
2047	$110,739	$341.79	$150,349	$345	$261,433	$66,338	$195,095	$358,838	54%
2048	$114,061	$352.04	$195,095	$382	$309,538	$122,195	$187,343	$361,494	52%
2049	$117,483	$362.60	$187,343	$389	$305,215	$102,995	$202,220	$388,839	52%
2050	$121,007	$373.48	$202,220	$474	$323,701	$51,357	$272,344	$475,782	57%
2051	$124,637	$384.68	$272,344	$532	$397,514	$137,272	$260,241	$481,842	54%
2052	$128,377	$396.22	$260,241	$399	$389,017	$249,626	$139,391	$376,490	37%
2053	$132,228	$408.11	$139,391	$334	$271,953	$77,297	$194,656	$451,544	43%

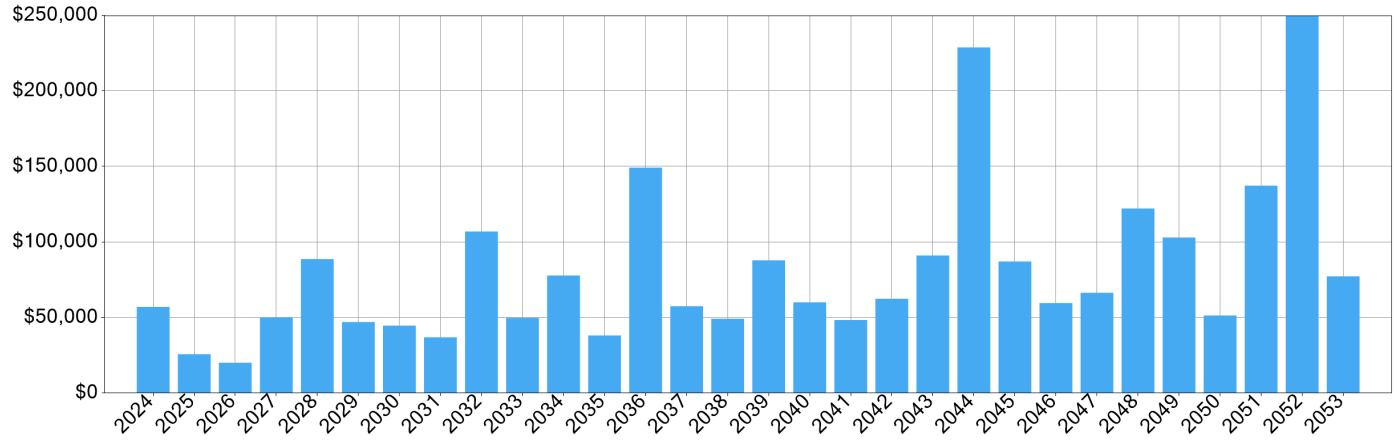
Current Percent Funded: 89%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ASPHALT & CONCRETE SURFACES								
Asphalt - Repair & Seal	8	4	4	$29,018	$12,893	$3,627	$14,509	$1,266
Concrete - Repair Contingency	8	4	4	$2,015	$895	$252	$1,007	$88
			Total	**$31,032**	**$13,788**	**$3,879**	**$15,516**	**$1,354**
BRIDGE COMPONENTS								
Bridge Inspection	25	3	22	$2,878	$2,251	$115	$2,533	$40
Replacement of Guardrails - W Beams	35	13	22	$7,627	$4,260	$218	$4,794	$76
			Total	**$10,505**	**$6,511**	**$333**	**$7,326**	**$116**
ENTRY GATE								
Callbox Replacement	15	12	3	$6,907	$1,228	$460	$1,381	$161
Entrance Monument & Rock Pillars - Repair, Clean & Seal	25	3	22	$4,605	$3,601	$184	$4,052	$64
Lamp Post	8	6	2	$863	$192	$108	$216	$38
Signage - Replacement	20	4	16	$5,431	$3,861	$272	$4,345	$95
Swing Gates - Mechanical System Replacement	15	12	3	$5,756	$1,023	$384	$1,151	$134
Swing Gates - Painting	7	0	7	$3,276	$2,911	$468	$3,276	$163
Swing Gates - Replace Ironwork	40	19	21	$18,419	$8,593	$460	$9,670	$161
			Total	**$45,257**	**$21,408**	**$2,336**	**$24,091**	**$815**
FENCING, GATES & RAILS								
Fencing - Vinyl	30	8	22	$37,602	$24,504	$1,253	$27,575	$437
			Total	**$37,602**	**$24,504**	**$1,253**	**$27,575**	**$437**
LAKE								
Aeration System - Compressor Replacement	8	4	4	$13,000	$5,776	$1,625	$6,500	$567
Brush Clearing	3	0	3	$2,600	$2,310	$867	$2,600	$302
Emergency Exit Road- Repair Contingency	1	0	1	$2,704	$2,403	$2,704	$2,704	$944
Erosion Control & Excavation Contingency	1	0	1	$8,320	$7,393	$8,320	$8,320	$2,904
Inlet Pipe Fish Screen	5	0	5	$2,600	$2,310	$520	$2,600	$181
Riprap and Island Restoration - East Island	8	6	2	$5,756	$1,279	$719	$1,439	$251
Riprap and Island Restoration - West Island	8	0	8	$5,756	$5,115	$719	$5,756	$251
Wood Bridge at Outflow - Replacement	10	0	10	$5,200	$4,621	$520	$5,200	$181
			Total	**$45,936**	**$31,208**	**$15,995**	**$35,119**	**$5,582**
LANDSCAPING & IRRIGATION								
Barkdust Application	2	1	1	$6,261	$2,782	$3,131	$3,131	$1,093
Front gate landscaping refresh	10	10	0	$15,000	$0	$1,500	$0	$523
Irrigation - System Upgrades	5	3	2	$2,130	$757	$426	$852	$149
Landscape - Tree Maintenance	4	0	4	$7,800	$6,931	$1,950	$7,800	$681
Landscape - Upgrades & Vegetation Restoration	5	0	5	$11,250	$9,997	$2,250	$11,250	$785
Live Tree removal from dam	1	1	0	$7,500	$0	$7,500	$0	$2,617
Sediment Ponds - Clean out	3	0	3	$6,000	$5,332	$2,000	$6,000	$698
Storm Drains - Clean out & Repair	3	0	3	$1,560	$1,386	$520	$1,560	$181
			Total	**$57,501**	**$27,186**	**$19,277**	**$30,593**	**$6,727**
MISCELLANEOUS								
Mailboxes	30	8	22	$6,297	$4,104	$210	$4,618	$73
			Total	**$6,297**	**$4,104**	**$210**	**$4,618**	**$73**
			Totals	**$234,130**	**$128,708**	**$43,283**	**$144,838**	**$15,105**

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

Component	GL Code	2024 Approved Funding Model	2024 Funding Model
ASPHALT & CONCRETE SURFACES			
Asphalt - Repair & Seal		$1,676	$1,844
Concrete - Repair Contingency		$116	$128
	Total	$1,792	$1,972
BRIDGE COMPONENTS			
Bridge Inspection		$53	$59
Replacement of Guardrails - W Beams		$101	$111
	Total	$154	$169
ENTRY GATE			
Callbox Replacement		$213	$234
Entrance Monument & Rock Pillars - Repair, Clean & Seal		$85	$94
Lamp Post		$50	$55
Signage - Replacement		$125	$138
Swing Gates - Mechanical System Replacement		$177	$195
Swing Gates - Painting		$216	$238
Swing Gates - Replace Ironwork		$213	$234
	Total	$1,080	$1,188
FENCING, GATES & RAILS			
Fencing - Vinyl		$579	$637
	Total	$579	$637
LAKE			
Aeration System - Compressor Replacement		$751	$826
Brush Clearing		$400	$441
Emergency Exit Road- Repair Contingency		$1,249	$1,374
Erosion Control & Excavation Contingency		$3,844	$4,229
Inlet Pipe Fish Screen		$240	$264
Riprap and Island Restoration - East Island		$332	$366
Riprap and Island Restoration - West Island		$332	$366
Wood Bridge at Outflow - Replacement		$240	$264
	Total	$7,391	$8,130
LANDSCAPING & IRRIGATION			
Barkdust Application		$1,447	$1,591
Front gate landscaping refresh		$693	$762
Irrigation - System Upgrades		$197	$216
Landscape - Tree Maintenance		$901	$991
Landscape - Upgrades & Vegetation Restoration		$1,040	$1,144
Live Tree removal from dam		$3,466	$3,812
Sediment Ponds - Clean out		$924	$1,017
Storm Drains - Clean out & Repair		$240	$264
	Total	$8,907	$9,798
MISCELLANEOUS			
Mailboxes		$97	$107
	Total	$97	$107
	Totals	$20,000	$22,000

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
Brush Clearing				Lake	$2,600	$2,600
Emergency Exit Road- Repair Contingency				Lake	$2,704	$2,704
Erosion Control & Excavation Contingency				Lake	$8,320	$8,320
Inlet Pipe Fish Screen				Lake	$2,600	$2,600
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$7,800
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	$11,250	$11,250
Riprap and Island Restoration - West Island				Lake	$5,756	$5,756
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$6,000
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$1,560
Swing Gates - Painting				Entry Gate	$3,276	$3,276
Wood Bridge at Outflow - Replacement				Lake	$5,200	$5,200
					Total for 2024:	**$57,066**
2025						
Barkdust Application				Landscaping & Irrigation	$6,261	$6,512
Emergency Exit Road- Repair Contingency				Lake	$2,704	$2,812
Erosion Control & Excavation Contingency				Lake	$8,320	$8,653
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$7,800
					Total for 2025:	**$25,777**
2026						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$2,925
Erosion Control & Excavation Contingency				Lake	$8,320	$8,999
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$8,112
					Total for 2026:	**$20,036**
2027						
Barkdust Application				Landscaping & Irrigation	$6,261	$7,043
Bridge Inspection				Bridge Components	$2,878	$3,237
Brush Clearing				Lake	$2,600	$2,925

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,042
Entrance Monument & Rock Pillars - Repair, Clean & Seal				Entry Gate	$4,605	$5,180
Erosion Control & Excavation Contingency				Lake	$8,320	$9,359
Irrigation - System Upgrades				Landscaping & Irrigation	$2,130	$2,396
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$8,436
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$6,749
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$1,755
					Total for 2027:	**$50,121**
2028						
Aeration System - Compressor Replacement				Lake	$13,000	$15,208
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	$29,018	$33,946
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	$2,015	$2,357
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,163
Erosion Control & Excavation Contingency				Lake	$8,320	$9,733
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$9,125
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$8,774
Signage - Replacement				Entry Gate	$5,431	$6,353
					Total for 2028:	**$88,660**
2029						
Barkdust Application				Landscaping & Irrigation	$6,261	$7,618
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,290
Erosion Control & Excavation Contingency				Lake	$8,320	$10,123
Inlet Pipe Fish Screen				Lake	$2,600	$3,163
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	$11,250	$13,687
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$9,125
					Total for 2029:	**$47,006**
2030						
Brush Clearing				Lake	$2,600	$3,290
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,421
Erosion Control & Excavation Contingency				Lake	$8,320	$10,527
Lamp Post				Entry Gate	$863	$1,092
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$9,490
Riprap and Island Restoration - East Island				Lake	$5,756	$7,283
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$7,592
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$1,974
					Total for 2030:	**$44,670**
2031						
Barkdust Application				Landscaping & Irrigation	$6,261	$8,239

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,558
Erosion Control & Excavation Contingency				Lake	$8,320	$10,949
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$9,869
Swing Gates - Painting				Entry Gate	$3,276	$4,311
					Total for 2031:	**$36,927**
2032						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,701
Erosion Control & Excavation Contingency				Lake	$8,320	$11,386
Fencing - Vinyl				Fencing, Gates & Rails	$37,602	$51,461
Irrigation - System Upgrades				Landscaping & Irrigation	$2,130	$2,915
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$10,675
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$10,264
Mailboxes				Miscellaneous	$6,297	$8,618
Riprap and Island Restoration - West Island				Lake	$5,756	$7,877
					Total for 2032:	**$106,897**
2033						
Barkdust Application				Landscaping & Irrigation	$6,261	$8,912
Brush Clearing				Lake	$2,600	$3,701
Emergency Exit Road- Repair Contingency				Lake	$2,704	$3,849
Erosion Control & Excavation Contingency				Lake	$8,320	$11,842
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$10,675
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$8,540
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$2,220
					Total for 2033:	**$49,738**
2034						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$4,003
Erosion Control & Excavation Contingency				Lake	$8,320	$12,316
Front gate landscaping refresh				Landscaping & Irrigation	$15,000	$22,204
Inlet Pipe Fish Screen				Lake	$2,600	$3,849
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	$11,250	$16,653
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$11,102
Wood Bridge at Outflow - Replacement				Lake	$5,200	$7,697
					Total for 2034:	**$77,822**
2035						
Barkdust Application				Landscaping & Irrigation	$6,261	$9,639
Emergency Exit Road- Repair Contingency				Lake	$2,704	$4,163
Erosion Control & Excavation Contingency				Lake	$8,320	$12,808
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$11,546

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2035:	**$38,156**
2036						
Aeration System - Compressor Replacement				Lake	$13,000	$20,813
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	$29,018	$46,458
Brush Clearing				Lake	$2,600	$4,163
Callbox Replacement				Entry Gate	$6,907	$11,058
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	$2,015	$3,225
Emergency Exit Road- Repair Contingency				Lake	$2,704	$4,329
Erosion Control & Excavation Contingency				Lake	$8,320	$13,321
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$12,488
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$12,008
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$9,606
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$2,498
Swing Gates - Mechanical System Replacement				Entry Gate	$5,756	$9,215
					Total for 2036:	**$149,183**
2037						
Barkdust Application				Landscaping & Irrigation	$6,261	$10,425
Emergency Exit Road- Repair Contingency				Lake	$2,704	$4,502
Erosion Control & Excavation Contingency				Lake	$8,320	$13,853
Irrigation - System Upgrades				Landscaping & Irrigation	$2,130	$3,546
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$12,488
Replacement of Guardrails - W Beams				Bridge Components	$7,627	$12,699
					Total for 2037:	**$57,514**
2038						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$4,682
Erosion Control & Excavation Contingency				Lake	$8,320	$14,408
Lamp Post				Entry Gate	$863	$1,495
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$12,988
Riprap and Island Restoration - East Island				Lake	$5,756	$9,967
Swing Gates - Painting				Entry Gate	$3,276	$5,673
					Total for 2038:	**$49,213**
2039						
Barkdust Application				Landscaping & Irrigation	$6,261	$11,276
Brush Clearing				Lake	$2,600	$4,682
Emergency Exit Road- Repair Contingency				Lake	$2,704	$4,870
Erosion Control & Excavation Contingency				Lake	$8,320	$14,984
Inlet Pipe Fish Screen				Lake	$2,600	$4,682
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	$11,250	$20,261

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$13,507
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$10,806
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$2,809
					Total for 2039:	**$87,878**
2040						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$5,065
Erosion Control & Excavation Contingency				Lake	$8,320	$15,583
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$14,609
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$14,047
Riprap and Island Restoration - West Island				Lake	$5,756	$10,781
					Total for 2040:	**$60,085**
2041						
Barkdust Application				Landscaping & Irrigation	$6,261	$12,196
Emergency Exit Road- Repair Contingency				Lake	$2,704	$5,267
Erosion Control & Excavation Contingency				Lake	$8,320	$16,207
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$14,609
					Total for 2041:	**$48,279**
2042						
Brush Clearing				Lake	$2,600	$5,267
Emergency Exit Road- Repair Contingency				Lake	$2,704	$5,478
Erosion Control & Excavation Contingency				Lake	$8,320	$16,855
Irrigation - System Upgrades				Landscaping & Irrigation	$2,130	$4,314
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$15,194
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$12,155
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$3,160
					Total for 2042:	**$62,423**
2043						
Barkdust Application				Landscaping & Irrigation	$6,261	$13,192
Emergency Exit Road- Repair Contingency				Lake	$2,704	$5,697
Erosion Control & Excavation Contingency				Lake	$8,320	$17,529
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$15,801
Swing Gates - Replace Ironwork				Entry Gate	$18,419	$38,806
					Total for 2043:	**$91,025**
2044						
Aeration System - Compressor Replacement				Lake	$13,000	$28,485
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	$29,018	$63,581
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	$2,015	$4,414
Emergency Exit Road- Repair Contingency				Lake	$2,704	$5,925
Erosion Control & Excavation				Lake	$8,320	$18,230

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Contingency						
Front gate landscaping refresh				Landscaping & Irrigation	$15,000	$32,867
Inlet Pipe Fish Screen				Lake	$2,600	$5,697
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$17,091
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	$11,250	$24,650
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$16,433
Wood Bridge at Outflow - Replacement				Lake	$5,200	$11,394
					Total for 2044:	**$228,767**
2045						
Barkdust Application				Landscaping & Irrigation	$6,261	$14,268
Brush Clearing				Lake	$2,600	$5,925
Emergency Exit Road- Repair Contingency				Lake	$2,704	$6,162
Erosion Control & Excavation Contingency				Lake	$8,320	$18,959
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$17,091
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$13,673
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$3,555
Swing Gates - Painting				Entry Gate	$3,276	$7,465
					Total for 2045:	**$87,097**
2046						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$6,408
Erosion Control & Excavation Contingency				Lake	$8,320	$19,718
Lamp Post				Entry Gate	$863	$2,046
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$17,774
Riprap and Island Restoration - East Island				Lake	$5,756	$13,641
					Total for 2046:	**$59,588**
2047						
Barkdust Application				Landscaping & Irrigation	$6,261	$15,432
Emergency Exit Road- Repair Contingency				Lake	$2,704	$6,665
Erosion Control & Excavation Contingency				Lake	$8,320	$20,506
Irrigation - System Upgrades				Landscaping & Irrigation	$2,130	$5,249
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$18,485
					Total for 2047:	**$66,338**
2048						
Brush Clearing				Lake	$2,600	$6,665
Emergency Exit Road- Repair Contingency				Lake	$2,704	$6,931
Erosion Control & Excavation Contingency				Lake	$8,320	$21,327
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$19,994
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$19,225
Riprap and Island Restoration - West Island				Lake	$5,756	$14,754

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$15,380
Signage - Replacement				Entry Gate	$5,431	$13,921
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$3,999
					Total for 2048:	**$122,195**
2049						
Barkdust Application				Landscaping & Irrigation	$6,261	$16,692
Emergency Exit Road- Repair Contingency				Lake	$2,704	$7,208
Erosion Control & Excavation Contingency				Lake	$8,320	$22,180
Inlet Pipe Fish Screen				Lake	$2,600	$6,931
Landscape - Upgrades & Vegetation Restoration				Landscaping & Irrigation	$11,250	$29,991
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$19,994
					Total for 2049:	**$102,995**
2050						
Emergency Exit Road- Repair Contingency				Lake	$2,704	$7,497
Erosion Control & Excavation Contingency				Lake	$8,320	$23,067
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$20,794
					Total for 2050:	**$51,357**
2051						
Barkdust Application				Landscaping & Irrigation	$6,261	$18,054
Brush Clearing				Lake	$2,600	$7,497
Callbox Replacement				Entry Gate	$6,907	$19,916
Emergency Exit Road- Repair Contingency				Lake	$2,704	$7,797
Erosion Control & Excavation Contingency				Lake	$8,320	$23,990
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$21,625
Sediment Ponds - Clean out				Landscaping & Irrigation	$6,000	$17,300
Storm Drains - Clean out & Repair				Landscaping & Irrigation	$1,560	$4,498
Swing Gates - Mechanical System Replacement				Entry Gate	$5,756	$16,596
					Total for 2051:	**$137,272**
2052						
Aeration System - Compressor Replacement				Lake	$13,000	$38,983
Asphalt - Repair & Seal				Asphalt & Concrete Surfaces	$29,018	$87,015
Bridge Inspection				Bridge Components	$2,878	$8,630
Concrete - Repair Contingency				Asphalt & Concrete Surfaces	$2,015	$6,041
Emergency Exit Road- Repair Contingency				Lake	$2,704	$8,108
Entrance Monument & Rock Pillars - Repair, Clean & Seal				Entry Gate	$4,605	$13,808
Erosion Control & Excavation Contingency				Lake	$8,320	$24,949
Irrigation - System Upgrades				Landscaping & Irrigation	$2,130	$6,386
Landscape - Tree Maintenance				Landscaping & Irrigation	$7,800	$23,390

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$22,490
Swing Gates - Painting				Entry Gate	$3,276	$9,824
					Total for 2052:	**$249,626**
2053						
Barkdust Application				Landscaping & Irrigation	$6,261	$19,527
Emergency Exit Road- Repair Contingency				Lake	$2,704	$8,433
Erosion Control & Excavation Contingency				Lake	$8,320	$25,947
Live Tree removal from dam				Landscaping & Irrigation	$7,500	$23,390
					Total for 2053:	**$77,297**

Component Photos & Details

Asphalt & Concrete Surfaces

Asphalt - Repair & Seal *Reserve Component*

Useful Life	8 Year(s)	Replacement %	25.00%
Remaining Life	4 Year(s)	Quantity / Units	186,010 SF
Date in Service	2014	Unit Price	$0.62 / SF
Effective Age	4	Current Cost	$29,018
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$12,893
Cost Center		Annual Fully Funding Requirement	$3,627
Project Number		Fully Funded Reserve Balance	$14,509
Owner		Annual Reserve Contribution	$1,266

Description: Cleaning, targeted repair, and sealcoat of all common area private drives located within the Association including Hidden Lake Drive, Lakeridge Way, Lakeside Ct. Total area of 186,010 square feet.

Notes: Contingency for asphalt repairs and striping assumes 25% of total square footage will be addressed.
Pricing based on 2014 invoice from Leggett Asphalt for same scope of work. Pricing increased $2,036 to include cost of striping and signage. $20k repair contingency added to address future repairs.

Concrete - Repair Contingency *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	$2,014.57 / Total
Effective Age	4	Current Cost	$2,015
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$895
Cost Center		Annual Fully Funding Requirement	$252
Project Number		Fully Funded Reserve Balance	$1,007
Owner		Annual Reserve Contribution	$88

Description: Contingency for repair/replacement of concrete parking area located at mailboxes.

Component Photos & Details

Bridge Components

Bridge Inspection *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	$2,877.95 / Total
Effective Age	22	Current Cost	$2,878
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$2,251
Cost Center		Annual Fully Funding Requirement	$115
Project Number		Fully Funded Reserve Balance	$2,533
Owner		Annual Reserve Contribution	$40

Description: Inspection of bridge by a licensed engineer to determine future repair or replacement needs. Items to be added to reserve study if determined to be within the 30 year planning horizon.

Replacement of Guardrails - W Beams *Reserve Component*

Useful Life	35 Year(s)	Replacement %	100.00%
Remaining Life	13 Year(s)	Quantity / Units	250 LF
Date in Service	2002	Unit Price	$30.51 / LF
Effective Age	22	Current Cost	$7,627
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$4,260
Cost Center		Annual Fully Funding Requirement	$218
Project Number		Fully Funded Reserve Balance	$4,794
Owner		Annual Reserve Contribution	$76

Description: Replacement of existing w-beam guardrails with rusted style w-beam guardrails.

Component Photos & Details

Entry Gate

Callbox Replacement *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	12 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	$6,907.09 / Total
Effective Age	3	Current Cost	$6,907
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$1,228
Cost Center		Annual Fully Funding Requirement	$460
Project Number		Fully Funded Reserve Balance	$1,381
Owner		Annual Reserve Contribution	$161

Description: Replacement of entrance gate callbox system.

Notes: Pricing and remaining useful life obtained from Metro Overhead Gates.

Entrance Monument & Rock Pillars - Repair, Clean & Seal *Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	$4,604.73 / Total
Effective Age	22	Current Cost	$4,605
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$3,601
Cost Center		Annual Fully Funding Requirement	$184
Project Number		Fully Funded Reserve Balance	$4,052
Owner		Annual Reserve Contribution	$64

Description: Contingency for targeted repair and clean & seal of entrance monument and gate system pillars.

Component Photos & Details

Lamp Post *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	$863.39 / Total
Effective Age	2	Current Cost	$863
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$192
Cost Center		Annual Fully Funding Requirement	$108
Project Number		Fully Funded Reserve Balance	$216
Owner		Annual Reserve Contribution	$38

Description: Contingency to refinish paint on lamp post exterior and/or replace electrical equipment.

Signage - Replacement *Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2002	Unit Price	$5,430.88 / Total
Effective Age	16	Current Cost	$5,431
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$3,861
Cost Center		Annual Fully Funding Requirement	$272
Project Number		Fully Funded Reserve Balance	$4,345
Owner		Annual Reserve Contribution	$95

Description: Replacement of "Hidden Lake Estates" signage located on entrance monument.

Component Photos & Details

Swing Gates - Mechanical System Replacement *Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	12 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	$5,755.91 / Total
Effective Age	3	Current Cost	$5,756
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$1,023
Cost Center		Annual Fully Funding Requirement	$384
Project Number		Fully Funded Reserve Balance	$1,151
Owner		Annual Reserve Contribution	$134

Description: Replacement of swing gate actuator located at entrance to community.

Swing Gates - Painting *Reserve Component*

Useful Life	7 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2013	Unit Price	$3,276.00 / Total
Effective Age	7	Current Cost	$3,276
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$2,911
Cost Center		Annual Fully Funding Requirement	$468
Project Number		Fully Funded Reserve Balance	$3,276
Owner		Annual Reserve Contribution	$163

Description: Painting of metal swing gates located at entrance to community.

Swing Gates - Replace Ironwork *Reserve Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	19 Year(s)	Quantity / Units	1 Total
Date in Service	2003	Unit Price	$18,418.91 / Total
Effective Age	21	Current Cost	$18,419
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$8,593
Cost Center		Annual Fully Funding Requirement	$460
Project Number		Fully Funded Reserve Balance	$9,670
Owner		Annual Reserve Contribution	$161

Description: Replacement of metal swing gates.

Component Photos & Details

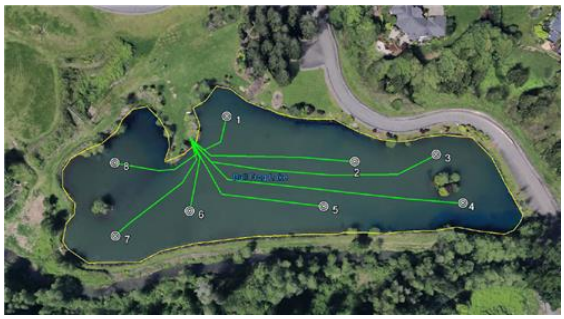
Fencing, Gates & Rails

Fencing - Vinyl *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	2,374 LF
Date in Service	2002	Unit Price	$15.84 / LF
Effective Age	22	Current Cost	$37,602
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$24,504
Cost Center		Annual Fully Funding Requirement	$1,253
Project Number		Fully Funded Reserve Balance	$27,575
Owner		Annual Reserve Contribution	$437

Description: Replacement of vinyl split-rail fence along entryway and Hidden Lake Drive.

Lake



Aeration System - Compressor Replacement *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	$13,000.00 / Total
Effective Age	4	Current Cost	$13,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$5,776
Cost Center		Annual Fully Funding Requirement	$1,625
Project Number		Fully Funded Reserve Balance	$6,500
Owner		Annual Reserve Contribution	$567

Description: Replacement of four pond aeration system compressors (Brookwood rocking piston system).

Component Photos & Details

Brush Clearing *Reserve Component*

Useful Life	3 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	$2,600.00 / Total
Effective Age	3	Current Cost	$2,600
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$2,310
Cost Center		Annual Fully Funding Requirement	$867
Project Number		Fully Funded Reserve Balance	$2,600
Owner		Annual Reserve Contribution	$302

Description: Brush clearing around Hidden Lake and south side of Abernathy Creek.

Notes: Brush and blackberries cleared along dam and Abernathy Creek at a cost of $1825 in 2020.

Emergency Exit Road- Repair Contingency *Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	$2,704.00 / Total
Effective Age	1	Current Cost	$2,704
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$2,403
Cost Center		Annual Fully Funding Requirement	$2,704
Project Number		Fully Funded Reserve Balance	$2,704
Owner		Annual Reserve Contribution	$944

Description: Repair contingency for maintenance of the emergency exit road. Event includes erosion control efforts and clearing of road.

Notes: The useful life has been decreased to 1 year to allow for more routine maintenance of the emergency exit road.

Component Photos & Details

Erosion Control & Excavation Contingency *Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	$8,320.00 / Total
Effective Age	1	Current Cost	$8,320
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$7,393
Cost Center		Annual Fully Funding Requirement	$8,320
Project Number		Fully Funded Reserve Balance	$8,320
Owner		Annual Reserve Contribution	$2,904

Description: Contingency for erosion control, excavation/dredging as needed to maintain lake shoreline and outflow.

Notes: Erosion control on creek bank near bridge in 2023 for $6,970.00
Site observations noted signs of erosion at the SE Bridge, along sections of the inlet road adjacent hill, and along Hidden Lake Road and South Lake Ridge Way. On-going efforts should be documented here for future budgetary adjustments.
The useful life has been reduced to annually to allow for increased erosion control efforts. The contingency amount has been increased to $10,000.00

Inlet Pipe Fish Screen *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	$2,600.00 / Total
Effective Age	5	Current Cost	$2,600
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$2,310
Cost Center		Annual Fully Funding Requirement	$520
Project Number		Fully Funded Reserve Balance	$2,600
Owner		Annual Reserve Contribution	$181

Description: Contingency for replacement of inlet pipe fish screen.

Component Photos & Details

Riprap and Island Restoration - East Island *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	$5,755.91 / Total
Effective Age	2	Current Cost	$5,756
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$1,279
Cost Center		Annual Fully Funding Requirement	$719
Project Number		Fully Funded Reserve Balance	$1,439
Owner		Annual Reserve Contribution	$251

Description: Contingency for installation of riprap, erosion control, and restoration of vegetation located on the East island.

Riprap and Island Restoration - West Island *Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2012	Unit Price	$5,755.91 / Total
Effective Age	8	Current Cost	$5,756
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$5,115
Cost Center		Annual Fully Funding Requirement	$719
Project Number		Fully Funded Reserve Balance	$5,756
Owner		Annual Reserve Contribution	$251

Description: Contingency for installation of riprap, erosion control, and restoration of vegetation located on the West island.

Wood Bridge at Outflow - Replacement *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2010	Unit Price	$5,200.00 / Total
Effective Age	10	Current Cost	$5,200
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$4,621
Cost Center		Annual Fully Funding Requirement	$520
Project Number		Fully Funded Reserve Balance	$5,200
Owner		Annual Reserve Contribution	$181

Description: Provision for replacement of temporary wood bridge spanning outflow of lake.

Notes: The Board intends to replace the temporary bridge located along the outflow stream. Once the design and scope of the bridge is determined, cost estimates should be updated in this study for future replacement and repair planning.

Component Photos & Details

Landscaping & Irrigation

Barkdust Application *Reserve Component*

Useful Life	2 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	21 Unit(s)
Date in Service	2020	Unit Price	$298.16 / Unit(s)
Effective Age	1	Current Cost	$6,261
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$2,782
Cost Center		Annual Fully Funding Requirement	$3,131
Project Number		Fully Funded Reserve Balance	$3,131
Owner		Annual Reserve Contribution	$1,093

Description: Installation of 21 units of barkdust along Hidden View Drive.

Notes: Unit pricing based on Red Bark Inc. proposal for 2019 bark installation.

Front gate landscaping refresh *Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 Total
Date in Service	2024	Unit Price	$15,000.00 / Total
Effective Age	0	Current Cost	$15,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$1,500
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$523

Component Photos & Details

Irrigation - System Upgrades *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	$2,129.69 / Total
Effective Age	2	Current Cost	$2,130
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$757
Cost Center		Annual Fully Funding Requirement	$426
Project Number		Fully Funded Reserve Balance	$852
Owner		Annual Reserve Contribution	$149

Description: Contingency for irrigation or lighting system upgrades, major repairs, or replacement at entryway.

Landscape - Tree Maintenance *Reserve Component*

Useful Life	4 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2017	Unit Price	$7,800.00 / Total
Effective Age	4	Current Cost	$7,800
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$6,931
Cost Center		Annual Fully Funding Requirement	$1,950
Project Number		Fully Funded Reserve Balance	$7,800
Owner		Annual Reserve Contribution	$681

Description: Tree maintenance to include pruning of common area trees, as well as removal/replacement as needed.

Notes: Dead tree removal in 2023 for $2,250.
Tree work completed in 2020 at an expense of $1500.

Component Photos & Details

Landscape - Upgrades & Vegetation Restoration *Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2010	Unit Price	$11,250.00 / Total
Effective Age	5	Current Cost	$11,250
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$9,997
Cost Center		Annual Fully Funding Requirement	$2,250
Project Number		Fully Funded Reserve Balance	$11,250
Owner		Annual Reserve Contribution	$785

Description: Contingency for upgrades to existing landscaping around entryway and at planters near bridge. Event includes provisions for vegetation restoration efforts around the Association common grounds and the lake.

Notes: Vegetation restoration total from $10,000 to $11,250 (Fall 2023, $5,000 to Spring 2024, $6,250.)
2023 - Spring Landscape upgrades and restoration $5,000

Live Tree removal from dam *Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	2023	Unit Price	$7,500.00 / Total
Effective Age	0	Current Cost	$7,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$0
Cost Center		Annual Fully Funding Requirement	$7,500
Project Number		Fully Funded Reserve Balance	$0
Owner		Annual Reserve Contribution	$2,617

Description: One-time expense of tree removal

Component Photos & Details

Sediment Ponds - Clean out *Reserve Component*

Useful Life	3 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	5 EA
Date in Service	2020	Unit Price	$1,200.00 / EA
Effective Age	3	Current Cost	$6,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$5,332
Cost Center		Annual Fully Funding Requirement	$2,000
Project Number		Fully Funded Reserve Balance	$6,000
Owner		Annual Reserve Contribution	$698

Description: Clean out and restoration of 5 sediment ponds.

Notes: Sediment Pond cleanout in 2023 for $4,500.

Storm Drains - Clean out & Repair *Reserve Component*

Useful Life	3 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	$1,560.00 / Total
Effective Age	3	Current Cost	$1,560
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$1,386
Cost Center		Annual Fully Funding Requirement	$520
Project Number		Fully Funded Reserve Balance	$1,560
Owner		Annual Reserve Contribution	$181

Description: Contingency for the cleaning, maintenance, and targeted repair of storm drains.

Component Photos & Details

Miscellaneous

Mailboxes *Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	2 EA
Date in Service	2002	Unit Price	$3,148.48 / EA
Effective Age	22	Current Cost	$6,297
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	$4,104
Cost Center		Annual Fully Funding Requirement	$210
Project Number		Fully Funded Reserve Balance	$4,618
Owner		Annual Reserve Contribution	$73

Description: Replacement of two common area mailbox pedestals.

Notes: Pricing is based on pedestal style private commercial mailboxes offered on Mailboxes.com, a large supplier of commercial mailbox systems.