



# ASSOCIATION RESERVES™

*Planning For The Inevitable™*



## RESERVE STUDY

### CAMPS, RETREATS and CHARITABLE ORGANIZATIONS

Serving the Nation

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# Welcome to your Reserve Study!

**A** Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because *planning for the inevitable* is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Reserve Funding Plan**  
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs & replacements to be completed in a timely manner, with an emphasis on avoiding "catch-up" funding sources.
- **Reserve Fund Strength**  
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Component List**  
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

## Questions?

Please contact your Project Manager directly.



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[YOUR PROPERTY NAME]

Report #: 17918-0

[Anywhere in the world]

# of Units: 1

Level of Service: Reserve Study- FULL

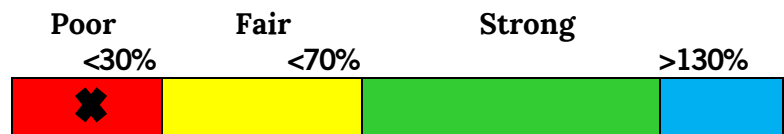
July 1, 2019 through June 30, 2020

Findings & Recommendations

as of July 1, 2019

|   |           |
|---|-----------|
| Starting Reserve Balance .....                                    | \$85,721  |
| Fully Funded Reserve Balance .....                                | \$442,851 |
| Average Reserve Deficit (Surplus) per Unit.....                   | \$357,130 |
| %-Funded .....  | 19.4%     |
| Recommended 2019 Annual "Full Funding" Reserve Contribution ..... | \$48,760  |
| Recommended 2019 "Additional Funding" for Reserves .....          | \$95,840  |
| Most recent Reserve Contribution Rate .....                       | \$0       |

Reserve Fund Strength (%-Funded)



Risk of Cash Flow Problems

High Medium Low

Economic Assumptions:

|  |       |
|--|-------|
| Net Annual "After Tax" Interest Earnings, accruing to Reserves ..... | 1.00% |
| Annual Inflation Rate .....  | 3.00% |

Comments:

This is a Full Reserve Study (also called a Capital Plan), meaning it is an original work product, created "from scratch", based on our site inspection on 10/8/2018. This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Because your Reserve Fund is within the 0-30% Funded range at 19.4%-funded, this represents a weak position. Clients in this range have a High risk of Reserve cash-flow problems (inadequate funds to perform necessary projects. But it is our understanding that is why you engaged our services at this time, to assist you in knowing the magnitude of your financial challenges and be able to communicate clearly with your donor base and create a plan for sustainability of your camp, where so many lifetime memories have been made.

Based on this financial starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to establish an ongoing Reserve contribution rate as noted above, to prevent getting into this position again in the future. In addition to our recommended ongoing contribution plan, a supplemental cash infusion of \$95,840 is necessary at this time to accomplish necessary projects which have accumulated due to deferred maintenance.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your property to a level of financial stability called Fully Funded" (100%-funded).

| #                     | Component                           | Useful Life<br>UL (years) | Remaining Useful Life<br>RUL (years) | Current Average<br>Cost (\$) |
|-----------------------|-------------------------------------|---------------------------|--------------------------------------|------------------------------|
| <b>General Common</b> |                                     |                           |                                      |                              |
| 103                   | Concrete Deck/Walk - Repair         | 5                         | 0                                    | \$2,500                      |
| 201                   | Asphalt Pkg Lot - Resurface         | 25                        | 24                                   | \$122,450                    |
| 202                   | Asphalt Parking Lot - Reseal        | 5                         | 0                                    | \$4,150                      |
| 205                   | Gravel Roads - Repair               | 1                         | 0                                    | \$2,000                      |
| 320                   | Pole Light (tall) - Replace         | 25                        | 0                                    | \$21,000                     |
| 413                   | Flag Pole - Replace                 | 40                        | 10                                   | \$2,750                      |
| 502                   | Chain Link Perimeter Fence - Repair | 15                        | 14                                   | \$11,000                     |
| 810                   | Water Storage Tank - Replace        | 60                        | 20                                   | \$212,500                    |
| 1117                  | Wood Trellis (apple) - Refurbish    | 30                        | 0                                    | \$12,500                     |
| 1700                  | Volleyball Court - Refurbish        | 10                        | 9                                    | \$6,500                      |
| 1701                  | Bridges - Repaint/Repair            | 5                         | 0                                    | \$1,250                      |
| 1702                  | Bridge - Refurbish                  | 40                        | 15                                   | \$26,750                     |
| 1810                  | Golf Carts - Replace                | 12                        | 3                                    | \$9,000                      |
| 1810                  | Pick-Up Truck - Replace             | 15                        | 5                                    | \$30,000                     |
| 1815                  | Trailer - Replace                   | 30                        | 5                                    | \$12,500                     |
| <b>Cabin</b>          |                                     |                           |                                      |                              |
| 303                   | Wall AC - Replace                   | 20                        | 2                                    | \$1,125                      |
| 304                   | Wall Heater - Replace               | 20                        | 2                                    | \$1,200                      |
| 306                   | Exhaust Fan Motor - Replace         | 15                        | 5                                    | \$1,250                      |
| 602                   | Laminate Floor - Replace            | 20                        | 0                                    | \$8,800                      |
| 603                   | Tile Floor - Replace                | 20                        | 0                                    | \$7,250                      |
| 700                   | Exterior Doors - Replace            | 20                        | 5                                    | \$1,900                      |
| 803                   | Water Heater - Replace              | 12                        | 11                                   | \$2,750                      |
| 901                   | Kitchen Appliances - Replace        | 20                        | 5                                    | \$2,800                      |
| 904                   | Kitchen - Refurbish                 | 20                        | 5                                    | \$14,000                     |
| 909                   | Bathroom - Refurbish                | 20                        | 0                                    | \$7,000                      |
| 1116                  | Cabin Exteriors - Repaint           | 5                         | 0                                    | \$2,000                      |
| 1117                  | Cabin Exteriors - Repair            | 20                        | 0                                    | \$8,000                      |
| 1130                  | Windows - Replace                   | 25                        | 0                                    | \$18,750                     |
| 1303                  | Shingle Roof - Replace              | 25                        | 0                                    | \$16,050                     |
| <b>Amenities</b>      |                                     |                           |                                      |                              |
| 401                   | Yurts - Replace                     | 40                        | 10                                   | \$38,500                     |
| 402                   | Yurts - Refurbish                   | 5                         | 0                                    | \$5,000                      |
| 403                   | Bunk Beds - Replace                 | 20                        | 10                                   | \$7,000                      |
| 405                   | Climbing Structure - Refurbish      | 20                        | 0                                    | \$11,250                     |

|      |                                     |    |   |          |
|------|-------------------------------------|----|---|----------|
| 407  | BBQ Pits - Refurbish                | 15 | 0 | \$2,750  |
| 409  | Picnic Tables - Replace             | 15 | 5 | \$21,000 |
| 412  | Fire Pits - Refurbish               | 25 | 0 | \$3,600  |
| 701  | Exterior Doors -Partial Replace     | 5  | 0 | \$2,700  |
| 910  | Restrooms - Refurbish               | 20 | 1 | \$10,000 |
| 950  | Archery Range - Refurbish           | 10 | 0 | \$5,000  |
| 1116 | Exterior Surf (Restrooms) - Repaint | 5  | 0 | \$4,750  |
| 1117 | Exterior Surf (Restrooms) - Repair  | 20 | 0 | \$7,500  |
| 1304 | Tile Roof - Replace                 | 25 | 0 | \$12,100 |
| 42   | Total Funded Components             |    |   |          |

**Yellow highlights** indicate items with RUL = 0 years, requiring attention in 2019.

## Introduction



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

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



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

## Methodology



For this [Capital Plan](#), we started with a review of ownership boundaries, as detailed by property, recent Capital expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Capital), and research into any well-established historical precedents. We performed an on-site inspection to quantify and evaluate your major predictable, creating your Reserve Component List *from scratch*.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an property total budget). This limits Capital Components to major, predictable expenses.



RESERVE COMPONENT "FOUR-PART TEST"

Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

## *How do we establish Useful Life and Remaining Useful Life estimates?*

- 1) Visual Inspection (observed wear and age)
- 2) Property Reserves database of experience
- 3) Property History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

- 1) Actual property cost history, or current proposals
- 2) Comparison to Property Reserves database of work done at similar properties
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks



## How much Reserves are enough?

Capital Fund adequacy is not measured in cash terms. Capital Fund adequacy is found when the *amount* of current Capital cash is compared to Capital asset component deterioration (the *needs of the property*). Having *enough* means the property can execute its projects in a timely manner with existing Capital funds. Not having *enough* typically creates deferred maintenance or special funding needs.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the property (called Fully Funded Balance, or FFB).
- 2) Compare that to the Capital Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the property changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special funding needs and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all properties are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special funding needs).

Measuring your Capital Funds by Percent Funded tells how well prepared your property is for upcoming Reserve expenses. Those charged with maintaining the physical property should be very aware of this important figure!

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the property's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their property. Remember, it is the Board's job to provide for the ongoing care of the real property that supports your entity mission.

## What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that properties in the 70 - 130% range *enjoy a low risk of special funding needs or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special funding needs & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

## Site Inspection Notes

During our site visit on 10/8/2018, we started with a brief meeting with Camp Manager Kim Wert, and then started the site inspection beginning with the amenities at the overnight and creek bed area. We visually inspected all areas of the property, seeing all your amenities. We were advised of the upcoming asphalt project (pkg lot), and were advised the "exercise course" assets are being decommissioned.

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.



## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the future years of high projected Reserve expenses. Note the significant cyclical nature of expenses, with a number of projects "due" to be accomplished at this time. Looking ahead, the large expense year in approx 20 yrs is the anticipated water tower replacement project.

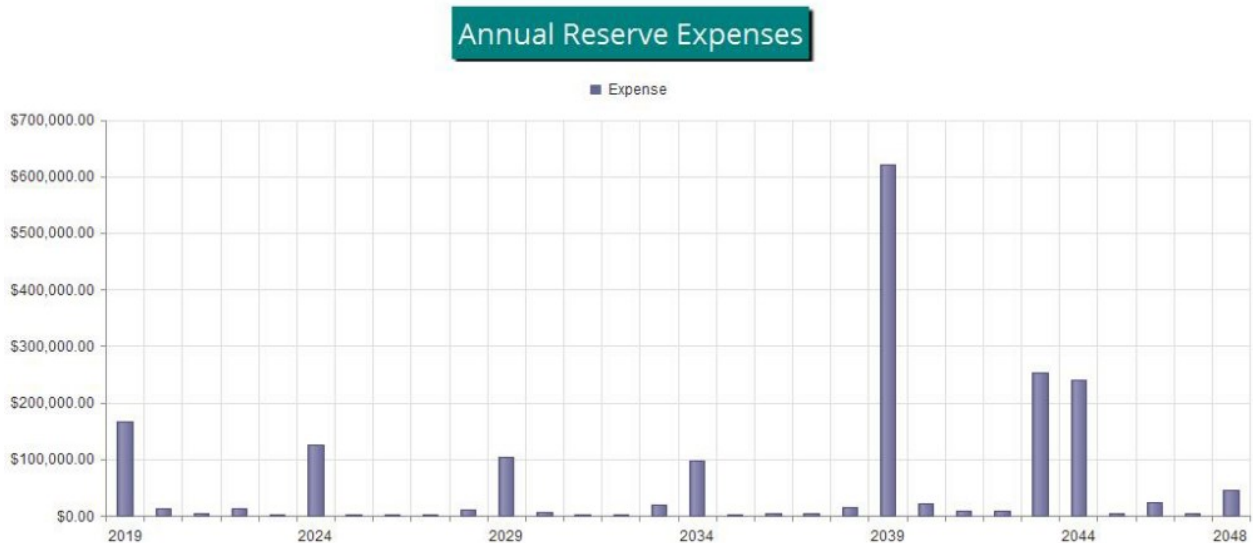


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$85,721 as-of the start of your Fiscal Year on 7/1/2019. This is based on your actual balance on 10/31/2018 of \$121,224 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$442,851. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 19.4 % Funded. Across the country approximately 48% of clients that are between 10-20%,Funded experience the need for supplemental funding, such as is necessary in your case this year to accomplish necessary projects.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$48,760 per month this Fiscal Year along with a one-time cash infusion (special assessment) of \$95,840. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

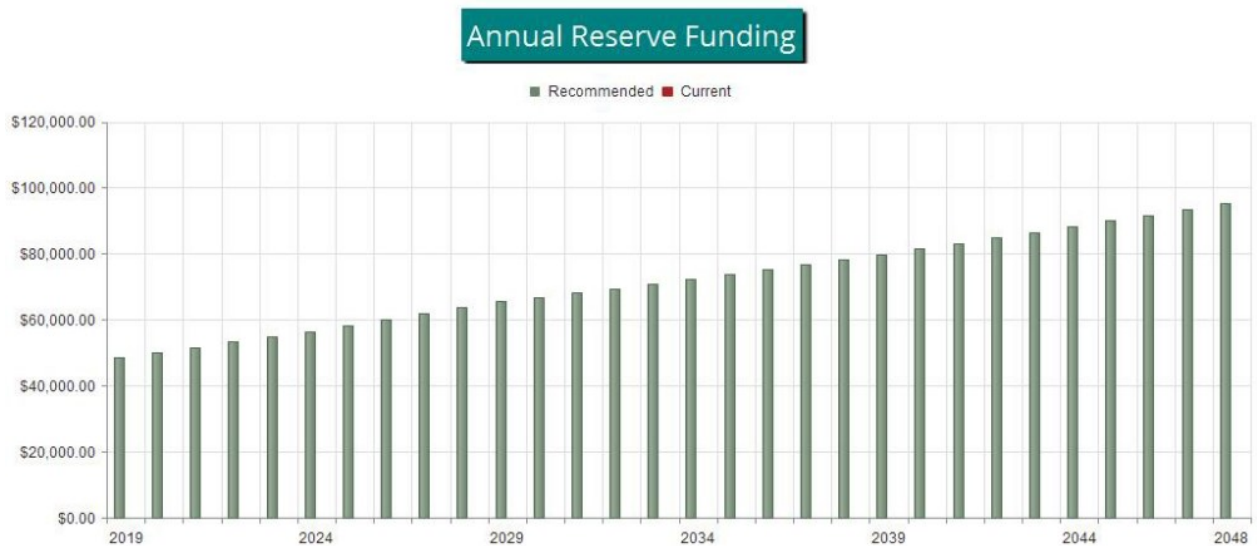


Figure 2

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

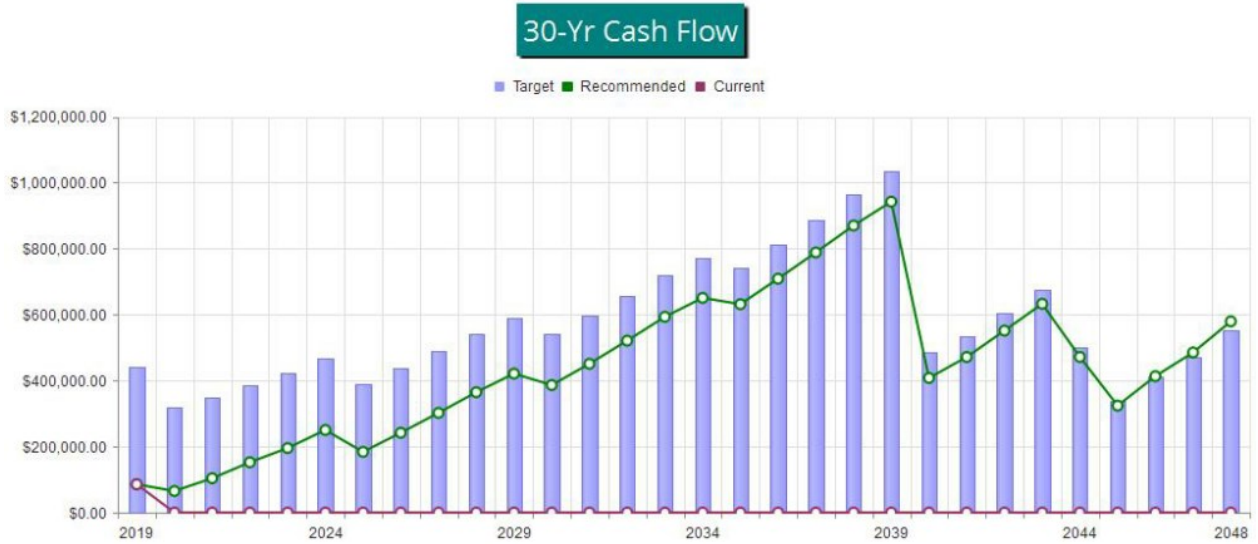


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

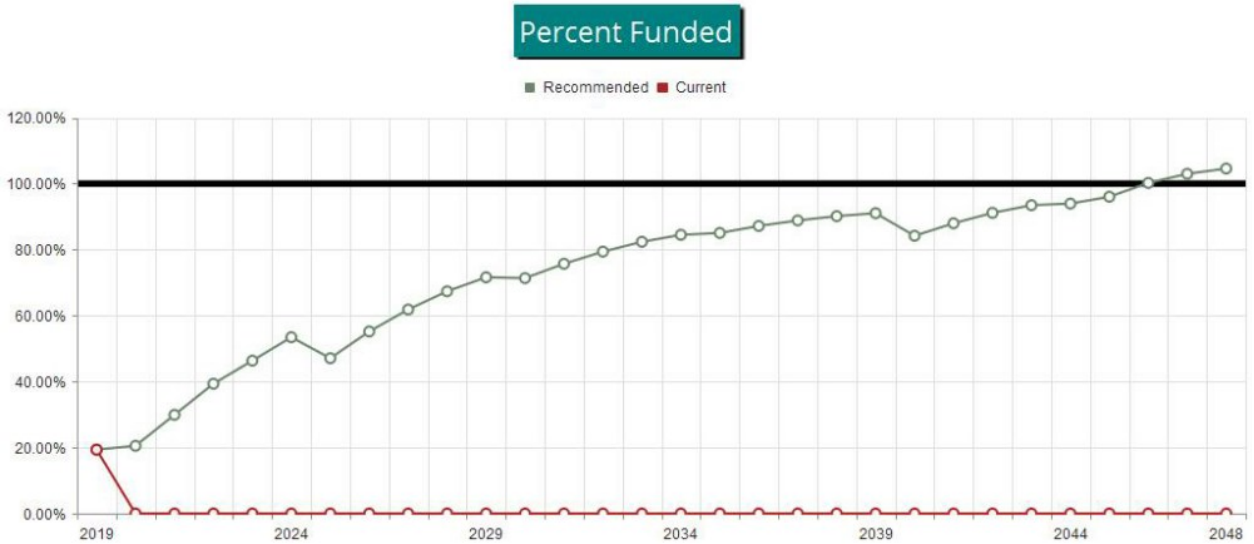


Figure 4

## Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special funding needs risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Reserve Component List Detail

17918-0  
Full

| #                     | Component                           | Quantity                | Useful Life | Rem. Useful Life | Current Cost Estimate |            |
|-----------------------|-------------------------------------|-------------------------|-------------|------------------|-----------------------|------------|
|                       |                                     |                         |             |                  | Best Case             | Worst Case |
| <b>General Common</b> |                                     |                         |             |                  |                       |            |
| 103                   | Concrete Deck/Walk - Repair         | Approx 10200 GSF        | 5           | 0                | \$2,000               | \$3,000    |
| 201                   | Asphalt Pkg Lot - Resurface         | Approx 36300 GSF        | 25          | 24               | \$108,900             | \$136,000  |
| 202                   | Asphalt Parking Lot - Reseal        | Approx 36300 GSF        | 5           | 0                | \$3,600               | \$4,700    |
| 205                   | Gravel Roads - Repair               | Approx 4000 LF          | 1           | 0                | \$1,500               | \$2,500    |
| 320                   | Pole Light (tall) - Replace         | (10) Flood Light        | 25          | 0                | \$18,000              | \$24,000   |
| 413                   | Flag Pole - Replace                 | (1) 20ft Flag Pole      | 40          | 10               | \$2,500               | \$3,000    |
| 502                   | Chain Link Perimeter Fence - Repair | Approx 6000 LF          | 15          | 14               | \$9,000               | \$13,000   |
| 810                   | Water Storage Tank - Replace        | (1) Steel Cylinder Tank | 60          | 20               | \$200,000             | \$225,000  |
| 1117                  | Wood Trellis (apple) - Refurbish    | (1) 10'x12' Structure   | 30          | 0                | \$10,000              | \$15,000   |
| 1700                  | Volleyball Court - Refurbish        | (1) Court               | 10          | 9                | \$6,000               | \$7,000    |
| 1701                  | Bridges - Repaint/Repair            | (1) 6'x45' Wood Bridge  | 5           | 0                | \$1,000               | \$1,500    |
| 1702                  | Bridge - Refurbish                  | (1) 6'x45' Wood Bridge  | 40          | 15               | \$23,500              | \$30,000   |
| 1810                  | Golf Carts - Replace                | (2) Carts               | 12          | 3                | \$7,000               | \$11,000   |
| 1810                  | Pick-Up Truck - Replace             | (1) Chevy Silverado     | 15          | 5                | \$25,000              | \$35,000   |
| 1815                  | Trailer - Replace                   | (1) Trailer             | 30          | 5                | \$10,000              | \$15,000   |
| <b>Cabin</b>          |                                     |                         |             |                  |                       |            |
| 303                   | Wall AC - Replace                   | (1) Kenmore Unit        | 20          | 2                | \$1,000               | \$1,250    |
| 304                   | Wall Heater - Replace               | (1) Williams Heater     | 20          | 2                | \$1,000               | \$1,400    |
| 306                   | Exhaust Fan Motor - Replace         | (1) Fan Motor           | 15          | 5                | \$1,000               | \$1,500    |
| 602                   | Laminate Floor - Replace            | Approx 1100 GSF         | 20          | 0                | \$7,700               | \$9,900    |
| 603                   | Tile Floor - Replace                | Approx 370 GSF          | 20          | 0                | \$6,500               | \$8,000    |
| 700                   | Exterior Doors - Replace            | (2) Doors               | 20          | 5                | \$1,600               | \$2,200    |
| 803                   | Water Heater - Replace              | (1) Noritz Heater       | 12          | 11               | \$2,500               | \$3,000    |
| 901                   | Kitchen Appliances - Replace        | (4) Assorted Appliances | 20          | 5                | \$2,400               | \$3,200    |
| 904                   | Kitchen - Refurbish                 | Cabinets (Millwork)     | 20          | 5                | \$11,000              | \$17,000   |
| 909                   | Bathroom - Refurbish                | (1) multi-sink/stall    | 20          | 0                | \$6,000               | \$8,000    |
| 1116                  | Cabin Exteriors - Repaint           | Approx 760 GSF          | 5           | 0                | \$1,500               | \$2,500    |
| 1117                  | Cabin Exteriors - Repair            | Approx 760 GSF          | 20          | 0                | \$6,000               | \$10,000   |
| 1130                  | Windows - Replace                   | (15) Assorted Windows   | 25          | 0                | \$15,000              | \$22,500   |
| 1303                  | Shingle Roof - Replace              | Approx 2670 GSF         | 25          | 0                | \$13,400              | \$18,700   |
| <b>Amenities</b>      |                                     |                         |             |                  |                       |            |
| 401                   | Yurts - Replace                     | (2) 30ft Diameter       | 40          | 10               | \$32,000              | \$45,000   |
| 402                   | Yurts - Refurbish                   | (2) 30ft Diameter       | 5           | 0                | \$4,000               | \$6,000    |
| 403                   | Bunk Beds - Replace                 | (14) Metal Beds         | 20          | 10               | \$5,600               | \$8,400    |
| 405                   | Climbing Structure - Refurbish      | (1) Wood Structure      | 20          | 0                | \$10,000              | \$12,500   |
| 407                   | BBQ Pits - Refurbish                | (1) 11ft Pit            | 15          | 0                | \$2,000               | \$3,500    |
| 409                   | Picnic Tables - Replace             | (20) Wood Tables        | 15          | 5                | \$18,000              | \$24,000   |
| 412                   | Fire Pits - Refurbish               | (8) Fire Pits           | 25          | 0                | \$3,200               | \$4,000    |
| 701                   | Exterior Doors -Partial Replace     | (3) of (9) Doors        | 5           | 0                | \$2,400               | \$3,000    |
| 910                   | Restrooms - Refurbish               | (4) Restrooms           | 20          | 1                | \$8,000               | \$12,000   |
| 950                   | Archery Range - Refurbish           | 50'x100' Range          | 10          | 0                | \$4,000               | \$6,000    |
| 1116                  | Exterior Surf (Restrooms) - Repaint | Approx 2400 GSF         | 5           | 0                | \$4,000               | \$5,500    |
| 1117                  | Exterior Surf (Restrooms) - Repair  | Approx 2400 GSF         | 20          | 0                | \$6,000               | \$9,000    |
| 1304                  | Tile Roof - Replace                 | Approx 2200 GSF         | 25          | 0                | \$11,000              | \$13,200   |



| # Component                | Quantity | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|----------------------------|----------|-------------|---------------------|-----------------------|------------|
|                            |          |             |                     | Best Case             | Worst Case |
| 42 Total Funded Components |          |             |                     |                       |            |

| #                     | Component                           | Current          |   | Effective<br>Age / | Useful<br>Life = | Fully             |
|-----------------------|-------------------------------------|------------------|---|--------------------|------------------|-------------------|
|                       |                                     | Cost<br>Estimate | X |                    |                  | Funded<br>Balance |
| <b>General Common</b> |                                     |                  |   |                    |                  |                   |
| 103                   | Concrete Deck/Walk - Repair         | \$2,500          | X | 5 /                | 5 =              | \$2,500           |
| 201                   | Asphalt Pkg Lot - Resurface         | \$122,450        | X | 1 /                | 25 =             | \$4,898           |
| 202                   | Asphalt Parking Lot - Reseal        | \$4,150          | X | 5 /                | 5 =              | \$4,150           |
| 205                   | Gravel Roads - Repair               | \$2,000          | X | 1 /                | 1 =              | \$2,000           |
| 320                   | Pole Light (tall) - Replace         | \$21,000         | X | 25 /               | 25 =             | \$21,000          |
| 413                   | Flag Pole - Replace                 | \$2,750          | X | 30 /               | 40 =             | \$2,063           |
| 502                   | Chain Link Perimeter Fence - Repair | \$11,000         | X | 1 /                | 15 =             | \$733             |
| 810                   | Water Storage Tank - Replace        | \$212,500        | X | 40 /               | 60 =             | \$141,667         |
| 1117                  | Wood Trellis (apple) - Refurbish    | \$12,500         | X | 30 /               | 30 =             | \$12,500          |
| 1700                  | Volleyball Court - Refurbish        | \$6,500          | X | 1 /                | 10 =             | \$650             |
| 1701                  | Bridges - Repaint/Repair            | \$1,250          | X | 5 /                | 5 =              | \$1,250           |
| 1702                  | Bridge - Refurbish                  | \$26,750         | X | 25 /               | 40 =             | \$16,719          |
| 1810                  | Golf Carts - Replace                | \$9,000          | X | 9 /                | 12 =             | \$6,750           |
| 1810                  | Pick-Up Truck - Replace             | \$30,000         | X | 10 /               | 15 =             | \$20,000          |
| 1815                  | Trailer - Replace                   | \$12,500         | X | 25 /               | 30 =             | \$10,417          |
| <b>Cabin</b>          |                                     |                  |   |                    |                  |                   |
| 303                   | Wall AC - Replace                   | \$1,125          | X | 18 /               | 20 =             | \$1,013           |
| 304                   | Wall Heater - Replace               | \$1,200          | X | 18 /               | 20 =             | \$1,080           |
| 306                   | Exhaust Fan Motor - Replace         | \$1,250          | X | 10 /               | 15 =             | \$833             |
| 602                   | Laminate Floor - Replace            | \$8,800          | X | 20 /               | 20 =             | \$8,800           |
| 603                   | Tile Floor - Replace                | \$7,250          | X | 20 /               | 20 =             | \$7,250           |
| 700                   | Exterior Doors - Replace            | \$1,900          | X | 15 /               | 20 =             | \$1,425           |
| 803                   | Water Heater - Replace              | \$2,750          | X | 1 /                | 12 =             | \$229             |
| 901                   | Kitchen Appliances - Replace        | \$2,800          | X | 15 /               | 20 =             | \$2,100           |
| 904                   | Kitchen - Refurbish                 | \$14,000         | X | 15 /               | 20 =             | \$10,500          |
| 909                   | Bathroom - Refurbish                | \$7,000          | X | 20 /               | 20 =             | \$7,000           |
| 1116                  | Cabin Exteriors - Repaint           | \$2,000          | X | 5 /                | 5 =              | \$2,000           |
| 1117                  | Cabin Exteriors - Repair            | \$8,000          | X | 20 /               | 20 =             | \$8,000           |
| 1130                  | Windows - Replace                   | \$18,750         | X | 25 /               | 25 =             | \$18,750          |
| 1303                  | Shingle Roof - Replace              | \$16,050         | X | 25 /               | 25 =             | \$16,050          |
| <b>Amenities</b>      |                                     |                  |   |                    |                  |                   |
| 401                   | Yurts - Replace                     | \$38,500         | X | 30 /               | 40 =             | \$28,875          |
| 402                   | Yurts - Refurbish                   | \$5,000          | X | 5 /                | 5 =              | \$5,000           |
| 403                   | Bunk Beds - Replace                 | \$7,000          | X | 10 /               | 20 =             | \$3,500           |
| 405                   | Climbing Structure - Refurbish      | \$11,250         | X | 20 /               | 20 =             | \$11,250          |
| 407                   | BBQ Pits - Refurbish                | \$2,750          | X | 15 /               | 15 =             | \$2,750           |
| 409                   | Picnic Tables - Replace             | \$21,000         | X | 10 /               | 15 =             | \$14,000          |
| 412                   | Fire Pits - Refurbish               | \$3,600          | X | 25 /               | 25 =             | \$3,600           |
| 701                   | Exterior Doors -Partial Replace     | \$2,700          | X | 5 /                | 5 =              | \$2,700           |
| 910                   | Restrooms - Refurbish               | \$10,000         | X | 19 /               | 20 =             | \$9,500           |
| 950                   | Archery Range - Refurbish           | \$5,000          | X | 10 /               | 10 =             | \$5,000           |
| 1116                  | Exterior Surf (Restrooms) - Repaint | \$4,750          | X | 5 /                | 5 =              | \$4,750           |
| 1117                  | Exterior Surf (Restrooms) - Repair  | \$7,500          | X | 20 /               | 20 =             | \$7,500           |
| 1304                  | Tile Roof - Replace                 | \$12,100         | X | 25 /               | 25 =             | \$12,100          |



# Component Significance

17918-0  
Full

| #                          | Component                           | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|----------------------------|-------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| <b>General Common</b>      |                                     |                   |                       |                       |                            |
| 103                        | Concrete Deck/Walk - Repair         | 5                 | \$2,500               | \$500                 | 1.60 %                     |
| 201                        | Asphalt Pkg Lot - Resurface         | 25                | \$122,450             | \$4,898               | 15.69 %                    |
| 202                        | Asphalt Parking Lot - Reseal        | 5                 | \$4,150               | \$830                 | 2.66 %                     |
| 205                        | Gravel Roads - Repair               | 1                 | \$2,000               | \$2,000               | 6.41 %                     |
| 320                        | Pole Light (tall) - Replace         | 25                | \$21,000              | \$840                 | 2.69 %                     |
| 413                        | Flag Pole - Replace                 | 40                | \$2,750               | \$69                  | 0.22 %                     |
| 502                        | Chain Link Perimeter Fence - Repair | 15                | \$11,000              | \$733                 | 2.35 %                     |
| 810                        | Water Storage Tank - Replace        | 60                | \$212,500             | \$3,542               | 11.34 %                    |
| 1117                       | Wood Trellis (apple) - Refurbish    | 30                | \$12,500              | \$417                 | 1.33 %                     |
| 1700                       | Volleyball Court - Refurbish        | 10                | \$6,500               | \$650                 | 2.08 %                     |
| 1701                       | Bridges - Repaint/Repair            | 5                 | \$1,250               | \$250                 | 0.80 %                     |
| 1702                       | Bridge - Refurbish                  | 40                | \$26,750              | \$669                 | 2.14 %                     |
| 1810                       | Golf Carts - Replace                | 12                | \$9,000               | \$750                 | 2.40 %                     |
| 1810                       | Pick-Up Truck - Replace             | 15                | \$30,000              | \$2,000               | 6.41 %                     |
| 1815                       | Trailer - Replace                   | 30                | \$12,500              | \$417                 | 1.33 %                     |
| <b>Cabin</b>               |                                     |                   |                       |                       |                            |
| 303                        | Wall AC - Replace                   | 20                | \$1,125               | \$56                  | 0.18 %                     |
| 304                        | Wall Heater - Replace               | 20                | \$1,200               | \$60                  | 0.19 %                     |
| 306                        | Exhaust Fan Motor - Replace         | 15                | \$1,250               | \$83                  | 0.27 %                     |
| 602                        | Laminate Floor - Replace            | 20                | \$8,800               | \$440                 | 1.41 %                     |
| 603                        | Tile Floor - Replace                | 20                | \$7,250               | \$363                 | 1.16 %                     |
| 700                        | Exterior Doors - Replace            | 20                | \$1,900               | \$95                  | 0.30 %                     |
| 803                        | Water Heater - Replace              | 12                | \$2,750               | \$229                 | 0.73 %                     |
| 901                        | Kitchen Appliances - Replace        | 20                | \$2,800               | \$140                 | 0.45 %                     |
| 904                        | Kitchen - Refurbish                 | 20                | \$14,000              | \$700                 | 2.24 %                     |
| 909                        | Bathroom - Refurbish                | 20                | \$7,000               | \$350                 | 1.12 %                     |
| 1116                       | Cabin Exteriors - Repaint           | 5                 | \$2,000               | \$400                 | 1.28 %                     |
| 1117                       | Cabin Exteriors - Repair            | 20                | \$8,000               | \$400                 | 1.28 %                     |
| 1130                       | Windows - Replace                   | 25                | \$18,750              | \$750                 | 2.40 %                     |
| 1303                       | Shingle Roof - Replace              | 25                | \$16,050              | \$642                 | 2.06 %                     |
| <b>Amenities</b>           |                                     |                   |                       |                       |                            |
| 401                        | Yurts - Replace                     | 40                | \$38,500              | \$963                 | 3.08 %                     |
| 402                        | Yurts - Refurbish                   | 5                 | \$5,000               | \$1,000               | 3.20 %                     |
| 403                        | Bunk Bends - Replace                | 20                | \$7,000               | \$350                 | 1.12 %                     |
| 405                        | Climbing Structure - Refurbish      | 20                | \$11,250              | \$563                 | 1.80 %                     |
| 407                        | BBQ Pits - Refurbish                | 15                | \$2,750               | \$183                 | 0.59 %                     |
| 409                        | Picnic Tables - Replace             | 15                | \$21,000              | \$1,400               | 4.48 %                     |
| 412                        | Fire Pits - Refurbish               | 25                | \$3,600               | \$144                 | 0.46 %                     |
| 701                        | Exterior Doors -Partial Replace     | 5                 | \$2,700               | \$540                 | 1.73 %                     |
| 910                        | Restrooms - Refurbish               | 20                | \$10,000              | \$500                 | 1.60 %                     |
| 950                        | Archery Range - Refurbish           | 10                | \$5,000               | \$500                 | 1.60 %                     |
| 1116                       | Exterior Surf (Restrooms) - Repaint | 5                 | \$4,750               | \$950                 | 3.04 %                     |
| 1117                       | Exterior Surf (Restrooms) - Repair  | 20                | \$7,500               | \$375                 | 1.20 %                     |
| 1304                       | Tile Roof - Replace                 | 25                | \$12,100              | \$484                 | 1.55 %                     |
| 42 Total Funded Components |                                     |                   |                       | \$31,223              | 100.00 %                   |

# 30-Year Reserve Plan Summary

17918-0  
Full

|  |                                   |                   |
|--|-----------------------------------|-------------------|
| Fiscal Year Start: 2019  | Interest: 1.00 %                  | Inflation: 3.00 % |
| Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date) | Projected Reserve Balance Changes |                   |

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded | Special Funding Needs Risk | % Increase          |                   | Loan or Special Funding Needs | Interest Income | Reserve Expenses |
|------|--------------------------|----------------------|----------------|----------------------------|---------------------|-------------------|-------------------------------|-----------------|------------------|
|      |                          |                      |                |                            | In Annual Contribs. | Reserve Contribs. |                               |                 |                  |
| 2019 | \$85,721                 | \$442,851            | 19.4 %         | High                       | 0.00 %              | \$48,760          | \$95,840                      | \$754           | \$165,900        |
| 2020 | \$65,175                 | \$317,420            | 20.5 %         | High                       | 3.00 %              | \$50,223          | \$0                           | \$845           | \$12,360         |
| 2021 | \$103,883                | \$347,336            | 29.9 %         | High                       | 3.00 %              | \$51,729          | \$0                           | \$1,280         | \$4,588          |
| 2022 | \$152,304                | \$387,149            | 39.3 %         | Medium                     | 3.00 %              | \$53,281          | \$0                           | \$1,737         | \$12,020         |
| 2023 | \$195,303                | \$421,525            | 46.3 %         | Medium                     | 3.00 %              | \$54,880          | \$0                           | \$2,226         | \$2,251          |
| 2024 | \$250,158                | \$468,049            | 53.4 %         | Medium                     | 3.00 %              | \$56,526          | \$0                           | \$2,169         | \$124,970        |
| 2025 | \$183,884                | \$390,654            | 47.1 %         | Medium                     | 3.00 %              | \$58,222          | \$0                           | \$2,128         | \$2,388          |
| 2026 | \$241,846                | \$438,315            | 55.2 %         | Medium                     | 3.00 %              | \$59,969          | \$0                           | \$2,718         | \$2,460          |
| 2027 | \$302,073                | \$488,483            | 61.8 %         | Medium                     | 3.00 %              | \$61,768          | \$0                           | \$3,332         | \$2,534          |
| 2028 | \$364,639                | \$541,268            | 67.4 %         | Medium                     | 3.00 %              | \$63,621          | \$0                           | \$3,927         | \$11,091         |
| 2029 | \$421,096                | \$588,044            | 71.6 %         | Low                        | 3.00 %              | \$65,529          | \$0                           | \$4,036         | \$104,288        |
| 2030 | \$386,373                | \$541,489            | 71.4 %         | Low                        | 2.00 %              | \$66,840          | \$0                           | \$4,184         | \$6,575          |
| 2031 | \$450,823                | \$595,479            | 75.7 %         | Low                        | 2.00 %              | \$68,177          | \$0                           | \$4,857         | \$2,852          |
| 2032 | \$521,005                | \$656,259            | 79.4 %         | Low                        | 2.00 %              | \$69,540          | \$0                           | \$5,569         | \$2,937          |
| 2033 | \$593,177                | \$720,150            | 82.4 %         | Low                        | 2.00 %              | \$70,931          | \$0                           | \$6,217         | \$19,664         |
| 2034 | \$650,661                | \$770,146            | 84.5 %         | Low                        | 2.00 %              | \$72,350          | \$0                           | \$6,408         | \$97,918         |
| 2035 | \$631,500                | \$742,499            | 85.1 %         | Low                        | 2.00 %              | \$73,797          | \$0                           | \$6,699         | \$3,209          |
| 2036 | \$708,786                | \$813,075            | 87.2 %         | Low                        | 2.00 %              | \$75,273          | \$0                           | \$7,482         | \$3,306          |
| 2037 | \$788,235                | \$887,219            | 88.8 %         | Low                        | 2.00 %              | \$76,778          | \$0                           | \$8,287         | \$3,405          |
| 2038 | \$869,895                | \$965,079            | 90.1 %         | Low                        | 2.00 %              | \$78,314          | \$0                           | \$9,057         | \$14,905         |
| 2039 | \$942,361                | \$1,035,072          | 91.0 %         | Low                        | 2.00 %              | \$79,880          | \$0                           | \$6,748         | \$621,122        |
| 2040 | \$407,868                | \$484,454            | 84.2 %         | Low                        | 2.00 %              | \$81,478          | \$0                           | \$4,395         | \$22,324         |
| 2041 | \$471,417                | \$535,821            | 88.0 %         | Low                        | 2.00 %              | \$83,107          | \$0                           | \$5,112         | \$8,287          |
| 2042 | \$551,348                | \$604,982            | 91.1 %         | Low                        | 2.00 %              | \$84,769          | \$0                           | \$5,918         | \$9,375          |
| 2043 | \$632,660                | \$676,947            | 93.5 %         | Low                        | 2.00 %              | \$86,465          | \$0                           | \$5,519         | \$252,981        |
| 2044 | \$471,663                | \$502,059            | 93.9 %         | Low                        | 2.00 %              | \$88,194          | \$0                           | \$3,977         | \$239,842        |
| 2045 | \$323,991                | \$337,420            | 96.0 %         | Low                        | 2.00 %              | \$89,958          | \$0                           | \$3,685         | \$4,313          |
| 2046 | \$413,321                | \$412,456            | 100.2 %        | Low                        | 2.00 %              | \$91,757          | \$0                           | \$4,490         | \$24,434         |
| 2047 | \$485,134                | \$471,099            | 103.0 %        | Low                        | 2.00 %              | \$93,592          | \$0                           | \$5,321         | \$4,576          |
| 2048 | \$579,471                | \$554,099            | 104.6 %        | Low                        | 2.00 %              | \$95,464          | \$0                           | \$6,070         | \$45,953         |

# 30-Year Income/Expense Detail (yrs 0 through 4)

17918-0  
Full

| Fiscal Year                              | 2019             | 2020             | 2021             | 2022             | 2023             |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance                 | \$85,721         | \$65,175         | \$103,883        | \$152,304        | \$195,303        |
| Annual Reserve Contribution              | \$48,760         | \$50,223         | \$51,729         | \$53,281         | \$54,880         |
| Recommended Special Assessments          | \$95,840         | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings                        | \$754            | \$845            | \$1,280          | \$1,737          | \$2,226          |
| <b>Total Income</b>                      | <b>\$231,075</b> | <b>\$116,243</b> | <b>\$156,893</b> | <b>\$207,323</b> | <b>\$252,409</b> |
| # Component                              |                  |                  |                  |                  |                  |
| <b>General Common</b>                    |                  |                  |                  |                  |                  |
| 103 Concrete Deck/Walk - Repair          | \$2,500          | \$0              | \$0              | \$0              | \$0              |
| 201 Asphalt Pkg Lot - Resurface          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 202 Asphalt Parking Lot - Reseal         | \$4,150          | \$0              | \$0              | \$0              | \$0              |
| 205 Gravel Roads - Repair                | \$2,000          | \$2,060          | \$2,122          | \$2,185          | \$2,251          |
| 320 Pole Light (tall) - Replace          | \$21,000         | \$0              | \$0              | \$0              | \$0              |
| 413 Flag Pole - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 502 Chain Link Perimeter Fence - Repair  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 810 Water Storage Tank - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1117 Wood Trellis (apple) - Refurbish    | \$12,500         | \$0              | \$0              | \$0              | \$0              |
| 1700 Volleyball Court - Refurbish        | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1701 Bridges - Repaint/Repair            | \$1,250          | \$0              | \$0              | \$0              | \$0              |
| 1702 Bridge - Refurbish                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1810 Golf Carts - Replace                | \$0              | \$0              | \$0              | \$9,835          | \$0              |
| 1810 Pick-Up Truck - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1815 Trailer - Replace                   | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Cabin</b>                             |                  |                  |                  |                  |                  |
| 303 Wall AC - Replace                    | \$0              | \$0              | \$1,194          | \$0              | \$0              |
| 304 Wall Heater - Replace                | \$0              | \$0              | \$1,273          | \$0              | \$0              |
| 306 Exhaust Fan Motor - Replace          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 602 Laminate Floor - Replace             | \$8,800          | \$0              | \$0              | \$0              | \$0              |
| 603 Tile Floor - Replace                 | \$7,250          | \$0              | \$0              | \$0              | \$0              |
| 700 Exterior Doors - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 803 Water Heater - Replace               | \$0              | \$0              | \$0              | \$0              | \$0              |
| 901 Kitchen Appliances - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 904 Kitchen - Refurbish                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 909 Bathroom - Refurbish                 | \$7,000          | \$0              | \$0              | \$0              | \$0              |
| 1116 Cabin Exteriors - Repaint           | \$2,000          | \$0              | \$0              | \$0              | \$0              |
| 1117 Cabin Exteriors - Repair            | \$8,000          | \$0              | \$0              | \$0              | \$0              |
| 1130 Windows - Replace                   | \$18,750         | \$0              | \$0              | \$0              | \$0              |
| 1303 Shingle Roof - Replace              | \$16,050         | \$0              | \$0              | \$0              | \$0              |
| <b>Amenities</b>                         |                  |                  |                  |                  |                  |
| 401 Yurts - Replace                      | \$0              | \$0              | \$0              | \$0              | \$0              |
| 402 Yurts - Refurbish                    | \$5,000          | \$0              | \$0              | \$0              | \$0              |
| 403 Bunk Beds - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 405 Climbing Structure - Refurbish       | \$11,250         | \$0              | \$0              | \$0              | \$0              |
| 407 BBQ Pits - Refurbish                 | \$2,750          | \$0              | \$0              | \$0              | \$0              |
| 409 Picnic Tables - Replace              | \$0              | \$0              | \$0              | \$0              | \$0              |
| 412 Fire Pits - Refurbish                | \$3,600          | \$0              | \$0              | \$0              | \$0              |
| 701 Exterior Doors -Partial Replace      | \$2,700          | \$0              | \$0              | \$0              | \$0              |
| 910 Restrooms - Refurbish                | \$0              | \$10,300         | \$0              | \$0              | \$0              |
| 950 Archery Range - Refurbish            | \$5,000          | \$0              | \$0              | \$0              | \$0              |
| 1116 Exterior Surf (Restrooms) - Repaint | \$4,750          | \$0              | \$0              | \$0              | \$0              |
| 1117 Exterior Surf (Restrooms) - Repair  | \$7,500          | \$0              | \$0              | \$0              | \$0              |
| 1304 Tile Roof - Replace                 | \$12,100         | \$0              | \$0              | \$0              | \$0              |
| <b>Total Expenses</b>                    | <b>\$165,900</b> | <b>\$12,360</b>  | <b>\$4,588</b>   | <b>\$12,020</b>  | <b>\$2,251</b>   |
| Ending Reserve Balance                   | \$65,175         | \$103,883        | \$152,304        | \$195,303        | \$250,158        |

| <b>Fiscal Year</b>                       | <b>2024</b>      | <b>2025</b>      | <b>2026</b>      | <b>2027</b>      | <b>2028</b>      |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance                 | \$250,158        | \$183,884        | \$241,846        | \$302,073        | \$364,639        |
| Annual Reserve Contribution              | \$56,526         | \$58,222         | \$59,969         | \$61,768         | \$63,621         |
| Recommended Special Assessments          | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings                        | \$2,169          | \$2,128          | \$2,718          | \$3,332          | \$3,927          |
| <b>Total Income</b>                      | <b>\$308,854</b> | <b>\$244,234</b> | <b>\$304,533</b> | <b>\$367,173</b> | <b>\$432,187</b> |
| <b># Component</b>                       |                  |                  |                  |                  |                  |
| <b>General Common</b>                    |                  |                  |                  |                  |                  |
| 103 Concrete Deck/Walk - Repair          | \$2,898          | \$0              | \$0              | \$0              | \$0              |
| 201 Asphalt Pkg Lot - Resurface          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 202 Asphalt Parking Lot - Reseal         | \$4,811          | \$0              | \$0              | \$0              | \$0              |
| 205 Gravel Roads - Repair                | \$2,319          | \$2,388          | \$2,460          | \$2,534          | \$2,610          |
| 320 Pole Light (tall) - Replace          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 413 Flag Pole - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 502 Chain Link Perimeter Fence - Repair  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 810 Water Storage Tank - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1117 Wood Trellis (apple) - Refurbish    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1700 Volleyball Court - Refurbish        | \$0              | \$0              | \$0              | \$0              | \$8,481          |
| 1701 Bridges - Repaint/Repair            | \$1,449          | \$0              | \$0              | \$0              | \$0              |
| 1702 Bridge - Refurbish                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1810 Golf Carts - Replace                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1810 Pick-Up Truck - Replace             | \$34,778         | \$0              | \$0              | \$0              | \$0              |
| 1815 Trailer - Replace                   | \$14,491         | \$0              | \$0              | \$0              | \$0              |
| <b>Cabin</b>                             |                  |                  |                  |                  |                  |
| 303 Wall AC - Replace                    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 304 Wall Heater - Replace                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 306 Exhaust Fan Motor - Replace          | \$1,449          | \$0              | \$0              | \$0              | \$0              |
| 602 Laminate Floor - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 603 Tile Floor - Replace                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 700 Exterior Doors - Replace             | \$2,203          | \$0              | \$0              | \$0              | \$0              |
| 803 Water Heater - Replace               | \$0              | \$0              | \$0              | \$0              | \$0              |
| 901 Kitchen Appliances - Replace         | \$3,246          | \$0              | \$0              | \$0              | \$0              |
| 904 Kitchen - Refurbish                  | \$16,230         | \$0              | \$0              | \$0              | \$0              |
| 909 Bathroom - Refurbish                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1116 Cabin Exteriors - Repaint           | \$2,319          | \$0              | \$0              | \$0              | \$0              |
| 1117 Cabin Exteriors - Repair            | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1130 Windows - Replace                   | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1303 Shingle Roof - Replace              | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Amenities</b>                         |                  |                  |                  |                  |                  |
| 401 Yurts - Replace                      | \$0              | \$0              | \$0              | \$0              | \$0              |
| 402 Yurts - Refurbish                    | \$5,796          | \$0              | \$0              | \$0              | \$0              |
| 403 Bunk Beds - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 405 Climbing Structure - Refurbish       | \$0              | \$0              | \$0              | \$0              | \$0              |
| 407 BBQ Pits - Refurbish                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 409 Picnic Tables - Replace              | \$24,345         | \$0              | \$0              | \$0              | \$0              |
| 412 Fire Pits - Refurbish                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 701 Exterior Doors -Partial Replace      | \$3,130          | \$0              | \$0              | \$0              | \$0              |
| 910 Restrooms - Refurbish                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 950 Archery Range - Refurbish            | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1116 Exterior Surf (Restrooms) - Repaint | \$5,507          | \$0              | \$0              | \$0              | \$0              |
| 1117 Exterior Surf (Restrooms) - Repair  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1304 Tile Roof - Replace                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Total Expenses</b>                    | <b>\$124,970</b> | <b>\$2,388</b>   | <b>\$2,460</b>   | <b>\$2,534</b>   | <b>\$11,091</b>  |
| <b>Ending Reserve Balance</b>            | <b>\$183,884</b> | <b>\$241,846</b> | <b>\$302,073</b> | <b>\$364,639</b> | <b>\$421,096</b> |

| <b>Fiscal Year</b>                       | <b>2029</b>      | <b>2030</b>      | <b>2031</b>      | <b>2032</b>      | <b>2033</b>      |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance                 | \$421,096        | \$386,373        | \$450,823        | \$521,005        | \$593,177        |
| Annual Reserve Contribution              | \$65,529         | \$66,840         | \$68,177         | \$69,540         | \$70,931         |
| Recommended Special Assessments          | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings                        | \$4,036          | \$4,184          | \$4,857          | \$5,569          | \$6,217          |
| <b>Total Income</b>                      | <b>\$490,661</b> | <b>\$457,398</b> | <b>\$523,856</b> | <b>\$596,114</b> | <b>\$670,324</b> |
| # Component                              |                  |                  |                  |                  |                  |
| <b>General Common</b>                    |                  |                  |                  |                  |                  |
| 103 Concrete Deck/Walk - Repair          | \$3,360          | \$0              | \$0              | \$0              | \$0              |
| 201 Asphalt Pkg Lot - Resurface          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 202 Asphalt Parking Lot - Reseal         | \$5,577          | \$0              | \$0              | \$0              | \$0              |
| 205 Gravel Roads - Repair                | \$2,688          | \$2,768          | \$2,852          | \$2,937          | \$3,025          |
| 320 Pole Light (tall) - Replace          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 413 Flag Pole - Replace                  | \$3,696          | \$0              | \$0              | \$0              | \$0              |
| 502 Chain Link Perimeter Fence - Repair  | \$0              | \$0              | \$0              | \$0              | \$16,638         |
| 810 Water Storage Tank - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1117 Wood Trellis (apple) - Refurbish    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1700 Volleyball Court - Refurbish        | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1701 Bridges - Repaint/Repair            | \$1,680          | \$0              | \$0              | \$0              | \$0              |
| 1702 Bridge - Refurbish                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1810 Golf Carts - Replace                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1810 Pick-Up Truck - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1815 Trailer - Replace                   | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Cabin</b>                             |                  |                  |                  |                  |                  |
| 303 Wall AC - Replace                    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 304 Wall Heater - Replace                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 306 Exhaust Fan Motor - Replace          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 602 Laminate Floor - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 603 Tile Floor - Replace                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 700 Exterior Doors - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 803 Water Heater - Replace               | \$0              | \$3,807          | \$0              | \$0              | \$0              |
| 901 Kitchen Appliances - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 904 Kitchen - Refurbish                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 909 Bathroom - Refurbish                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1116 Cabin Exteriors - Repaint           | \$2,688          | \$0              | \$0              | \$0              | \$0              |
| 1117 Cabin Exteriors - Repair            | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1130 Windows - Replace                   | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1303 Shingle Roof - Replace              | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Amenities</b>                         |                  |                  |                  |                  |                  |
| 401 Yurts - Replace                      | \$51,741         | \$0              | \$0              | \$0              | \$0              |
| 402 Yurts - Refurbish                    | \$6,720          | \$0              | \$0              | \$0              | \$0              |
| 403 Bunk Beds - Replace                  | \$9,407          | \$0              | \$0              | \$0              | \$0              |
| 405 Climbing Structure - Refurbish       | \$0              | \$0              | \$0              | \$0              | \$0              |
| 407 BBQ Pits - Refurbish                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 409 Picnic Tables - Replace              | \$0              | \$0              | \$0              | \$0              | \$0              |
| 412 Fire Pits - Refurbish                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 701 Exterior Doors -Partial Replace      | \$3,629          | \$0              | \$0              | \$0              | \$0              |
| 910 Restrooms - Refurbish                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 950 Archery Range - Refurbish            | \$6,720          | \$0              | \$0              | \$0              | \$0              |
| 1116 Exterior Surf (Restrooms) - Repaint | \$6,384          | \$0              | \$0              | \$0              | \$0              |
| 1117 Exterior Surf (Restrooms) - Repair  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1304 Tile Roof - Replace                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Total Expenses</b>                    | <b>\$104,288</b> | <b>\$6,575</b>   | <b>\$2,852</b>   | <b>\$2,937</b>   | <b>\$19,664</b>  |
| Ending Reserve Balance                   | \$386,373        | \$450,823        | \$521,005        | \$593,177        | \$650,661        |



| <b>Fiscal Year</b>                       | <b>2034</b>      | <b>2035</b>      | <b>2036</b>      | <b>2037</b>      | <b>2038</b>      |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance                 | \$650,661        | \$631,500        | \$708,786        | \$788,235        | \$869,895        |
| Annual Reserve Contribution              | \$72,350         | \$73,797         | \$75,273         | \$76,778         | \$78,314         |
| Recommended Special Assessments          | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings                        | \$6,408          | \$6,699          | \$7,482          | \$8,287          | \$9,057          |
| <b>Total Income</b>                      | <b>\$729,418</b> | <b>\$711,995</b> | <b>\$791,541</b> | <b>\$873,300</b> | <b>\$957,266</b> |
| <b># Component</b>                       |                  |                  |                  |                  |                  |
| <b>General Common</b>                    |                  |                  |                  |                  |                  |
| 103 Concrete Deck/Walk - Repair          | \$3,895          | \$0              | \$0              | \$0              | \$0              |
| 201 Asphalt Pkg Lot - Resurface          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 202 Asphalt Parking Lot - Reseal         | \$6,466          | \$0              | \$0              | \$0              | \$0              |
| 205 Gravel Roads - Repair                | \$3,116          | \$3,209          | \$3,306          | \$3,405          | \$3,507          |
| 320 Pole Light (tall) - Replace          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 413 Flag Pole - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 502 Chain Link Perimeter Fence - Repair  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 810 Water Storage Tank - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1117 Wood Trellis (apple) - Refurbish    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1700 Volleyball Court - Refurbish        | \$0              | \$0              | \$0              | \$0              | \$11,398         |
| 1701 Bridges - Repaint/Repair            | \$1,947          | \$0              | \$0              | \$0              | \$0              |
| 1702 Bridge - Refurbish                  | \$41,676         | \$0              | \$0              | \$0              | \$0              |
| 1810 Golf Carts - Replace                | \$14,022         | \$0              | \$0              | \$0              | \$0              |
| 1810 Pick-Up Truck - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1815 Trailer - Replace                   | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Cabin</b>                             |                  |                  |                  |                  |                  |
| 303 Wall AC - Replace                    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 304 Wall Heater - Replace                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 306 Exhaust Fan Motor - Replace          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 602 Laminate Floor - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 603 Tile Floor - Replace                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 700 Exterior Doors - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 803 Water Heater - Replace               | \$0              | \$0              | \$0              | \$0              | \$0              |
| 901 Kitchen Appliances - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 904 Kitchen - Refurbish                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 909 Bathroom - Refurbish                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1116 Cabin Exteriors - Repaint           | \$3,116          | \$0              | \$0              | \$0              | \$0              |
| 1117 Cabin Exteriors - Repair            | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1130 Windows - Replace                   | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1303 Shingle Roof - Replace              | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Amenities</b>                         |                  |                  |                  |                  |                  |
| 401 Yurts - Replace                      | \$0              | \$0              | \$0              | \$0              | \$0              |
| 402 Yurts - Refurbish                    | \$7,790          | \$0              | \$0              | \$0              | \$0              |
| 403 Bunk Beds - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 405 Climbing Structure - Refurbish       | \$0              | \$0              | \$0              | \$0              | \$0              |
| 407 BBQ Pits - Refurbish                 | \$4,284          | \$0              | \$0              | \$0              | \$0              |
| 409 Picnic Tables - Replace              | \$0              | \$0              | \$0              | \$0              | \$0              |
| 412 Fire Pits - Refurbish                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 701 Exterior Doors -Partial Replace      | \$4,207          | \$0              | \$0              | \$0              | \$0              |
| 910 Restrooms - Refurbish                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 950 Archery Range - Refurbish            | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1116 Exterior Surf (Restrooms) - Repaint | \$7,400          | \$0              | \$0              | \$0              | \$0              |
| 1117 Exterior Surf (Restrooms) - Repair  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1304 Tile Roof - Replace                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Total Expenses</b>                    | <b>\$97,918</b>  | <b>\$3,209</b>   | <b>\$3,306</b>   | <b>\$3,405</b>   | <b>\$14,905</b>  |
| Ending Reserve Balance                   | \$631,500        | \$708,786        | \$788,235        | \$869,895        | \$942,361        |

| <b>Fiscal Year</b>                       | <b>2039</b>        | <b>2040</b>      | <b>2041</b>      | <b>2042</b>      | <b>2043</b>      |
|--|--------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance                 | \$942,361          | \$407,868        | \$471,417        | \$551,348        | \$632,660        |
| Annual Reserve Contribution              | \$79,880           | \$81,478         | \$83,107         | \$84,769         | \$86,465         |
| Recommended Special Assessments          | \$0                | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings                        | \$6,748            | \$4,395          | \$5,112          | \$5,918          | \$5,519          |
| <b>Total Income</b>                      | <b>\$1,028,990</b> | <b>\$493,740</b> | <b>\$559,635</b> | <b>\$642,035</b> | <b>\$724,644</b> |
| <b># Component</b>                       |                    |                  |                  |                  |                  |
| <b>General Common</b>                    |                    |                  |                  |                  |                  |
| 103 Concrete Deck/Walk - Repair          | \$4,515            | \$0              | \$0              | \$0              | \$0              |
| 201 Asphalt Pkg Lot - Resurface          | \$0                | \$0              | \$0              | \$0              | \$248,916        |
| 202 Asphalt Parking Lot - Reseal         | \$7,495            | \$0              | \$0              | \$0              | \$0              |
| 205 Gravel Roads - Repair                | \$3,612            | \$3,721          | \$3,832          | \$3,947          | \$4,066          |
| 320 Pole Light (tall) - Replace          | \$0                | \$0              | \$0              | \$0              | \$0              |
| 413 Flag Pole - Replace                  | \$0                | \$0              | \$0              | \$0              | \$0              |
| 502 Chain Link Perimeter Fence - Repair  | \$0                | \$0              | \$0              | \$0              | \$0              |
| 810 Water Storage Tank - Replace         | \$383,799          | \$0              | \$0              | \$0              | \$0              |
| 1117 Wood Trellis (apple) - Refurbish    | \$0                | \$0              | \$0              | \$0              | \$0              |
| 1700 Volleyball Court - Refurbish        | \$0                | \$0              | \$0              | \$0              | \$0              |
| 1701 Bridges - Repaint/Repair            | \$2,258            | \$0              | \$0              | \$0              | \$0              |
| 1702 Bridge - Refurbish                  | \$0                | \$0              | \$0              | \$0              | \$0              |
| 1810 Golf Carts - Replace                | \$0                | \$0              | \$0              | \$0              | \$0              |
| 1810 Pick-Up Truck - Replace             | \$54,183           | \$0              | \$0              | \$0              | \$0              |
| 1815 Trailer - Replace                   | \$0                | \$0              | \$0              | \$0              | \$0              |
| <b>Cabin</b>                             |                    |                  |                  |                  |                  |
| 303 Wall AC - Replace                    | \$0                | \$0              | \$2,156          | \$0              | \$0              |
| 304 Wall Heater - Replace                | \$0                | \$0              | \$2,299          | \$0              | \$0              |
| 306 Exhaust Fan Motor - Replace          | \$2,258            | \$0              | \$0              | \$0              | \$0              |
| 602 Laminate Floor - Replace             | \$15,894           | \$0              | \$0              | \$0              | \$0              |
| 603 Tile Floor - Replace                 | \$13,094           | \$0              | \$0              | \$0              | \$0              |
| 700 Exterior Doors - Replace             | \$0                | \$0              | \$0              | \$0              | \$0              |
| 803 Water Heater - Replace               | \$0                | \$0              | \$0              | \$5,427          | \$0              |
| 901 Kitchen Appliances - Replace         | \$0                | \$0              | \$0              | \$0              | \$0              |
| 904 Kitchen - Refurbish                  | \$0                | \$0              | \$0              | \$0              | \$0              |
| 909 Bathroom - Refurbish                 | \$12,643           | \$0              | \$0              | \$0              | \$0              |
| 1116 Cabin Exteriors - Repaint           | \$3,612            | \$0              | \$0              | \$0              | \$0              |
| 1117 Cabin Exteriors - Repair            | \$14,449           | \$0              | \$0              | \$0              | \$0              |
| 1130 Windows - Replace                   | \$0                | \$0              | \$0              | \$0              | \$0              |
| 1303 Shingle Roof - Replace              | \$0                | \$0              | \$0              | \$0              | \$0              |
| <b>Amenities</b>                         |                    |                  |                  |                  |                  |
| 401 Yurts - Replace                      | \$0                | \$0              | \$0              | \$0              | \$0              |
| 402 Yurts - Refurbish                    | \$9,031            | \$0              | \$0              | \$0              | \$0              |
| 403 Bunk Beds - Replace                  | \$0                | \$0              | \$0              | \$0              | \$0              |
| 405 Climbing Structure - Refurbish       | \$20,319           | \$0              | \$0              | \$0              | \$0              |
| 407 BBQ Pits - Refurbish                 | \$0                | \$0              | \$0              | \$0              | \$0              |
| 409 Picnic Tables - Replace              | \$37,928           | \$0              | \$0              | \$0              | \$0              |
| 412 Fire Pits - Refurbish                | \$0                | \$0              | \$0              | \$0              | \$0              |
| 701 Exterior Doors -Partial Replace      | \$4,877            | \$0              | \$0              | \$0              | \$0              |
| 910 Restrooms - Refurbish                | \$0                | \$18,603         | \$0              | \$0              | \$0              |
| 950 Archery Range - Refurbish            | \$9,031            | \$0              | \$0              | \$0              | \$0              |
| 1116 Exterior Surf (Restrooms) - Repaint | \$8,579            | \$0              | \$0              | \$0              | \$0              |
| 1117 Exterior Surf (Restrooms) - Repair  | \$13,546           | \$0              | \$0              | \$0              | \$0              |
| 1304 Tile Roof - Replace                 | \$0                | \$0              | \$0              | \$0              | \$0              |
| <b>Total Expenses</b>                    | <b>\$621,122</b>   | <b>\$22,324</b>  | <b>\$8,287</b>   | <b>\$9,375</b>   | <b>\$252,981</b> |
| Ending Reserve Balance                   | \$407,868          | \$471,417        | \$551,348        | \$632,660        | \$471,663        |

| <b>Fiscal Year</b>                       | <b>2044</b>      | <b>2045</b>      | <b>2046</b>      | <b>2047</b>      | <b>2048</b>      |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance                 | \$471,663        | \$323,991        | \$413,321        | \$485,134        | \$579,471        |
| Annual Reserve Contribution              | \$88,194         | \$89,958         | \$91,757         | \$93,592         | \$95,464         |
| Recommended Special Assessments          | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings                        | \$3,977          | \$3,685          | \$4,490          | \$5,321          | \$6,070          |
| <b>Total Income</b>                      | <b>\$563,833</b> | <b>\$417,634</b> | <b>\$509,568</b> | <b>\$584,047</b> | <b>\$681,005</b> |
| <b># Component</b>                       |                  |                  |                  |                  |                  |
| <b>General Common</b>                    |                  |                  |                  |                  |                  |
| 103 Concrete Deck/Walk - Repair          | \$5,234          | \$0              | \$0              | \$0              | \$0              |
| 201 Asphalt Pkg Lot - Resurface          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 202 Asphalt Parking Lot - Reseal         | \$8,689          | \$0              | \$0              | \$0              | \$0              |
| 205 Gravel Roads - Repair                | \$4,188          | \$4,313          | \$4,443          | \$4,576          | \$4,713          |
| 320 Pole Light (tall) - Replace          | \$43,969         | \$0              | \$0              | \$0              | \$0              |
| 413 Flag Pole - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 502 Chain Link Perimeter Fence - Repair  | \$0              | \$0              | \$0              | \$0              | \$25,922         |
| 810 Water Storage Tank - Replace         | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1117 Wood Trellis (apple) - Refurbish    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1700 Volleyball Court - Refurbish        | \$0              | \$0              | \$0              | \$0              | \$15,318         |
| 1701 Bridges - Repaint/Repair            | \$2,617          | \$0              | \$0              | \$0              | \$0              |
| 1702 Bridge - Refurbish                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1810 Golf Carts - Replace                | \$0              | \$0              | \$19,992         | \$0              | \$0              |
| 1810 Pick-Up Truck - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1815 Trailer - Replace                   | \$0              | \$0              | \$0              | \$0              | \$0              |
| <b>Cabin</b>                             |                  |                  |                  |                  |                  |
| 303 Wall AC - Replace                    | \$0              | \$0              | \$0              | \$0              | \$0              |
| 304 Wall Heater - Replace                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 306 Exhaust Fan Motor - Replace          | \$0              | \$0              | \$0              | \$0              | \$0              |
| 602 Laminate Floor - Replace             | \$0              | \$0              | \$0              | \$0              | \$0              |
| 603 Tile Floor - Replace                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 700 Exterior Doors - Replace             | \$3,978          | \$0              | \$0              | \$0              | \$0              |
| 803 Water Heater - Replace               | \$0              | \$0              | \$0              | \$0              | \$0              |
| 901 Kitchen Appliances - Replace         | \$5,863          | \$0              | \$0              | \$0              | \$0              |
| 904 Kitchen - Refurbish                  | \$29,313         | \$0              | \$0              | \$0              | \$0              |
| 909 Bathroom - Refurbish                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1116 Cabin Exteriors - Repaint           | \$4,188          | \$0              | \$0              | \$0              | \$0              |
| 1117 Cabin Exteriors - Repair            | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1130 Windows - Replace                   | \$39,258         | \$0              | \$0              | \$0              | \$0              |
| 1303 Shingle Roof - Replace              | \$33,605         | \$0              | \$0              | \$0              | \$0              |
| <b>Amenities</b>                         |                  |                  |                  |                  |                  |
| 401 Yurts - Replace                      | \$0              | \$0              | \$0              | \$0              | \$0              |
| 402 Yurts - Refurbish                    | \$10,469         | \$0              | \$0              | \$0              | \$0              |
| 403 Bunk Beds - Replace                  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 405 Climbing Structure - Refurbish       | \$0              | \$0              | \$0              | \$0              | \$0              |
| 407 BBQ Pits - Refurbish                 | \$0              | \$0              | \$0              | \$0              | \$0              |
| 409 Picnic Tables - Replace              | \$0              | \$0              | \$0              | \$0              | \$0              |
| 412 Fire Pits - Refurbish                | \$7,538          | \$0              | \$0              | \$0              | \$0              |
| 701 Exterior Doors -Partial Replace      | \$5,653          | \$0              | \$0              | \$0              | \$0              |
| 910 Restrooms - Refurbish                | \$0              | \$0              | \$0              | \$0              | \$0              |
| 950 Archery Range - Refurbish            | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1116 Exterior Surf (Restrooms) - Repaint | \$9,945          | \$0              | \$0              | \$0              | \$0              |
| 1117 Exterior Surf (Restrooms) - Repair  | \$0              | \$0              | \$0              | \$0              | \$0              |
| 1304 Tile Roof - Replace                 | \$25,335         | \$0              | \$0              | \$0              | \$0              |
| <b>Total Expenses</b>                    | <b>\$239,842</b> | <b>\$4,313</b>   | <b>\$24,434</b>  | <b>\$4,576</b>   | <b>\$45,953</b>  |
| Ending Reserve Balance                   | \$323,991        | \$413,321        | \$485,134        | \$579,471        | \$635,052        |

## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, 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. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

## Terms and Definitions

|                                    |  |
|------------------------------------|--|
| <b>BTU</b>                         | British Thermal Unit (a standard unit of energy)   |
| <b>DIA</b>                         | Diameter   |
| <b>GSF</b>                         | Gross Square Feet (area). Equivalent to Square Feet  |
| <b>GSY</b>                         | Gross Square Yards (area). Equivalent to Square Yards  |
| <b>HP</b>                          | Horsepower   |
| <b>LF</b>                          | Linear Feet (length)   |
| <b>Effective Age</b>               | The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.  |
| <b>Fully Funded Balance (FFB)</b>  | The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an property total.  |
| <b>Inflation</b>                   | Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.   |
| <b>Interest</b>                    | Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary. |
| <b>Percent Funded</b>              | The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.  |
| <b>Remaining Useful Life (RUL)</b> | The estimated time, in years, that a common area component can be expected to continue to serve its intended function.   |
| <b>Useful Life (UL)</b>            | The estimated time, in years, that a common area component can be expected to serve its intended function.   |

## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## General Common

### Comp #: 103 Concrete Deck/Walk - Repair

Quantity: Approx 10200 GSF

Location: Throughout Property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Original to property

Comments: Signs of heavy cracking under some of the camp pavilions. Under normal circumstances these surfaces should reach a very long useful life with no expectation for complete replacement. Best to inspect on a regular basis for trip-hazards. Funding for partial repairs.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Lower estimate for periodic repairs

Higher estimate

Cost Source: ARI Cost Database

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### Comp #: 201 Asphalt Pkg Lot - Resurface

Quantity: Approx 36300 GSF

Location: Parking lot and round-about

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Parking lot was originally gravel. Expect to be converted to asphalt with donated funds.

Comments: The parking lot is currently gravel. This is resulting in high amounts of dirt being tracked into the newly renovated lodge. It was reported the parking lot will be resurfaced this year with donated funds.

Useful Life:  
25 years

Remaining Life:  
24 years



Best Case: \$ 108,900

Worst Case: \$ 136,000

Lower estimate to grind and resurface,  
\$3/GSF

Higher estimate, \$3.75/GSF

Cost Source: ARI Cost Database

**Comp #: 202 Asphalt Parking Lot - Reseal**

**Quantity: Approx 36300 GSF**

Location: Parking Lot and round-about

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Originally gravel, being replaced with an asphalt surface in 2018 with donated funds.

Comments: The asphalt is currently gravel but reportedly will be resurfaced with asphalt later this year. The new asphalt will require its first seal coat 6-12 months after installation and every (5) years thereafter. Seal coating will help extend the useful life of the asphalt while maintaining an attractive appearance.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 3,600

Worst Case: \$ 4,700

Lower estimate to prep and seal

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 205 Gravel Roads - Repair**

**Quantity: Approx 4000 LF**

Location: Throughout the property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Original to property

Comments: The gravel roads are in good condition overall. No signs of heavy settling or gravel loss. Isolated divots and unevenness. With regular maintenance there is no expectation for complete resurfacing. Funding for annual repairs and gravel replenishment.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Lower estimate to grade and repair

Higher estimate

Cost Source: Client Cost History



**Comp #: 320 Pole Light (tall) - Replace**

**Quantity: (10) Flood Light**

Location: Adjacent to parking lot

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Original to property

Comments: Each pole light consists of a flood light attached to a 15ft wood post. The posts are aged and weathered. Generally unattractive in appearance. Recommend replacement in the near future.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Lower estimate to replace with similar lights

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 413 Flag Pole - Replace**

**Quantity: (1) 20ft Flag Pole**

Location: Adjacent to main entry

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Original to property

Comments: The metal flag pole is upright and stable. No signs of advanced deterioration.

Useful Life:  
40 years

Remaining Life:  
10 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 502 Chain Link Perimeter Fence - Repair**

**Quantity: Approx 6000 LF**

Location: Extensive perimeter areas of property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Older, but in process of being repaired during site inspection.

Comments: The chain link fencing is older but intact. Large sections are covered by heavy vegetation overgrowth. Sections are currently being installed along creekbed on the western perimeter (approx 1800 LF). This component includes the rear gate (if needed).

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Lower estimate for repair project

Higher estimate

Cost Source: Client Cost History

**Comp #: 810 Water Storage Tank - Replace**

**Quantity: (1) Steel Cylinder Tank**

Location: Behind grove of trees, S end of property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Original to property

Comments: The water storage tank is older but is intact and functional. Signs of minor corrosion but no signs of advanced deterioration. Approx 80000 Gal. Height - 24ft. Diameter - 24ft.

Useful Life:  
60 years

Remaining Life:  
20 years



Best Case: \$ 200,000

Worst Case: \$ 225,000

Lower estimate to replace

Higher estimate

Cost Source: Research with local vendor

**Comp #: 1117 Wood Trellis (apple) - Refurbish**

**Quantity: (1) 10'x12' Structure**

Location: Betw apple orchard and parking lot

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown. Perhaps original to property

Comments: The trellis is in poor condition. Signs of heavy damage throughout. Weak support posts. Recommend full reconstruction.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Lower estimate to remove and replace

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 1700 Volleyball Court - Refurbish**

**Quantity: (1) Court**

Location: Adjacent to parking lot

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The volleyball court was in the process of being refurbished during our site inspection. The wood borders were installed by in-house staff. New sand has been installed.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Lower estimate for refurbish project

Higher estimate

Cost Source: Client Cost History

**Comp #: 1701 Bridges - Repaint/Repair**

**Quantity: (1) 6'x45' Wood Bridge**

Location: Creekside, E end of property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Original to property.

Comments: The bridge consists of 270 GSF of wood plank surfaces and 94 LF of wood railings. Signs of heavy weathering and peeling. Regular repainting projects will help protect the wood surfaces from damaging weather elements.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Lower estimate for repair project

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 1702 Bridge - Refurbish**

**Quantity: (1) 6'x45' Wood Bridge**

Location: Creekside, E end of property

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown, likely original to property

Comments: The wood bridge is dry and weathered. Foot traffic only No signs of structural damage. Railings were sturdy. Anticipate the need for eventual total reconstruction.

Useful Life:  
40 years

Remaining Life:  
15 years



Best Case: \$ 23,500

Worst Case: \$ 30,000

Lower estimate for replacement bridge

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 1810 Golf Carts - Replace**

**Quantity: (2) Carts**

Location: Garage, adj to parking Lg cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Older, exact age unknown

Comments: (1) EZGO cart and (1) EVI cart. The carts are older but functional. No reported problems. The carts are reliable. Replace the battery chargers as needed as an Operating expense.

Useful Life:  
12 years

Remaining Life:  
3 years



Best Case: \$ 7,000

Worst Case: \$ 11,000

Lower estimate for replacement carts, similar size

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 1810 Pick-Up Truck - Replace**

**Quantity: (1) Chevy Silverado**

Location: Parking Lot

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Age unknown.

Comments: The truck is older but reported to be in good condition and "very reliable".

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Lower estimate to replace, with salvage value

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 1815 Trailer - Replace**

**Quantity: (1) Trailer**

Location: Adjacent to parking lot

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Age unknown

Comments: The trailer is old. Interior is aged in appearance. Exteriors were recently repainted. Fair condition.

Useful Life:  
30 years

Remaining Life:  
5 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Lower estimate for replacement trailer

Higher estimate

Cost Source: Client Cost Estimate

## Cabin

### Comp #: 303 Wall AC - Replace

Quantity: (1) Kenmore Unit

Location: Cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Age Unknown

Comments: The wall AC is older but functional. Anticipate the need to replace in the near future based on age.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 1,000

Worst Case: \$ 1,250

Lower estimate for replacement unit, installed

Higher estimate

Cost Source: ARI Cost Database

---

### Comp #: 304 Wall Heater - Replace

Quantity: (1) Williams Heater

Location: Cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Age Unknown

Comments: The wall heater is older but functional. No reported problems. Fair condition.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 1,000

Worst Case: \$ 1,400

Lower estimate for replacement unit, installed

Higher estimate

Cost Source: ARI Cost Database

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**Comp #: 306 Exhaust Fan Motor - Replace**

**Quantity: (1) Fan Motor**

Location: Rooftop of cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age.

Comments: The exhaust fan motor was functional at time of inspection. No reported problems. Repaint the metal casing as needed as an Operating expense. Funding for the motor only.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Lower estimate for replacement motor,  
installed

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 325 Interior Lights - Replace**

**Quantity: (8) Fixtures**

Location: Cabin interior

Funded?: No. Cost too small, life too indeterminate. Replace the fixtures as needed as an Operating expense.

History: Age Unknown

Comments: The light fixtures consists of (8) fluorescents strips. There is no expectation for complete replacement. Repair or replace as necessary

Useful Life:  
0 years

Remaining Life:  
0 years



Best Case: \$ 0

Worst Case: \$ 0

Cost Source:



**Comp #: 602 Laminate Floor - Replace**

**Quantity: Approx 1100 GSF**

Location: Cabin interior

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age

Comments: The vinyl (brick pattern) floor is showing signs of lifting. Aged in appearance. Poor general condition.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 7,700

Worst Case: \$ 9,900

Lower estimate to replace, \$7/GSF

Higher estimate, \$9/GSF

Cost Source: ARI Cost Database

**Comp #: 603 Tile Floor - Replace**

**Quantity: Approx 370 GSF**

Location: Cabin Interior (kitchen and bathroom)

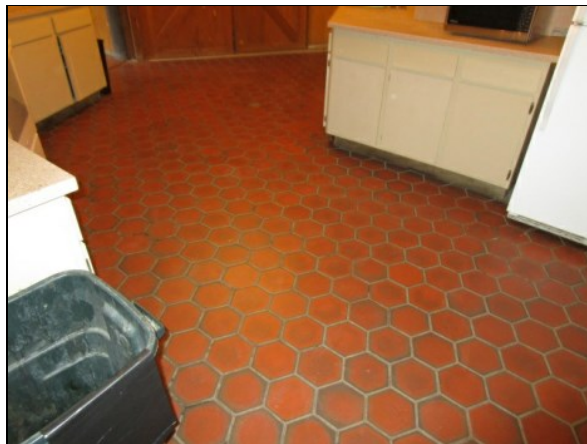
Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age

Comments: The tile floors are aged in appearance but are still intact. Poor general condition.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 6,500

Worst Case: \$ 8,000

Lower estimate to replace, \$17.50/GSF

Higher estimate, \$21.50/GSF

Cost Source: Cost Estimating Guidebooks

**Comp #: 700 Exterior Doors - Replace**

**Quantity: (2) Doors**

Location: Cabin exterior

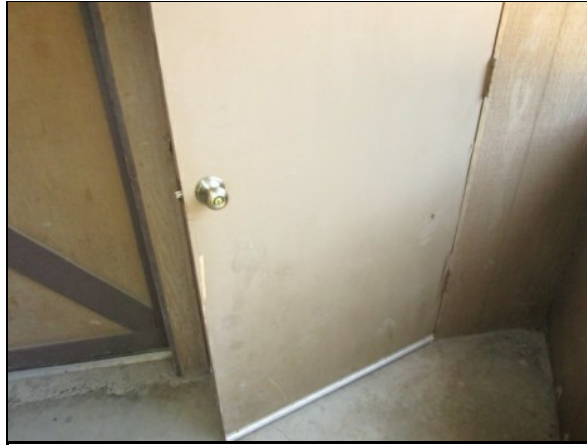
Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age

Comments: The exterior doors are intact and functional. Signs of surface wear and scuffing but no advanced damage.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 1,600

Worst Case: \$ 2,200

Lower estimate to replace, \$800/door

Higher estimate, \$1100/door

Cost Source: ARI Cost Database

**Comp #: 803 Water Heater - Replace**

**Quantity: (1) Noritz Heater**

Location: Utility closet, cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: New earlier this year (2018)

Comments: The water heater was recently installed and is in good condition. Model # NR66-Od. 140000 BTUs.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

**Comp #: 901 Kitchen Appliances - Replace**

**Quantity: (4) Assorted Appliances**

Location: Kitchen, cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age

Comments: The appliances consists of (1) Panasonic microwave (1) Whirlpool refrigerator (1) Whirlpool range and (1) lg cooking hood. Replace the microwave as needed as an Operating expense. See #306 for the hood exhaust motor. The appliances are all functional and in fair condition. Anticipate an extended life in this relatively low-use setting.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 2,400

Worst Case: \$ 3,200

Lower estimate for replacement pieces,  
installed

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 904 Kitchen - Refurbish**

**Quantity: Cabinets (Millwork)**

Location: Kitchen, cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Age Unknown

Comments: The kitchen consists of 28 LF of upper cabinets 25 LF of base cabinets 25 LF of wood countertops and (1) double sink. The cabinets are intact and functional. No signs of damage or abuse. The cabinetry is aged in appearance but is still suitable. Fair condition.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 11,000

Worst Case: \$ 17,000

Lower estimate for refurbish project

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 909 Bathroom - Refurbish**

**Quantity: (1) multi-sink/stall**

Location: Cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age

Comments: The bathroom consists of (3) toilets (3) toilet partitions (1) shower stall (3) sinks (1) 8LF laminate countertop/base cabinets (1) ceiling ventilation fan (1) mirror and (1) mirror light. The fixtures are functional and aging normally. Interiors are aged in appearance. The tile floors are included with #603.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower estimate to refurbish

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 914 Fireplace - Replace**

**Quantity: (1) Fireplace**

Location: Cabin interior

Funded?: No. This is a long life component with no expectation for complete replacement.

History: Unknown age

Comments: The fireplace chain screen is deteriorated and difficult to open and close. The grate is older and intact. No signs of damage to the hearth firebox or interior/exterior stone siding. The chimney flue should be cleaned annually as an Operating expense.

Useful Life:  
0 years

Remaining Life:  
0 years



Best Case: \$ 0

Worst Case: \$ 0

Cost Source:

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: Approx 900 GSF**

Location: Cabin interior

Funded?: No. Handled by in-house staff as a maintenance project.

History: Unknown age

Comments: Signs of minor scuffing. Due to the small amount of surfaces, plan to keep repainting by in-house staff as an Operating expense.

Useful Life:  
0 years

Remaining Life:  
0 years



Best Case: \$ 0

Worst Case: \$ 0

Cost Source:

**Comp #: 1116 Cabin Exteriors - Repaint**

**Quantity: Approx 760 GSF**

Location: Cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age.

Comments: Signs of heavy wood damage (refer to #1117 for repairs). Repainting should be completed immediately after the repairs are completed. Regular paint cycles will help protect the wood surfaces from damaging weather elements that cause dry-rotting and warping. Best to repaint every 4-6 years.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Lower estimate for commercial repaint project

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 1117 Cabin Exteriors - Repair**

**Quantity: Approx 760 GSF**

Location: Cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age

Comments: Signs of heavy dry-rotting and damage on the fascia throughout. The exteriors will be repaired in the near future. Regular repainting projects in future years will help decrease the scope and frequency of these projects (refer to #1116).

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Lower estimate for major repair project

Higher estimate

Cost Source: Estimate provided by client

**Comp #: 1130 Windows - Replace**

**Quantity: (15) Assorted Windows**

Location: Cabin

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown age

Comments: The windows consists of (2) 1'x4' (1) 2'x4' (1) 3'x4' (1) 4'x4' (2) 3'x6' (2) 3'x3' (4) 4'x6' and (2) 1'x6'. The windows are marginally functional. Very weathered and deteriorated.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 15,000

Worst Case: \$ 22,500

Lower estimate for replacement windows,  
installed

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 1303 Shingle Roof - Replace**

**Quantity: Approx 2670 GSF**

Location: Cabin roof

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Original to cabin (unknown age)

Comments: The asphalt shingle roofs are older and have reached an extended useful life. It was reported that the replacement of this roof is a priority due to leaks.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 13,400

Worst Case: \$ 18,700

Lower estimate to replace, \$5/GSF

Higher estimate, \$7/GSF

Cost Source: ARI Cost Database

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## Amenities

**Comp #: 104 Trails - Refurbish****Quantity: Approx 1000 LF**

Location:

Funded?: No. Anticipate continued trail maintenance by camp attendees, not as a Reserve project.

History:

Comments: The trail path is currently overgrown with vegetation. It was reported that the trail will be restored in the near future by volunteer teams (as has been camp history).

Useful Life:  
0 yearsRemaining Life:  
0 years

Best Case: \$ 0

Worst Case: \$ 0

Cost Source:

---

**Comp #: 324 Exterior Light Fixtures - Replace****Quantity: (3) Wall Lights**

Location: Outlying restrooms

Funded?: No. Too small for Reserve designation - repair or replace as a minor maintenance project.

History:

Comments: The wall lights are older but physically intact (inspected during daylight hours).

Useful Life:  
0 yearsRemaining Life:  
0 years

Best Case: \$ 0

Worst Case: \$ 0

Cost Source:

---



**Comp #: 401 Yurts - Replace**

**Quantity: (2) 30ft Diameter**

Location: Overnight area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: Pacific Yurt brand. 2200 lbs 706 GSF (1) skylight (2) wood doors. Signs of torn screens and canvas (refer to refurbishment (#402)). Moderate discoloration.

Useful Life:  
40 years

Remaining Life:  
10 years



Best Case: \$ 32,000

Worst Case: \$ 45,000

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Research with Vendor

**Comp #: 402 Yurts - Refurbish**

**Quantity: (2) 30ft Diameter**

Location: Overnight area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: Signs of tearing on some windows covers and exterior walls. Doors are weathered and deteriorated. This component provides additional funding for repairs and partial replacements.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower estimate for necessary repairs

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 403 Bunk Beds - Replace**

**Quantity: (14) Metal Beds**

Location: Overnight area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The bunk beds are intact and aging normally. No signs of damage or abuse.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 5,600

Worst Case: \$ 8,400

Lower estimate to replace

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 405 Climbing Structure - Refurbish**

**Quantity: (1) Wood Structure**

Location: Adjacent to creek bed

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The wood climbing structure will be refurbished in the near future with a climbing and rope-course. Wood surfaces are dry and weathered, posing a potential safety concern.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 12,500

Lower estimate to remove and replace

Higher estimate

Cost Source: Client Cost Estimate

**Comp #: 407 BBQ Pits - Refurbish**

**Quantity: (1) 11ft Pit**

Location: Campground area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The BBQ pits are in poor condition. The metal grills are heavily deteriorated. There is no expectation for complete replacement. Funding for refurbishment only. The large BBQ area has 460 GSF of aluminum canopy.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,500

Lower estimate to refurbish

Higher estimate

Cost Source: Estimate provided by client

**Comp #: 409 Picnic Tables - Replace**

**Quantity: (20) Wood Tables**

Location: Campground area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The picnic tables are aged and weathered in appearance but are intact. Fair condition overall.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Lower estimate to replace with similar pieces

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 412 Fire Pits - Refurbish**

**Quantity: (8) Fire Pits**

Location: Campground area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The fire pits are in fair to poor condition. Recommend replacement in the near future.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Lower estimate to refurbish - basically rebuilding

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 430 Workout Area - Refurbish**

**Quantity: (4) Assorted Pieces**

Location: Adjacent to creek bed

Funded?: No. Minimal usage, scheduled for removal

History: Unknown

Comments: The assets consists of (3) workout pipe stations and (1) 15'x30' canopy structure. The pipe stations and canopy structures appear to be constructed in-house. These assets no longer receive any usage.

Useful Life:  
0 years

Remaining Life:  
0 years



Best Case: \$ 0

Worst Case: \$ 0

Cost Source:

**Comp #: 701 Exterior Doors -Partial Replace**

**Quantity: (3) of (9) Doors**

Location: Bathroom structures

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The exterior restroom utility doors are in poor condition. The restroom doors are aged and worn but are in better shape. There is no expectation for complete replacement of all at one time. Funding for partial (1/3) replacements.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 2,400

Worst Case: \$ 3,000

Lower estimate for door replacements

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 910 Restrooms - Refurbish**

**Quantity: (4) Restrooms**

Location: Adjacent to overnight area, and creek bed

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The restrooms consists of (12) sinks (16) toilets, etc. Floors are concrete. Interiors and fixtures are aged and worn. Fair to poor condition.

Useful Life:  
20 years

Remaining Life:  
1 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower estimate to refurbish

Higher estimate

Cost Source: ARI Cost Database

**Comp #: 950 Archery Range - Refurbish**

**Quantity: 50'x100' Range**

Location: Creek bed area

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The archery range consists of 900 GSF of aluminum covers 375 LF of coral metal railings and (1) aluminum shed. The assets are intact and functional, but in disrepair. There is no expectation for complete replacement. Funding for periodic partial refurbishments and upgrades including new targets and seating.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower estimate for necessary refurbishments

Higher estimate

Cost Source: ARI Cost Estimate

**Comp #: 1116 Exterior Surf (Restrooms) - Repaint**

**Quantity: Approx 2400 GSF**

Location: Restroom exteriors

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The wood exteriors are very dry and weathered. Poor condition (refer to #1117 for repairs). Regular paint cycles will help protect the wood surfaces from damaging weather elements that cause dry-rotting and warping.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 5,500

Lower estimate to prep and repaint

Higher estimate

Cost Source: ARI Cost Estimate

**Comp #: 1117 Exterior Surf (Restrooms) - Repair**

**Quantity: Approx 2400 GSF**

Location: Restroom exteriors

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: The exterior wood siding and support posts are showing signs of heavy dry-rotting and damage. Recommend repairing the exteriors in the immediate future. Regular repainting projects will help decrease the scale and frequency of these projects.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Lower estimate to repair

Higher estimate

Cost Source: Estimate provided by client

**Comp #: 1304 Tile Roof - Replace**

**Quantity: Approx 2200 GSF**

Location: Restrooms

Funded?: Yes. Meets National Reserve Study Standards four-part test

History: Unknown

Comments: All of the restroom tile roofs are damaged and in poor condition. Recommend replacement in the near future to prevent water intrusion ahead of the forecasted heavy rainy season. Replacing all (3) roofs at the same time will help lower the overall costs and will maintain a uniform appearance.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 11,000

Worst Case: \$ 13,200

Lower estimate for roofing project , \$5/GSF

Higher estimate, \$6/GSF

Cost Source: ARI Cost Database