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Twin Lakes Homeowner's Association, Inc.

Federal Way, WA

JIM TALAGA CAI-RS 00066 DESIGNATION RESERVE SPECIALIST

Report #: 11162-7
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY

Update "No-Site-Visit"

May 22, 2026

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.

Regardless 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:

- **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.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

ASSOCIATION RESERVES®

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Twin Lakes Homeowner's Association, Inc. Report #: **11162-7**
Federal Way, WA # of Units: 1,363
Level of Service: **Update "No-Site-Visit"** **January 1, 2027** through **December 31, 2027**

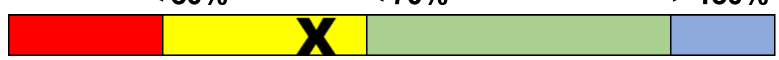
Findings & Recommendations

as of January 1, 2027

Starting Reserve Balance	**$232,273**
Current Fully Funded Reserve Balance	**$385,361**
Percent Funded	**60.3 %**
Average Reserve (Deficit) or Surplus Per Unit	**($112)**
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	**$3,475**
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	**$3,150**
2027 "Baseline Funding" minimum to keep Reserves above $0	**$2,550**
Most Recent Budgeted Reserve Transfer Rate	**$3,475**

Reserve Fund Strength: 60.3% **Weak** **Fair** **Strong**

< 30% **< 70%** **> 130%**



Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.25 %**
Annual Inflation Rate **3.00 %**

• This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 60.3 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is $34,339 - see Component Significance table.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.

• No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site & Grounds			
102	Concrete Slabs - Repair/Replace	100	97	$46,000
122	Traffic Islands - Refurbish	10	5	$5,150
123	39th Pl SW Asphalt Path - Repair/Replace	30	9	$2,780
125	43rd Pl SW Asphalt Path - Repair/Replace	30	24	$9,060
126	SW 322nd St Asphalt Path-Repair/Replace	30	24	$9,070
165	Bollards - Repair/Replace	15	8	$10,800
173	Irrigation System - Maintain/Repair	10	8	$6,700
190	Masonry Monuments & Walls-Repair/Replace	75	9	$175,000
193	Routed Signs - Repair/Replace	20	17	$4,120
196	Pet Stations - Maintain/Replace	20	14	$9,580
	Hillside Park			
201	Park Sign – Repair/Replace	15	12	$1,130
204	Tables & Benches - Repair/Replace	25	22	$16,100
206	Irrigation System - Repair/Replace	100	53	$15,200
	Treasure Island Park			
351	Park Sign - Repair/Replace	15	12	$901
354	Tables & Benches - Repair/Replace	25	22	$27,100
356	Asphalt Path - Repair & Seal	5	0	$4,900
356	Asphalt Path - Repair/Resurface	20	14	$29,600
357	Pole Lights - Repair/Replace	20	24	$26,700
358	Port Potty Privacy Screen-Repair/Replace	10	4	$2,990
359	Chain Link Fence - Repair/Replace	60	8	$11,700
361	Playground Border - Repair/Replace	20	2	$8,550
363	Play Structure - Repair/Replace	15	9	$49,100
364	Swing Set - Repair/Replace	20	12	$14,600
365	Dome Climber - Repair/Replace	20	12	$7,210
366	Small Play Pieces - Repair/Replace	10	2	$17,300
368	Play Chips - Replenish	5	1	$6,180
376	Irrigation Piping - Repair/Replace	100	47	$62,100
377	Irrigation Motor & Pump - Repair/Replace	15	8	$4,120
380	Small Shed - Repair/Replace	50	23	$5,360
381	Large Shed - Repair/Replace	50	42	$10,600
392	Lake Loreene Aerators - Repair/Replace	10	2	$6,180
	Ponce de Leon Park			
601	Park Signs - Repair/Replace	15	12	$2,160
605	Concrete Picnic Tables - Repair/Replace	75	23	$4,120
606	Benches - Repair/Replace	25	23	$4,260
607	Asphalt Path - Repair/Replace	15	9	$13,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
609	Wood Bridge - Repair/Replace	25	23	$15,400
612	Irrigation System - Repair/Replace	100	41	$27,200
621	Lake Ponce de Leon Aerators - Replace	10	5	$773
622	Lake Ponce de Leon Fountain - Replace	10	5	$6,180
	Office			
800	Office Equipment & Furniture - Replace	10	4	$18,700
816	Office Heat Pump - Repair/Replace	10	7	$1,650
820	Surveillance System - Repair/Replace	5	2	$1,650
	Systems & Equipment			
974	Toyota C-HR - Repair/Replace	10	5	$32,100
975	Hyundai Venue - Repair/Replace	10	6	$39,300
44	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

2027

#	Component	Quantity	Unit of Measure	Expenses
	Treasure Island Park			
356	Asphalt Path - Repair & Seal	7500	SF	$4,900
	Chapter Cost			**$4,900**

Annual Total: **$4,900**

2028

#	Component	Quantity	Unit of Measure	Expenses
	Treasure Island Park			
368	Play Chips - Replenish	260	CY	$6,365
	Chapter Cost			**$6,365**

Annual Total: **$6,365**

2029

#	Component	Quantity	Unit of Measure	Expenses
	Treasure Island Park			
361	Playground Border - Repair/Replace	355	LF plastic	$9,071
366	Small Play Pieces - Repair/Replace	7	pieces	$18,354
392	Lake Loreene Aerators - Repair/Replace	2	units	$6,556
	Chapter Cost			**$33,981**
	Office			
820	Surveillance System - Repair/Replace	1	system	$1,750
	Chapter Cost			**$1,750**

Annual Total: **$35,731**

2030

(No Projected Reserve Expenses)

2031

#	Component	Quantity	Unit of Measure	Expenses
	Treasure Island Park			
358	Port Potty Privacy Screen-Repair/Replace	15	LF wood	$3,365
	Chapter Cost			**$3,365**
	Office			
800	Office Equipment & Furniture - Replace	1	allowance	$21,047
	Chapter Cost			**$21,047**

Annual Total: **$24,412**

Grand Total: **$71,408**

Introduction

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

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

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

Methodology

For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

RESERVE COMPONENT "THREE-PART TEST"

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

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client 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 client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?

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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

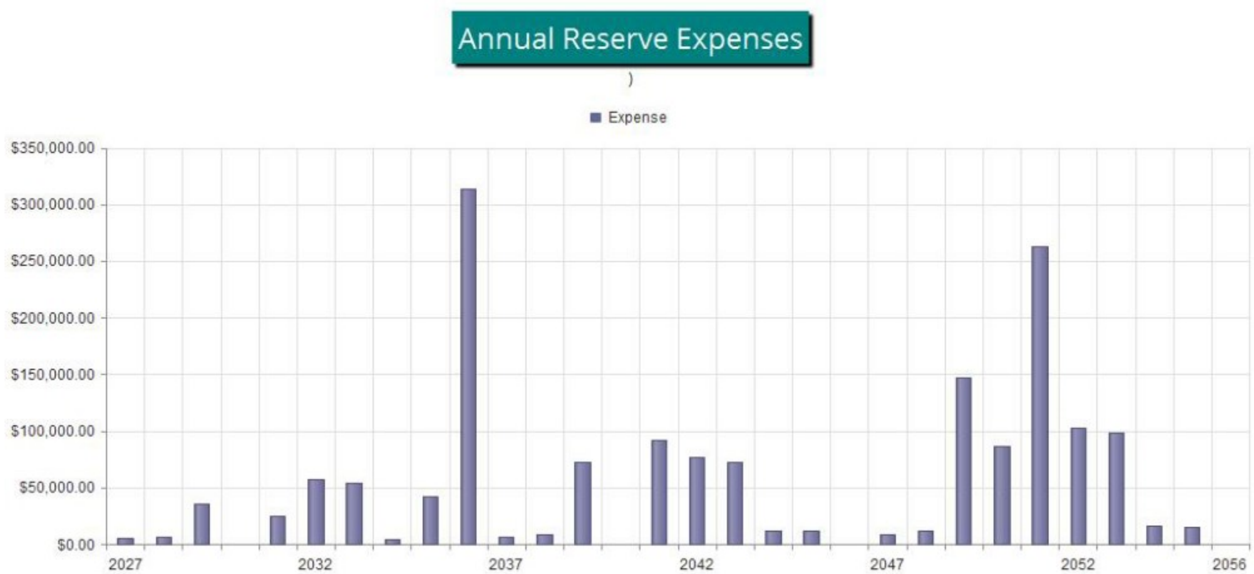


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $232,273 as-of the start of your Fiscal Year on 1/1/2027. Your Starting Reserve Balance was derived from your recent reserve balance as of 4/29/2026, plus budgeted reserve contributions, minus reserve expenses thru the end of your fiscal year. As of 1/1/2027, your Fully Funded Balance is computed to be $385,361 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted transfers of $3,475 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

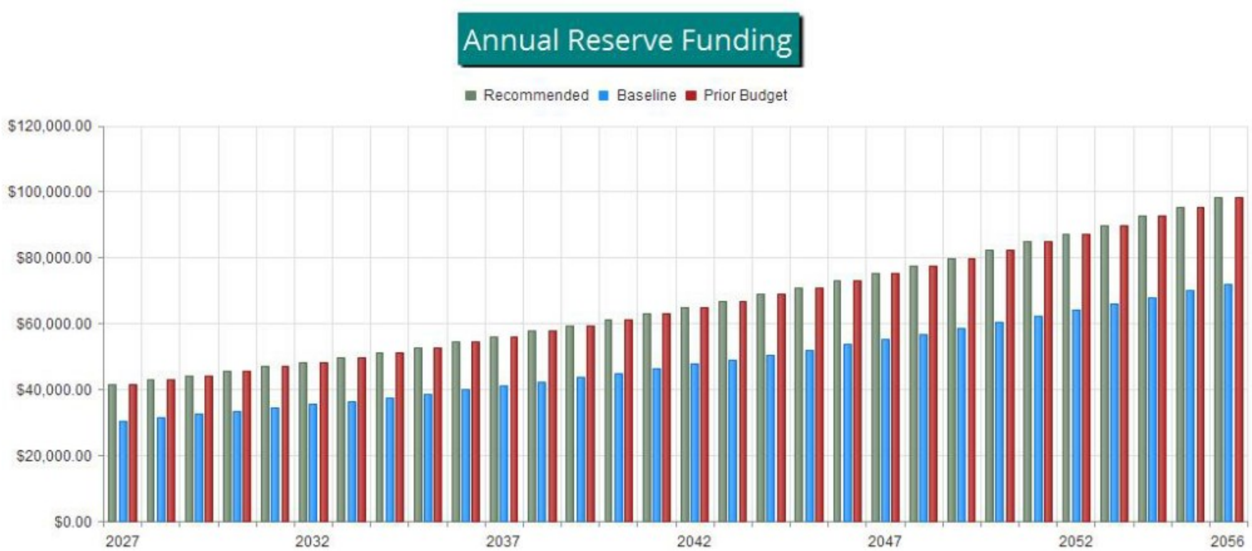


Figure 2

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

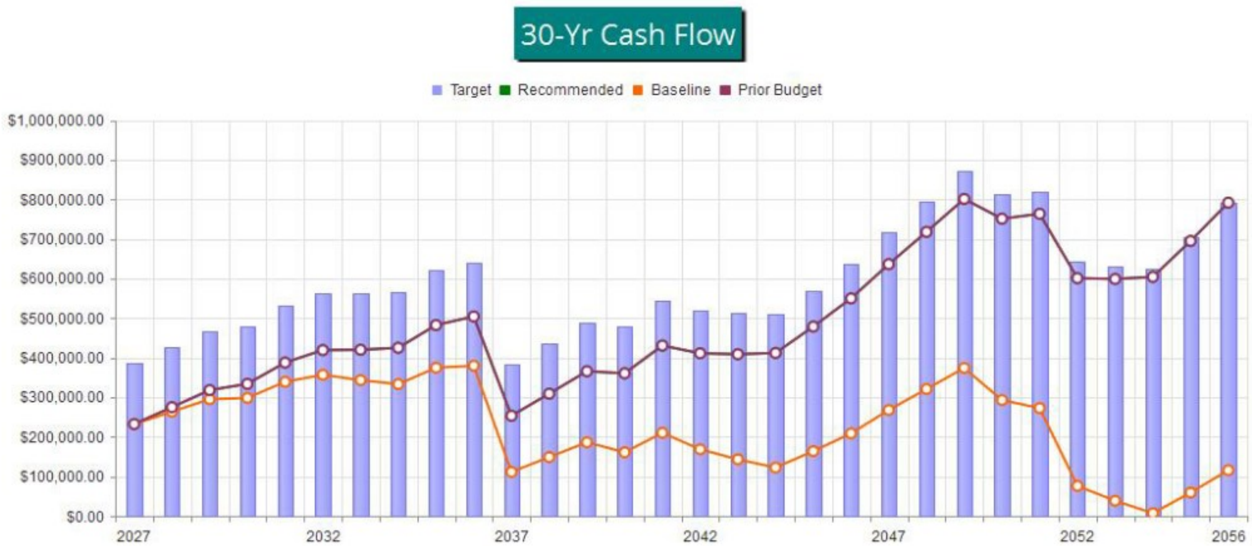


Figure 3

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.

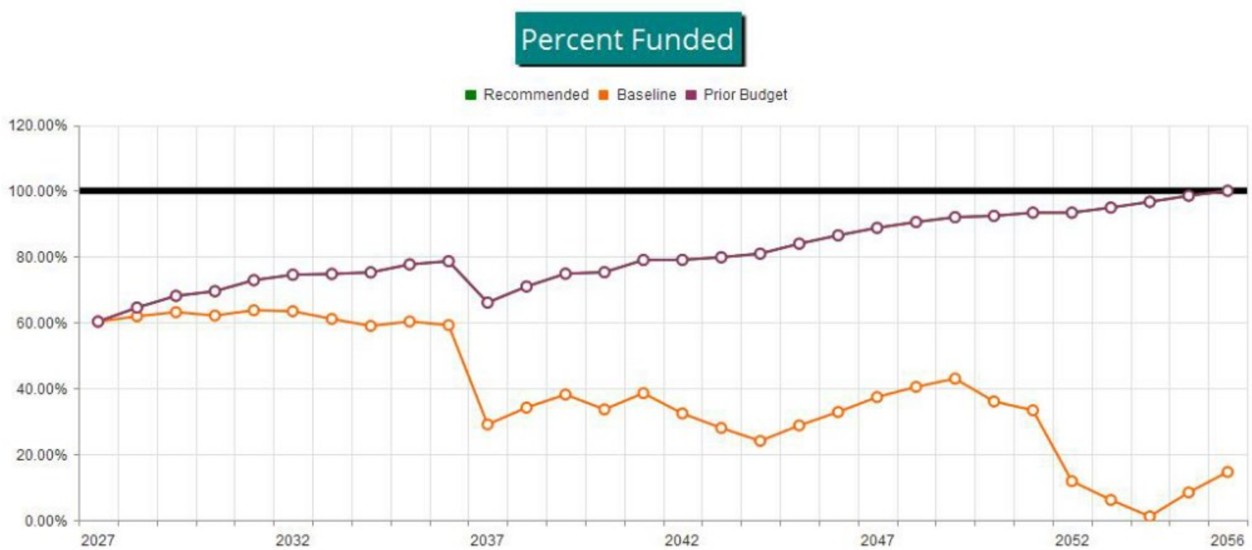


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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 specific proportion related 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 property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. 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.

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 assessment 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.

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
	Site & Grounds						
102	Concrete Slabs - Repair/Replace	1	allowance	100	97	$41,400	$50,600
122	Traffic Islands - Refurbish	43	landscape & concrete	10	5	$4,640	$5,660
123	39th Pl SW Asphalt Path - Repair/Replace	700	SF	30	9	$2,500	$3,060
125	43rd Pl SW Asphalt Path - Repair/Replace	2,280	SF	30	24	$8,150	$9,970
126	SW 322nd St Asphalt Path-Repair/Replace	2,280	SF	30	24	$8,160	$9,980
165	Bollards - Repair/Replace	9	wood & metal	15	8	$9,720	$11,900
173	Irrigation System - Maintain/Repair	1	system	10	8	$6,030	$7,370
190	Masonry Monuments & Walls-Repair/Replace	16	wood & brick	75	9	$158,000	$192,000
193	Routed Signs - Repair/Replace	5	wood	20	17	$3,710	$4,530
196	Pet Stations - Maintain/Replace	14	stations	20	14	$8,620	$10,500
	Hillside Park						
201	Park Sign – Repair/Replace	1	sign	15	12	$1,020	$1,240
204	Tables & Benches - Repair/Replace	2	tables & 2 benches	25	22	$14,500	$17,700
206	Irrigation System - Repair/Replace	1	system	100	53	$13,700	$16,700
	Treasure Island Park						
351	Park Sign - Repair/Replace	1	sign	15	12	$811	$991
354	Tables & Benches - Repair/Replace	3	tables & 4 benches	25	22	$24,400	$29,800
356	Asphalt Path - Repair & Seal	7,500	SF	5	0	$4,410	$5,390
356	Asphalt Path - Repair/Resurface	7,500	SF	20	14	$26,600	$32,600
357	Pole Lights - Repair/Replace	9	assemblies	20	24	$24,000	$29,400
358	Port Potty Privacy Screen-Repair/Replace	15	LF wood	10	4	$2,690	$3,290
359	Chain Link Fence - Repair/Replace	380	LF	60	8	$10,500	$12,900
361	Playground Border - Repair/Replace	355	LF plastic	20	2	$7,700	$9,400
363	Play Structure - Repair/Replace	1	metal	15	9	$44,200	$54,000
364	Swing Set - Repair/Replace	1	metal	20	12	$13,100	$16,100
365	Dome Climber - Repair/Replace	1	metal	20	12	$6,490	$7,930
366	Small Play Pieces - Repair/Replace	7	pieces	10	2	$15,600	$19,000
368	Play Chips - Replenish	260	CY	5	1	$5,560	$6,800
376	Irrigation Piping - Repair/Replace	1	system	100	47	$55,900	$68,300
377	Irrigation Motor & Pump - Repair/Replace	2	pumps & 1 motor	15	8	$3,710	$4,530
380	Small Shed - Repair/Replace	1	Tuff Shed	50	23	$4,820	$5,900
381	Large Shed - Repair/Replace	1	Tuff Shed	50	42	$9,540	$11,700
392	Lake Loreene Aerators - Repair/Replace	2	units	10	2	$5,560	$6,800
	Ponce de Leon Park						
601	Park Signs - Repair/Replace	2	vinyl	15	12	$1,940	$2,380
605	Concrete Picnic Tables - Repair/Replace	2	units	75	23	$3,710	$4,530
606	Benches - Repair/Replace	2	metal	25	23	$3,830	$4,690
607	Asphalt Path - Repair/Replace	3,415	SF	15	9	$12,200	$15,000
609	Wood Bridge - Repair/Replace	130	SF	25	23	$13,900	$16,900
612	Irrigation System - Repair/Replace	1	system	100	41	$24,500	$29,900
621	Lake Ponce de Leon Aerators - Replace	1	unit	10	5	$696	$850
622	Lake Ponce de Leon Fountain - Replace	1	unit	10	5	$5,560	$6,800

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
	Office						
800	Office Equipment & Furniture - Replace	1	allowance	10	4	$16,800	$20,600
816	Office Heat Pump - Repair/Replace	1	unit	10	7	$1,480	$1,820
820	Surveillance System - Repair/Replace	1	system	5	2	$1,480	$1,820
	Systems & Equipment						
974	Toyota C-HR - Repair/Replace	1	vehicle	10	5	$28,900	$35,300
975	Hyundai Venue - Repair/Replace	1	vehicle	10	6	$35,400	$43,200
44	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Site & Grounds							
102	Concrete Slabs - Repair/Replace	$46,000	X	3	/	100	=	$1,380
122	Traffic Islands - Refurbish	$5,150	X	5	/	10	=	$2,575
123	39th Pl SW Asphalt Path - Repair/Replace	$2,780	X	21	/	30	=	$1,946
125	43rd Pl SW Asphalt Path - Repair/Replace	$9,060	X	6	/	30	=	$1,812
126	SW 322nd St Asphalt Path-Repair/Replace	$9,070	X	6	/	30	=	$1,814
165	Bollards - Repair/Replace	$10,800	X	7	/	15	=	$5,040
173	Irrigation System - Maintain/Repair	$6,700	X	2	/	10	=	$1,340
190	Masonry Monuments & Walls-Repair/Replace	$175,000	X	66	/	75	=	$154,000
193	Routed Signs - Repair/Replace	$4,120	X	3	/	20	=	$618
196	Pet Stations - Maintain/Replace	$9,580	X	6	/	20	=	$2,874
	Hillside Park							
201	Park Sign – Repair/Replace	$1,130	X	3	/	15	=	$226
204	Tables & Benches - Repair/Replace	$16,100	X	3	/	25	=	$1,932
206	Irrigation System - Repair/Replace	$15,200	X	47	/	100	=	$7,144
	Treasure Island Park							
351	Park Sign - Repair/Replace	$901	X	3	/	15	=	$180
354	Tables & Benches - Repair/Replace	$27,100	X	3	/	25	=	$3,252
356	Asphalt Path - Repair & Seal	$4,900	X	5	/	5	=	$4,900
356	Asphalt Path - Repair/Resurface	$29,600	X	6	/	20	=	$8,880
357	Pole Lights - Repair/Replace	$26,700	X	0	/	20	=	$0
358	Port Potty Privacy Screen-Repair/Replace	$2,990	X	6	/	10	=	$1,794
359	Chain Link Fence - Repair/Replace	$11,700	X	52	/	60	=	$10,140
361	Playground Border - Repair/Replace	$8,550	X	18	/	20	=	$7,695
363	Play Structure - Repair/Replace	$49,100	X	6	/	15	=	$19,640
364	Swing Set - Repair/Replace	$14,600	X	8	/	20	=	$5,840
365	Dome Climber - Repair/Replace	$7,210	X	8	/	20	=	$2,884
366	Small Play Pieces - Repair/Replace	$17,300	X	8	/	10	=	$13,840
368	Play Chips - Replenish	$6,180	X	4	/	5	=	$4,944
376	Irrigation Piping - Repair/Replace	$62,100	X	53	/	100	=	$32,913
377	Irrigation Motor & Pump - Repair/Replace	$4,120	X	7	/	15	=	$1,923
380	Small Shed - Repair/Replace	$5,360	X	27	/	50	=	$2,894
381	Large Shed - Repair/Replace	$10,600	X	8	/	50	=	$1,696
392	Lake Loreene Aerators - Repair/Replace	$6,180	X	8	/	10	=	$4,944
	Ponce de Leon Park							
601	Park Signs - Repair/Replace	$2,160	X	3	/	15	=	$432
605	Concrete Picnic Tables - Repair/Replace	$4,120	X	52	/	75	=	$2,857
606	Benches - Repair/Replace	$4,260	X	2	/	25	=	$341
607	Asphalt Path - Repair/Replace	$13,600	X	6	/	15	=	$5,440
609	Wood Bridge - Repair/Replace	$15,400	X	2	/	25	=	$1,232
612	Irrigation System - Repair/Replace	$27,200	X	59	/	100	=	$16,048
621	Lake Ponce de Leon Aerators - Replace	$773	X	5	/	10	=	$387
622	Lake Ponce de Leon Fountain - Replace	$6,180	X	5	/	10	=	$3,090
	Office							

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
800	Office Equipment & Furniture - Replace	$18,700	X	6	/	10	=	$11,220
816	Office Heat Pump - Repair/Replace	$1,650	X	3	/	10	=	$495
820	Surveillance System - Repair/Replace	$1,650	X	3	/	5	=	$990
	Systems & Equipment							
974	Toyota C-HR - Repair/Replace	$32,100	X	5	/	10	=	$16,050
975	Hyundai Venue - Repair/Replace	$39,300	X	4	/	10	=	$15,720
								$385,361

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Site & Grounds				
102	Concrete Slabs - Repair/Replace	100	$46,000	$460	1.34 %
122	Traffic Islands - Refurbish	10	$5,150	$515	1.50 %
123	39th Pl SW Asphalt Path - Repair/Replace	30	$2,780	$93	0.27 %
125	43rd Pl SW Asphalt Path - Repair/Replace	30	$9,060	$302	0.88 %
126	SW 322nd St Asphalt Path-Repair/Replace	30	$9,070	$302	0.88 %
165	Bollards - Repair/Replace	15	$10,800	$720	2.10 %
173	Irrigation System - Maintain/Repair	10	$6,700	$670	1.95 %
190	Masonry Monuments & Walls-Repair/Replace	75	$175,000	$2,333	6.79 %
193	Routed Signs - Repair/Replace	20	$4,120	$206	0.60 %
196	Pet Stations - Maintain/Replace	20	$9,580	$479	1.39 %
	Hillside Park				
201	Park Sign – Repair/Replace	15	$1,130	$75	0.22 %
204	Tables & Benches - Repair/Replace	25	$16,100	$644	1.88 %
206	Irrigation System - Repair/Replace	100	$15,200	$152	0.44 %
	Treasure Island Park				
351	Park Sign - Repair/Replace	15	$901	$60	0.17 %
354	Tables & Benches - Repair/Replace	25	$27,100	$1,084	3.16 %
356	Asphalt Path - Repair & Seal	5	$4,900	$980	2.85 %
356	Asphalt Path - Repair/Resurface	20	$29,600	$1,480	4.31 %
357	Pole Lights - Repair/Replace	20	$26,700	$1,335	3.89 %
358	Port Potty Privacy Screen-Repair/Replace	10	$2,990	$299	0.87 %
359	Chain Link Fence - Repair/Replace	60	$11,700	$195	0.57 %
361	Playground Border - Repair/Replace	20	$8,550	$428	1.24 %
363	Play Structure - Repair/Replace	15	$49,100	$3,273	9.53 %
364	Swing Set - Repair/Replace	20	$14,600	$730	2.13 %
365	Dome Climber - Repair/Replace	20	$7,210	$361	1.05 %
366	Small Play Pieces - Repair/Replace	10	$17,300	$1,730	5.04 %
368	Play Chips - Replenish	5	$6,180	$1,236	3.60 %
376	Irrigation Piping - Repair/Replace	100	$62,100	$621	1.81 %
377	Irrigation Motor & Pump - Repair/Replace	15	$4,120	$275	0.80 %
380	Small Shed - Repair/Replace	50	$5,360	$107	0.31 %
381	Large Shed - Repair/Replace	50	$10,600	$212	0.62 %
392	Lake Loreene Aerators - Repair/Replace	10	$6,180	$618	1.80 %
	Ponce de Leon Park				
601	Park Signs - Repair/Replace	15	$2,160	$144	0.42 %
605	Concrete Picnic Tables - Repair/Replace	75	$4,120	$55	0.16 %
606	Benches - Repair/Replace	25	$4,260	$170	0.50 %
607	Asphalt Path - Repair/Replace	15	$13,600	$907	2.64 %
609	Wood Bridge - Repair/Replace	25	$15,400	$616	1.79 %
612	Irrigation System - Repair/Replace	100	$27,200	$272	0.79 %
621	Lake Ponce de Leon Aerators - Replace	10	$773	$77	0.23 %
622	Lake Ponce de Leon Fountain - Replace	10	$6,180	$618	1.80 %
	Office				
800	Office Equipment & Furniture - Replace	10	$18,700	$1,870	5.45 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
816	Office Heat Pump - Repair/Replace	10	$1,650	$165	0.48 %
820	Surveillance System - Repair/Replace	5	$1,650	$330	0.96 %
	Systems & Equipment				
974	Toyota C-HR - Repair/Replace	10	$32,100	$3,210	9.35 %
975	Hyundai Venue - Repair/Replace	10	$39,300	$3,930	11.44 %
44	Total Funded Components			$34,339	100.00 %

30-Year Reserve Plan Summary

Report # 11162-7
No-Site-Visit

Fiscal Year Start: 2027	Net After Tax Interest: 2.25 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$232,273	$385,361	60.3 %	Medium	0.00 %	$41,700	$0	$5,699	$4,900
2028	$274,772	$425,869	64.5 %	Medium	3.00 %	$42,951	$0	$6,662	$6,365
2029	$318,020	$467,103	68.1 %	Medium	3.00 %	$44,240	$0	$7,326	$35,731
2030	$333,855	$480,378	69.5 %	Medium	3.00 %	$45,567	$0	$8,108	$0
2031	$387,529	$531,936	72.9 %	Low	3.00 %	$46,934	$0	$9,066	$24,412
2032	$419,116	$562,558	74.5 %	Low	3.00 %	$48,342	$0	$9,430	$56,924
2033	$419,965	$561,806	74.8 %	Low	3.00 %	$49,792	$0	$9,496	$54,305
2034	$424,947	$564,958	75.2 %	Low	3.00 %	$51,286	$0	$10,197	$4,059
2035	$482,371	$621,227	77.6 %	Low	3.00 %	$52,824	$0	$11,087	$42,209
2036	$504,074	$641,193	78.6 %	Low	3.00 %	$54,409	$0	$8,511	$313,772
2037	$253,222	$383,393	66.0 %	Medium	3.00 %	$56,041	$0	$6,319	$6,585
2038	$308,997	$435,646	70.9 %	Low	3.00 %	$57,723	$0	$7,583	$8,555
2039	$365,748	$488,863	74.8 %	Low	3.00 %	$59,454	$0	$8,162	$72,901
2040	$360,464	$478,870	75.3 %	Low	3.00 %	$61,238	$0	$8,891	$0
2041	$430,592	$545,177	79.0 %	Low	3.00 %	$63,075	$0	$9,459	$92,071
2042	$411,055	$520,198	79.0 %	Low	3.00 %	$64,967	$0	$9,214	$76,501
2043	$408,735	$512,113	79.8 %	Low	3.00 %	$66,916	$0	$9,223	$72,982
2044	$411,893	$509,062	80.9 %	Low	3.00 %	$68,924	$0	$10,008	$12,264
2045	$478,560	$570,162	83.9 %	Low	3.00 %	$70,991	$0	$11,557	$11,406
2046	$549,702	$635,733	86.5 %	Low	3.00 %	$73,121	$0	$13,328	$0
2047	$636,151	$716,825	88.7 %	Low	3.00 %	$75,315	$0	$15,217	$8,850
2048	$717,833	$793,096	90.5 %	Low	3.00 %	$77,574	$0	$17,070	$11,497
2049	$800,981	$870,845	92.0 %	Low	3.00 %	$79,902	$0	$17,443	$147,310
2050	$751,015	$813,012	92.4 %	Low	3.00 %	$82,299	$0	$17,020	$86,956
2051	$763,378	$817,642	93.4 %	Low	3.00 %	$84,768	$0	$15,332	$262,678
2052	$600,800	$643,512	93.4 %	Low	3.00 %	$87,311	$0	$13,482	$102,811
2053	$598,781	$630,978	94.9 %	Low	3.00 %	$89,930	$0	$13,520	$98,082
2054	$604,149	$625,160	96.6 %	Low	3.00 %	$92,628	$0	$14,598	$16,640
2055	$694,735	$705,342	98.5 %	Low	3.00 %	$95,407	$0	$16,704	$15,329
2056	$791,517	$791,636	100.0 %	Low	3.00 %	$98,269	$0	$19,111	$0

Fiscal Year Start: 2027					Net After Tax Interest: 2.25 %			Avg 30-Yr Inflation: 3.00 %	
Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$232,273	$385,361	60.3 %	Medium	-26.62 %	$30,600	$0	$5,573	$4,900
2028	$263,546	$425,869	61.9 %	Medium	3.00 %	$31,518	$0	$6,277	$6,365
2029	$294,975	$467,103	63.1 %	Medium	3.00 %	$32,464	$0	$6,669	$35,731
2030	$298,376	$480,378	62.1 %	Medium	3.00 %	$33,437	$0	$7,163	$0
2031	$338,977	$531,936	63.7 %	Medium	3.00 %	$34,441	$0	$7,820	$24,412
2032	$356,826	$562,558	63.4 %	Medium	3.00 %	$35,474	$0	$7,868	$56,924
2033	$343,244	$561,806	61.1 %	Medium	3.00 %	$36,538	$0	$7,601	$54,305
2034	$333,077	$564,958	59.0 %	Medium	3.00 %	$37,634	$0	$7,954	$4,059
2035	$374,606	$621,227	60.3 %	Medium	3.00 %	$38,763	$0	$8,477	$42,209
2036	$379,638	$641,193	59.2 %	Medium	3.00 %	$39,926	$0	$5,518	$313,772
2037	$111,310	$383,393	29.0 %	High	3.00 %	$41,124	$0	$2,923	$6,585
2038	$148,771	$435,646	34.1 %	Medium	3.00 %	$42,358	$0	$3,766	$8,555
2039	$186,341	$488,863	38.1 %	Medium	3.00 %	$43,628	$0	$3,903	$72,901
2040	$160,972	$478,870	33.6 %	Medium	3.00 %	$44,937	$0	$4,170	$0
2041	$210,079	$545,177	38.5 %	Medium	3.00 %	$46,285	$0	$4,255	$92,071
2042	$168,549	$520,198	32.4 %	Medium	3.00 %	$47,674	$0	$3,504	$76,501
2043	$143,226	$512,113	28.0 %	High	3.00 %	$49,104	$0	$2,985	$72,982
2044	$122,332	$509,062	24.0 %	High	3.00 %	$50,577	$0	$3,217	$12,264
2045	$163,862	$570,162	28.7 %	High	3.00 %	$52,094	$0	$4,188	$11,406
2046	$208,737	$635,733	32.8 %	Medium	3.00 %	$53,657	$0	$5,355	$0
2047	$267,750	$716,825	37.4 %	Medium	3.00 %	$55,267	$0	$6,615	$8,850
2048	$320,782	$793,096	40.4 %	Medium	3.00 %	$56,925	$0	$7,809	$11,497
2049	$374,019	$870,845	42.9 %	Medium	3.00 %	$58,633	$0	$7,495	$147,310
2050	$292,836	$813,012	36.0 %	Medium	3.00 %	$60,392	$0	$6,355	$86,956
2051	$272,627	$817,642	33.3 %	Medium	3.00 %	$62,203	$0	$3,919	$262,678
2052	$76,072	$643,512	11.8 %	High	3.00 %	$64,070	$0	$1,289	$102,811
2053	$38,620	$630,978	6.1 %	High	3.00 %	$65,992	$0	$513	$98,082
2054	$7,043	$625,160	1.1 %	High	3.00 %	$67,971	$0	$744	$16,640
2055	$59,118	$705,342	8.4 %	High	3.00 %	$70,011	$0	$1,966	$15,329
2056	$115,765	$791,636	14.6 %	High	3.00 %	$72,111	$0	$3,451	$0

#	Fiscal Year	2027	2028	2029	2030	2031
	Starting Reserve Balance	$232,273	$274,772	$318,020	$333,855	$387,529
	Annual Reserve Funding	$41,700	$42,951	$44,240	$45,567	$46,934
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,699	$6,662	$7,326	$8,108	$9,066
	Total Income	$279,672	$324,385	$369,586	$387,529	$443,528
#	Component					
	Site & Grounds					
102	Concrete Slabs - Repair/Replace	$0	$0	$0	$0	$0
122	Traffic Islands - Refurbish	$0	$0	$0	$0	$0
123	39th Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
125	43rd Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
126	SW 322nd St Asphalt Path-Repair/Replace	$0	$0	$0	$0	$0
165	Bollards - Repair/Replace	$0	$0	$0	$0	$0
173	Irrigation System - Maintain/Repair	$0	$0	$0	$0	$0
190	Masonry Monuments & Walls-Repair/Replace	$0	$0	$0	$0	$0
193	Routed Signs - Repair/Replace	$0	$0	$0	$0	$0
196	Pet Stations - Maintain/Replace	$0	$0	$0	$0	$0
	Hillside Park					
201	Park Sign – Repair/Replace	$0	$0	$0	$0	$0
204	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
206	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
	Treasure Island Park					
351	Park Sign - Repair/Replace	$0	$0	$0	$0	$0
354	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
356	Asphalt Path - Repair & Seal	$4,900	$0	$0	$0	$0
356	Asphalt Path - Repair/Resurface	$0	$0	$0	$0	$0
357	Pole Lights - Repair/Replace	$0	$0	$0	$0	$0
358	Port Potty Privacy Screen-Repair/Replace	$0	$0	$0	$0	$3,365
359	Chain Link Fence - Repair/Replace	$0	$0	$0	$0	$0
361	Playground Border - Repair/Replace	$0	$0	$9,071	$0	$0
363	Play Structure - Repair/Replace	$0	$0	$0	$0	$0
364	Swing Set - Repair/Replace	$0	$0	$0	$0	$0
365	Dome Climber - Repair/Replace	$0	$0	$0	$0	$0
366	Small Play Pieces - Repair/Replace	$0	$0	$18,354	$0	$0
368	Play Chips - Replenish	$0	$6,365	$0	$0	$0
376	Irrigation Piping - Repair/Replace	$0	$0	$0	$0	$0
377	Irrigation Motor & Pump - Repair/Replace	$0	$0	$0	$0	$0
380	Small Shed - Repair/Replace	$0	$0	$0	$0	$0
381	Large Shed - Repair/Replace	$0	$0	$0	$0	$0
392	Lake Loreene Aerators - Repair/Replace	$0	$0	$6,556	$0	$0
	Ponce de Leon Park					
601	Park Signs - Repair/Replace	$0	$0	$0	$0	$0
605	Concrete Picnic Tables - Repair/Replace	$0	$0	$0	$0	$0
606	Benches - Repair/Replace	$0	$0	$0	$0	$0
607	Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
609	Wood Bridge - Repair/Replace	$0	$0	$0	$0	$0
612	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
621	Lake Ponce de Leon Aerators - Replace	$0	$0	$0	$0	$0
622	Lake Ponce de Leon Fountain - Replace	$0	$0	$0	$0	$0
	Office					
800	Office Equipment & Furniture - Replace	$0	$0	$0	$0	$21,047
816	Office Heat Pump - Repair/Replace	$0	$0	$0	$0	$0
820	Surveillance System - Repair/Replace	$0	$0	$1,750	$0	$0
	Systems & Equipment					
974	Toyota C-HR - Repair/Replace	$0	$0	$0	$0	$0
975	Hyundai Venue - Repair/Replace	$0	$0	$0	$0	$0
	Total Expenses	$4,900	$6,365	$35,731	$0	$24,412
	Ending Reserve Balance	$274,772	$318,020	$333,855	$387,529	$419,116

#	Fiscal Year	2032	2033	2034	2035	2036
	Starting Reserve Balance	$419,116	$419,965	$424,947	$482,371	$504,074
	Annual Reserve Funding	$48,342	$49,792	$51,286	$52,824	$54,409
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,430	$9,496	$10,197	$11,087	$8,511
	Total Income	$476,888	$479,252	$486,430	$546,282	$566,994
#	Component					
	Site & Grounds					
102	Concrete Slabs - Repair/Replace	$0	$0	$0	$0	$0
122	Traffic Islands - Refurbish	$5,970	$0	$0	$0	$0
123	39th Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$3,627
125	43rd Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
126	SW 322nd St Asphalt Path-Repair/Replace	$0	$0	$0	$0	$0
165	Bollards - Repair/Replace	$0	$0	$0	$13,681	$0
173	Irrigation System - Maintain/Repair	$0	$0	$0	$8,487	$0
190	Masonry Monuments & Walls-Repair/Replace	$0	$0	$0	$0	$228,335
193	Routed Signs - Repair/Replace	$0	$0	$0	$0	$0
196	Pet Stations - Maintain/Replace	$0	$0	$0	$0	$0
	Hillside Park					
201	Park Sign – Repair/Replace	$0	$0	$0	$0	$0
204	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
206	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
	Treasure Island Park					
351	Park Sign - Repair/Replace	$0	$0	$0	$0	$0
354	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
356	Asphalt Path - Repair & Seal	$5,680	$0	$0	$0	$0
356	Asphalt Path - Repair/Resurface	$0	$0	$0	$0	$0
357	Pole Lights - Repair/Replace	$0	$0	$0	$0	$0
358	Port Potty Privacy Screen-Repair/Replace	$0	$0	$0	$0	$0
359	Chain Link Fence - Repair/Replace	$0	$0	$0	$14,821	$0
361	Playground Border - Repair/Replace	$0	$0	$0	$0	$0
363	Play Structure - Repair/Replace	$0	$0	$0	$0	$64,064
364	Swing Set - Repair/Replace	$0	$0	$0	$0	$0
365	Dome Climber - Repair/Replace	$0	$0	$0	$0	$0
366	Small Play Pieces - Repair/Replace	$0	$0	$0	$0	$0
368	Play Chips - Replenish	$0	$7,379	$0	$0	$0
376	Irrigation Piping - Repair/Replace	$0	$0	$0	$0	$0
377	Irrigation Motor & Pump - Repair/Replace	$0	$0	$0	$5,219	$0
380	Small Shed - Repair/Replace	$0	$0	$0	$0	$0
381	Large Shed - Repair/Replace	$0	$0	$0	$0	$0
392	Lake Loreene Aerators - Repair/Replace	$0	$0	$0	$0	$0
	Ponce de Leon Park					
601	Park Signs - Repair/Replace	$0	$0	$0	$0	$0
605	Concrete Picnic Tables - Repair/Replace	$0	$0	$0	$0	$0
606	Benches - Repair/Replace	$0	$0	$0	$0	$0
607	Asphalt Path - Repair/Replace	$0	$0	$0	$0	$17,745
609	Wood Bridge - Repair/Replace	$0	$0	$0	$0	$0
612	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
621	Lake Ponce de Leon Aerators - Replace	$896	$0	$0	$0	$0
622	Lake Ponce de Leon Fountain - Replace	$7,164	$0	$0	$0	$0
	Office					
800	Office Equipment & Furniture - Replace	$0	$0	$0	$0	$0
816	Office Heat Pump - Repair/Replace	$0	$0	$2,029	$0	$0
820	Surveillance System - Repair/Replace	$0	$0	$2,029	$0	$0
	Systems & Equipment					
974	Toyota C-HR - Repair/Replace	$37,213	$0	$0	$0	$0
975	Hyundai Venue - Repair/Replace	$0	$46,926	$0	$0	$0
	Total Expenses	$56,924	$54,305	$4,059	$42,209	$313,772
	Ending Reserve Balance	$419,965	$424,947	$482,371	$504,074	$253,222

#	Fiscal Year	2037	2038	2039	2040	2041
	Starting Reserve Balance	$253,222	$308,997	$365,748	$360,464	$430,592
	Annual Reserve Funding	$56,041	$57,723	$59,454	$61,238	$63,075
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,319	$7,583	$8,162	$8,891	$9,459
	Total Income	$315,582	$374,303	$433,365	$430,592	$503,127
#	Component					
	Site & Grounds					
102	Concrete Slabs - Repair/Replace	$0	$0	$0	$0	$0
122	Traffic Islands - Refurbish	$0	$0	$0	$0	$0
123	39th Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
125	43rd Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
126	SW 322nd St Asphalt Path-Repair/Replace	$0	$0	$0	$0	$0
165	Bollards - Repair/Replace	$0	$0	$0	$0	$0
173	Irrigation System - Maintain/Repair	$0	$0	$0	$0	$0
190	Masonry Monuments & Walls-Repair/Replace	$0	$0	$0	$0	$0
193	Routed Signs - Repair/Replace	$0	$0	$0	$0	$0
196	Pet Stations - Maintain/Replace	$0	$0	$0	$0	$14,491
	Hillside Park					
201	Park Sign – Repair/Replace	$0	$0	$1,611	$0	$0
204	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
206	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
	Treasure Island Park					
351	Park Sign - Repair/Replace	$0	$0	$1,285	$0	$0
354	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
356	Asphalt Path - Repair & Seal	$6,585	$0	$0	$0	$0
356	Asphalt Path - Repair/Resurface	$0	$0	$0	$0	$44,773
357	Pole Lights - Repair/Replace	$0	$0	$0	$0	$0
358	Port Potty Privacy Screen-Repair/Replace	$0	$0	$0	$0	$4,523
359	Chain Link Fence - Repair/Replace	$0	$0	$0	$0	$0
361	Playground Border - Repair/Replace	$0	$0	$0	$0	$0
363	Play Structure - Repair/Replace	$0	$0	$0	$0	$0
364	Swing Set - Repair/Replace	$0	$0	$20,816	$0	$0
365	Dome Climber - Repair/Replace	$0	$0	$10,280	$0	$0
366	Small Play Pieces - Repair/Replace	$0	$0	$24,666	$0	$0
368	Play Chips - Replenish	$0	$8,555	$0	$0	$0
376	Irrigation Piping - Repair/Replace	$0	$0	$0	$0	$0
377	Irrigation Motor & Pump - Repair/Replace	$0	$0	$0	$0	$0
380	Small Shed - Repair/Replace	$0	$0	$0	$0	$0
381	Large Shed - Repair/Replace	$0	$0	$0	$0	$0
392	Lake Loreene Aerators - Repair/Replace	$0	$0	$8,811	$0	$0
	Ponce de Leon Park					
601	Park Signs - Repair/Replace	$0	$0	$3,080	$0	$0
605	Concrete Picnic Tables - Repair/Replace	$0	$0	$0	$0	$0
606	Benches - Repair/Replace	$0	$0	$0	$0	$0
607	Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
609	Wood Bridge - Repair/Replace	$0	$0	$0	$0	$0
612	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
621	Lake Ponce de Leon Aerators - Replace	$0	$0	$0	$0	$0
622	Lake Ponce de Leon Fountain - Replace	$0	$0	$0	$0	$0
	Office					
800	Office Equipment & Furniture - Replace	$0	$0	$0	$0	$28,285
816	Office Heat Pump - Repair/Replace	$0	$0	$0	$0	$0
820	Surveillance System - Repair/Replace	$0	$0	$2,353	$0	$0
	Systems & Equipment					
974	Toyota C-HR - Repair/Replace	$0	$0	$0	$0	$0
975	Hyundai Venue - Repair/Replace	$0	$0	$0	$0	$0
	Total Expenses	$6,585	$8,555	$72,901	$0	$92,071
	Ending Reserve Balance	$308,997	$365,748	$360,464	$430,592	$411,055

#	Fiscal Year	2042	2043	2044	2045	2046
	Starting Reserve Balance	$411,055	$408,735	$411,893	$478,560	$549,702
	Annual Reserve Funding	$64,967	$66,916	$68,924	$70,991	$73,121
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,214	$9,223	$10,008	$11,557	$13,328
	Total Income	$485,236	$484,875	$490,824	$561,108	$636,151
#	Component					
	Site & Grounds					
102	Concrete Slabs - Repair/Replace	$0	$0	$0	$0	$0
122	Traffic Islands - Refurbish	$8,024	$0	$0	$0	$0
123	39th Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
125	43rd Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
126	SW 322nd St Asphalt Path-Repair/Replace	$0	$0	$0	$0	$0
165	Bollards - Repair/Replace	$0	$0	$0	$0	$0
173	Irrigation System - Maintain/Repair	$0	$0	$0	$11,406	$0
190	Masonry Monuments & Walls-Repair/Replace	$0	$0	$0	$0	$0
193	Routed Signs - Repair/Replace	$0	$0	$6,810	$0	$0
196	Pet Stations - Maintain/Replace	$0	$0	$0	$0	$0
	Hillside Park					
201	Park Sign – Repair/Replace	$0	$0	$0	$0	$0
204	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
206	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
	Treasure Island Park					
351	Park Sign - Repair/Replace	$0	$0	$0	$0	$0
354	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
356	Asphalt Path - Repair & Seal	$7,634	$0	$0	$0	$0
356	Asphalt Path - Repair/Resurface	$0	$0	$0	$0	$0
357	Pole Lights - Repair/Replace	$0	$0	$0	$0	$0
358	Port Potty Privacy Screen-Repair/Replace	$0	$0	$0	$0	$0
359	Chain Link Fence - Repair/Replace	$0	$0	$0	$0	$0
361	Playground Border - Repair/Replace	$0	$0	$0	$0	$0
363	Play Structure - Repair/Replace	$0	$0	$0	$0	$0
364	Swing Set - Repair/Replace	$0	$0	$0	$0	$0
365	Dome Climber - Repair/Replace	$0	$0	$0	$0	$0
366	Small Play Pieces - Repair/Replace	$0	$0	$0	$0	$0
368	Play Chips - Replenish	$0	$9,917	$0	$0	$0
376	Irrigation Piping - Repair/Replace	$0	$0	$0	$0	$0
377	Irrigation Motor & Pump - Repair/Replace	$0	$0	$0	$0	$0
380	Small Shed - Repair/Replace	$0	$0	$0	$0	$0
381	Large Shed - Repair/Replace	$0	$0	$0	$0	$0
392	Lake Loreene Aerators - Repair/Replace	$0	$0	$0	$0	$0
	Ponce de Leon Park					
601	Park Signs - Repair/Replace	$0	$0	$0	$0	$0
605	Concrete Picnic Tables - Repair/Replace	$0	$0	$0	$0	$0
606	Benches - Repair/Replace	$0	$0	$0	$0	$0
607	Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
609	Wood Bridge - Repair/Replace	$0	$0	$0	$0	$0
612	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
621	Lake Ponce de Leon Aerators - Replace	$1,204	$0	$0	$0	$0
622	Lake Ponce de Leon Fountain - Replace	$9,628	$0	$0	$0	$0
	Office					
800	Office Equipment & Furniture - Replace	$0	$0	$0	$0	$0
816	Office Heat Pump - Repair/Replace	$0	$0	$2,727	$0	$0
820	Surveillance System - Repair/Replace	$0	$0	$2,727	$0	$0
	Systems & Equipment					
974	Toyota C-HR - Repair/Replace	$50,011	$0	$0	$0	$0
975	Hyundai Venue - Repair/Replace	$0	$63,065	$0	$0	$0
	Total Expenses	$76,501	$72,982	$12,264	$11,406	$0
	Ending Reserve Balance	$408,735	$411,893	$478,560	$549,702	$636,151

#	Fiscal Year	2047	2048	2049	2050	2051
	Starting Reserve Balance	$636,151	$717,833	$800,981	$751,015	$763,378
	Annual Reserve Funding	$75,315	$77,574	$79,902	$82,299	$84,768
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$15,217	$17,070	$17,443	$17,020	$15,332
	Total Income	$726,683	$812,477	$898,325	$850,334	$863,477
#	Component					
	Site & Grounds					
102	Concrete Slabs - Repair/Replace	$0	$0	$0	$0	$0
122	Traffic Islands - Refurbish	$0	$0	$0	$0	$0
123	39th Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
125	43rd Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$18,417
126	SW 322nd St Asphalt Path-Repair/Replace	$0	$0	$0	$0	$18,437
165	Bollards - Repair/Replace	$0	$0	$0	$21,315	$0
173	Irrigation System - Maintain/Repair	$0	$0	$0	$0	$0
190	Masonry Monuments & Walls-Repair/Replace	$0	$0	$0	$0	$0
193	Routed Signs - Repair/Replace	$0	$0	$0	$0	$0
196	Pet Stations - Maintain/Replace	$0	$0	$0	$0	$0
	Hillside Park					
201	Park Sign – Repair/Replace	$0	$0	$0	$0	$0
204	Tables & Benches - Repair/Replace	$0	$0	$30,849	$0	$0
206	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
	Treasure Island Park					
351	Park Sign - Repair/Replace	$0	$0	$0	$0	$0
354	Tables & Benches - Repair/Replace	$0	$0	$51,926	$0	$0
356	Asphalt Path - Repair & Seal	$8,850	$0	$0	$0	$0
356	Asphalt Path - Repair/Resurface	$0	$0	$0	$0	$0
357	Pole Lights - Repair/Replace	$0	$0	$0	$0	$54,276
358	Port Potty Privacy Screen-Repair/Replace	$0	$0	$0	$0	$6,078
359	Chain Link Fence - Repair/Replace	$0	$0	$0	$0	$0
361	Playground Border - Repair/Replace	$0	$0	$16,383	$0	$0
363	Play Structure - Repair/Replace	$0	$0	$0	$0	$99,810
364	Swing Set - Repair/Replace	$0	$0	$0	$0	$0
365	Dome Climber - Repair/Replace	$0	$0	$0	$0	$0
366	Small Play Pieces - Repair/Replace	$0	$0	$33,149	$0	$0
368	Play Chips - Replenish	$0	$11,497	$0	$0	$0
376	Irrigation Piping - Repair/Replace	$0	$0	$0	$0	$0
377	Irrigation Motor & Pump - Repair/Replace	$0	$0	$0	$8,131	$0
380	Small Shed - Repair/Replace	$0	$0	$0	$10,578	$0
381	Large Shed - Repair/Replace	$0	$0	$0	$0	$0
392	Lake Loreene Aerators - Repair/Replace	$0	$0	$11,842	$0	$0
	Ponce de Leon Park					
601	Park Signs - Repair/Replace	$0	$0	$0	$0	$0
605	Concrete Picnic Tables - Repair/Replace	$0	$0	$0	$8,131	$0
606	Benches - Repair/Replace	$0	$0	$0	$8,407	$0
607	Asphalt Path - Repair/Replace	$0	$0	$0	$0	$27,646
609	Wood Bridge - Repair/Replace	$0	$0	$0	$30,393	$0
612	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
621	Lake Ponce de Leon Aerators - Replace	$0	$0	$0	$0	$0
622	Lake Ponce de Leon Fountain - Replace	$0	$0	$0	$0	$0
	Office					
800	Office Equipment & Furniture - Replace	$0	$0	$0	$0	$38,013
816	Office Heat Pump - Repair/Replace	$0	$0	$0	$0	$0
820	Surveillance System - Repair/Replace	$0	$0	$3,162	$0	$0
	Systems & Equipment					
974	Toyota C-HR - Repair/Replace	$0	$0	$0	$0	$0
975	Hyundai Venue - Repair/Replace	$0	$0	$0	$0	$0
	Total Expenses	$8,850	$11,497	$147,310	$86,956	$262,678
	Ending Reserve Balance	$717,833	$800,981	$751,015	$763,378	$600,800

#	Fiscal Year	2052	2053	2054	2055	2056
	Starting Reserve Balance	$600,800	$598,781	$604,149	$694,735	$791,517
	Annual Reserve Funding	$87,311	$89,930	$92,628	$95,407	$98,269
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$13,482	$13,520	$14,598	$16,704	$19,111
	Total Income	$701,592	$702,231	$711,375	$806,846	$908,897
#	Component					
	Site & Grounds					
102	Concrete Slabs - Repair/Replace	$0	$0	$0	$0	$0
122	Traffic Islands - Refurbish	$10,783	$0	$0	$0	$0
123	39th Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
125	43rd Pl SW Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
126	SW 322nd St Asphalt Path-Repair/Replace	$0	$0	$0	$0	$0
165	Bollards - Repair/Replace	$0	$0	$0	$0	$0
173	Irrigation System - Maintain/Repair	$0	$0	$0	$15,329	$0
190	Masonry Monuments & Walls-Repair/Replace	$0	$0	$0	$0	$0
193	Routed Signs - Repair/Replace	$0	$0	$0	$0	$0
196	Pet Stations - Maintain/Replace	$0	$0	$0	$0	$0
	Hillside Park					
201	Park Sign – Repair/Replace	$0	$0	$2,510	$0	$0
204	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
206	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
	Treasure Island Park					
351	Park Sign - Repair/Replace	$0	$0	$2,001	$0	$0
354	Tables & Benches - Repair/Replace	$0	$0	$0	$0	$0
356	Asphalt Path - Repair & Seal	$10,260	$0	$0	$0	$0
356	Asphalt Path - Repair/Resurface	$0	$0	$0	$0	$0
357	Pole Lights - Repair/Replace	$0	$0	$0	$0	$0
358	Port Potty Privacy Screen-Repair/Replace	$0	$0	$0	$0	$0
359	Chain Link Fence - Repair/Replace	$0	$0	$0	$0	$0
361	Playground Border - Repair/Replace	$0	$0	$0	$0	$0
363	Play Structure - Repair/Replace	$0	$0	$0	$0	$0
364	Swing Set - Repair/Replace	$0	$0	$0	$0	$0
365	Dome Climber - Repair/Replace	$0	$0	$0	$0	$0
366	Small Play Pieces - Repair/Replace	$0	$0	$0	$0	$0
368	Play Chips - Replenish	$0	$13,328	$0	$0	$0
376	Irrigation Piping - Repair/Replace	$0	$0	$0	$0	$0
377	Irrigation Motor & Pump - Repair/Replace	$0	$0	$0	$0	$0
380	Small Shed - Repair/Replace	$0	$0	$0	$0	$0
381	Large Shed - Repair/Replace	$0	$0	$0	$0	$0
392	Lake Loreene Aerators - Repair/Replace	$0	$0	$0	$0	$0
	Ponce de Leon Park					
601	Park Signs - Repair/Replace	$0	$0	$4,798	$0	$0
605	Concrete Picnic Tables - Repair/Replace	$0	$0	$0	$0	$0
606	Benches - Repair/Replace	$0	$0	$0	$0	$0
607	Asphalt Path - Repair/Replace	$0	$0	$0	$0	$0
609	Wood Bridge - Repair/Replace	$0	$0	$0	$0	$0
612	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
621	Lake Ponce de Leon Aerators - Replace	$1,618	$0	$0	$0	$0
622	Lake Ponce de Leon Fountain - Replace	$12,940	$0	$0	$0	$0
	Office					
800	Office Equipment & Furniture - Replace	$0	$0	$0	$0	$0
816	Office Heat Pump - Repair/Replace	$0	$0	$3,665	$0	$0
820	Surveillance System - Repair/Replace	$0	$0	$3,665	$0	$0
	Systems & Equipment					
974	Toyota C-HR - Repair/Replace	$67,210	$0	$0	$0	$0
975	Hyundai Venue - Repair/Replace	$0	$84,754	$0	$0	$0
	Total Expenses	$102,811	$98,082	$16,640	$15,329	$0
	Ending Reserve Balance	$598,781	$604,149	$694,735	$791,517	$908,897

Accuracy, Limitations, and Disclosures

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC 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

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

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 research and analysis. 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) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three 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.

Site & Grounds

Comp #: 100 Lots & Houses - Repair/Replace **Approx Quantity: 1,363 lots**
Location: Throughout the community.
Funded?: No. Reported to be the responsibility of the individual unit owner.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 101 Public Sidewalks - Repair/Replace **Approx Quantity: 1 unfunded**
Location: Throughout the community.
Funded?: No. Reported to be the responsibility of the City of Federal Way.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 102 Concrete Slabs - Repair/Replace **Approx Quantity: 1 allowance**
Location: The benches and tables in all parks.
Funded?: Yes.
History: Installed 2024 ~$43,400.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 100 years **Remaining Life:** 97 years
Lower Estimate: $ 41,400 **Higher Estimate:** $50,600
Cost Source: Inflated Client Cost History: 2024 ~$43,400

Comp #: 116 Lake Jean - Maintain **Approx Quantity: 1 lake**
Location: Lake Jean.
Funded?: No. Reported to be the responsibility of Twin Lakes Country Club.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 117 Creek Beds - Maintain/Refurbish **Approx Quantity: 1 Moderate sq ft**
Location: Ponce de Leon and Treasure Island parks.
Funded?: No. The useful life cannot be estimated.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 120 Community Roads - Repair/Replace **Approx Quantity: 1 unfunded**
Location: The community roadways.
Funded?: No. Reported to be the responsibility of the City of Federal Way.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 121 40th Ct SW & 44th Pl SW - Resurface **Approx Quantity: 17,785 SF asphalt**
Location: 40th Ct SW (division 10) and 44th Pl SW (division 8).
Funded?: No. Reported to be the responsibility of the adjacent lot owners.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 122 Traffic Islands - Refurbish **Approx Quantity: 43 landscape & concrete**
Location: Scattered throughout the community.
Funded?: Yes.
History: Curb repairs 2022 ~$7,500; refurbishments 2016 ~ $50,000; refurbishments 2011 ~$4,600.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 5 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: Inflated Budget Allowance Provided by Client: 2025 ~$5,000

Comp #: 123 39th Pl SW Asphalt Path - Repair/Replace **Approx Quantity: 700 SF**
Location: The ~110 LF of the asphalt path between 39th Pl SW and SW 321st St (division 2).
Funded?: Yes.
History: None known.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 9 years
Lower Estimate: $ 2,500 **Higher Estimate:** $3,060
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 124 42nd Pl SW Asphalt Path - Repair/Replace **Approx Quantity: 800 SF**
Location: The intersection of 42nd Pl SW and SW 314th Pl (division 6).
Funded?: No. Reported to be historically maintained by Twin Lakes Elementary School.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 125 43rd Pl SW Asphalt Path - Repair/Replace **Approx Quantity: 2,280 SF**
Location: Between 43rd Pl SW and 44th Pl SW (division 8 west of Lake Loreene).
Funded?: Yes.
History: Replacements 2021 ~$9,100.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 24 years
Lower Estimate: $ 8,150 **Higher Estimate:** $9,970
Cost Source: Budget Allowance

Comp #: 126 SW 322nd St Asphalt Path-Repair/Replace **Approx Quantity: 2,280 SF**
Location: Between SW 322nd St and SW 323rd St (divisions 4 and 8 north of Lake Loreene).
Funded?: Yes.
History: Replacements 2021 ~$5,500.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 30 years **Remaining Life:** 24 years
Lower Estimate: $ 8,160 **Higher Estimate:** $9,980
Cost Source: Budget Allowance

Comp #: 127 SW 313th St Asphalt Path-Repair/Replace **Approx Quantity: 755 SF**
Location: Just east of the intersection of SW 313th St and 41st Pl SW (division 6) on the north side of SW 313th St.
Funded?: No. Reported to be the responsibility of Twin Lakes Country Club.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 129 Asphalt Paths - Repair & Seal **Approx Quantity: 18,600 SF**
Location: Scattered throughout the community.
Funded?: No. Reported to be historically handled with operating funds.
History: 2026 Anticipated work; Sealed 2016 ~$5,400 (ops); sealed 2011 HiGrade ~$6,000.
Comments: Not funded – no changes from previous reserve study.

NOTE: Anticipated work in 2026 by Patton Construction Services or AC Moate Industries, Inc.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 130 Golf Cart Paths - Maintain **Approx Quantity: 1 unfunded**
Location: Scattered throughout the community.
Funded?: No. Reported to be the responsibility of Twin Lakes Country Club.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 136 Tennis Court - Resurface **Approx Quantity: 7,200 SF**
Location: The east end of Lake Jean off 39th Pl SW.
Funded?: No. Reported to be the responsibility of Twin Lakes Country Club.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 160 Street Lights - Repair/Replace **Approx Quantity: 1 unfunded**
Location: Along the community roadways.
Funded?: No. Reported to be the responsibility of Puget Sound Energy.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 165 Bollards - Repair/Replace **Approx Quantity: 9 wood & metal**
Location: Scattered throughout the community (most at the parks).
Funded?: Yes.
History: Replaced 2020 ~$8,700; replaced 2011.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 8 years
Lower Estimate: $ 9,720 **Higher Estimate:** $11,900
Cost Source: Budget Allowance

Comp #: 170 Landscape - Maintain/Refurbish **Approx Quantity: 1 unfunded**
Location: Throughout the community.
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 171 Trees - Trim/Remove & Replace **Approx Quantity: 1 unfunded**
Location: Throughout the community.
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: Not funded – no changes from previous reserve study. Our source reported that tree trimming and removal is continuously evaluated and performed out of the operating budget, therefore the association requested that funding for this component be removed accordingly. Removed funding as requested.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 173 Irrigation System - Maintain/Repair **Approx Quantity: 1 system**
Location: The monuments and parks (not installed in traffic circles).
Funded?: Yes.
History: Repairs 2015 ~ $1,600; Hillside Park installed 1980 ~$13,400; Ponce de Leon installed 1968 ~$25,600.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 6,030 **Higher Estimate:** $7,370
Cost Source: Budget Allowance

Comp #: 180 Drainage & Stormwater - Maintain **Approx Quantity: 1 system**
Location: Throughout the community.
Funded?: No. There is no predictable large-scale repair/replacement at this time.
History: Park drainage project 2014.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 190 Masonry Monuments & Walls-Repair/Replace **Approx Quantity: 16 wood & brick**
Location: The intersections of SW 322nd Pl and 21st Ave SW, the intersections of SW 320th St with 26th Ave SW, SW 323rd St, 41st Ave SW, 42nd Pl SW, and 43rd Pl SW, and the intersections of Hoyt Rd SW with SW 323rd St and SW 326th St.
Funded?: Yes.
History: SW 322nd Pl monument repaired 2025; 1 replaced 2022 ~$10,000; painted 2016.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 75 years **Remaining Life:** 9 years
Lower Estimate: $ 158,000 **Higher Estimate:** $193,000
Cost Source: Inflated Budgeted Estimate Provided by Client: 2025 ~$20,000

Comp #: 192 Brick Monuments - Clean & Seal **Approx Quantity: 20 walls/monuments**
Location: Scattered throughout the community.
Funded?: No. Reported to be historically handled with operating funds.
History: Cleaned & sealed 2011.
Comments: Our source reported that this project is done on an as-needed basis out of the general maintenance operating budget and requested that reserve funding be removed. Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 193 Routed Signs - Repair/Replace **Approx Quantity: 5 wood**
Location: Treasure Island Park (adjacent to 4106 SW 325th St) and Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: Replaced 2024 ~$3,800.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 17 years
Lower Estimate: $ 3,710 **Higher Estimate:** $4,530
Cost Source: Inflated Client Cost History: 2024 ~$3,800

Comp #: 195 Mailboxes - Repair/Replace **Approx Quantity: 1 unfunded**
Location: Along the community roadways.
Funded?: No. Reported to be the responsibility of the individual unit owner.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 196 Pet Stations - Maintain/Replace **Approx Quantity: 14 stations**
Location: Scattered throughout the community.
Funded?: Yes.
History: Replaced 2021 ~$9,000; installed 2011 ~$3,600.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: $ 8,620 **Higher Estimate:** $10,500
Cost Source: Inflated Estimate Provided by Client: 2025 ~$9,000

Comp #: 198 Fire Hydrants - Repair/Replace **Approx Quantity: 1 unfunded**
Location: Scattered throughout the community.
Funded?: No. Assumed to be the responsibility of the City of Federal Way.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Hillside Park

Comp #: 201 Park Sign – Repair/Replace **Approx Quantity: 1 sign**
Location: Hillside Park (adjacent to 4135 SW 328th Pl).
Funded?: Yes.
History: Replaced 2024 ~$1,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 12 years
Lower Estimate: $ 1,020 **Higher Estimate:** $1,240
Cost Source: Inflated Client Cost History: 2024 ~$1,000

Comp #: 202 Bulletin Board - Repair/Replace **Approx Quantity: 1 wood**
Location: Hillside Park (adjacent to 4135 SW 328th Pl).
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 204 Tables & Benches - Repair/Replace **Approx Quantity: 2 tables & 2 benches**
Location: Hillside Park (adjacent to 4135 SW 328th Pl).
Funded?: Yes.
History: Tables installed 2024 ~$9,100.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remaining Life:** 22 years
Lower Estimate: $ 14,500 **Higher Estimate:** $17,700
Cost Source: Inflated Client Cost History: 2024 ~$9,100

Comp #: 206 Irrigation System - Repair/Replace **Approx Quantity: 1 system**
Location: Hillside Park (adjacent to 4135 SW 328th Pl).
Funded?: Yes.
History: Installed 1980.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 100 years **Remaining Life:** 53 years
Lower Estimate: $ 13,700 **Higher Estimate:** $16,700
Cost Source: Inflated Estimate Provided by Client: 2025 ~$14,800

Treasure Island Park

Comp #: 351 Park Sign - Repair/Replace **Approx Quantity: 1 sign**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2024 ~$3,300; warning sign installed 2019 ~$350.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 12 years
Lower Estimate: $ 811 **Higher Estimate:** $991
Cost Source: Inflated Client Cost History: 2024 ~$3,300

Comp #: 352 Bulletin Board - Repair/Replace **Approx Quantity: 1 wood**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. Costs are best handled with operating funds.
History: Two installed 2016; installed 2013.
Comments: Not funded – no changes from previous reserve study. Our source reported that two additional bulletin boards were added in 2016.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 353 Lil Library - Repair/Replace **Approx Quantity: 1 wood**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 354 Tables & Benches - Repair/Replace **Approx Quantity: 3 tables & 4 benches**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Replaced 2024 ~$24,800; pieces installed 2014.
Comments: Remaining useful life reset, and cost adjusted based on actual project.
Useful Life: 25 years **Remaining Life:** 22 years
Lower Estimate: $ 24,400 **Higher Estimate:** $29,800
Cost Source: Inflated Client Cost History: 2024 ~$24,800

Comp #: 356 Asphalt Path - Repair & Seal **Approx Quantity: 7,500 SF**
Location: The community roadways and parking areas.
Funded?: Yes.
History: 2026 Anticipated work
Comments: Remaining useful life remains set at zero, as work was not completed or planned for; The association is currently gathering bids for anticipated work in 2026.
Useful Life: 5 years **Remaining Life:** 0 years
Lower Estimate: $ 4,410 **Higher Estimate:** $5,390
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 356 Asphalt Path - Repair/Resurface **Approx Quantity: 7,500 SF**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Replacements 2021; portions replaced 2011.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

NOTE: This component has been significantly affected by inflation.
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: $ 26,600 **Higher Estimate:** $32,600
Cost Source: Budget Allowance

Comp #: 357 Pole Lights - Repair/Replace **Approx Quantity: 9 assemblies**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes. Reported to be the responsibility of Puget Sound Energy.
History: LED upgrade 2021 ~$22,500; one install 2011 Earth Tech ~$8,400.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 24 years
Lower Estimate: $ 24,000 **Higher Estimate:** $29,400
Cost Source: Budget Allowance

Comp #: 358 Port Potty Privacy Screen-Repair/Replace **Approx Quantity: 15 LF wood**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes. Costs are best handled with operating funds.
History: Replaced 2021 ~$2,500; installed 2011.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 4 years
Lower Estimate: $ 2,690 **Higher Estimate:** $3,290
Cost Source: Inflated Client Cost History: 2021 ~$2,500

Comp #: 359 Chain Link Fence - Repair/Replace **Approx Quantity: 380 LF**
Location: The east Treasure Island Park perimeter.
Funded?: Yes.
History: Installed 1970s.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 60 years **Remaining Life:** 8 years
Lower Estimate: $ 10,500 **Higher Estimate:** $12,900
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 361 Playground Border - Repair/Replace **Approx Quantity: 355 LF plastic**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2009 ~$8,100.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 2 years
Lower Estimate: $ 7,700 **Higher Estimate:** $9,410
Cost Source: Inflated Budgeted Estimate Provided by Client: 2025 ~$9,500

Comp #: 363 Play Structure - Repair/Replace **Approx Quantity: 1 metal**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2021 ~$45,000; wood structure removed 2018.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 9 years
Lower Estimate: $ 44,200 **Higher Estimate:** $54,000
Cost Source: Inflated Client Cost History: 2024 ~$45,000

Comp #: 364 Swing Set - Repair/Replace **Approx Quantity: 1 metal**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2019 ~$13,800.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 12 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: Inflated Estimate Provided by Client: 2025 ~$13,800

Comp #: 365 Dome Climber - Repair/Replace **Approx Quantity: 1 metal**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2019 ~$6,800.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 20 years **Remaining Life:** 12 years
Lower Estimate: $ 6,490 **Higher Estimate:** $7,930
Cost Source: Inflated Estimate Provided by Client:
2025 ~$6,800

Comp #: 366 Small Play Pieces - Repair/Replace **Approx Quantity: 7 pieces**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installments 2019; "Wally The Whale" installed 2015; digger & balance beam installed 2014.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 15,600 **Higher Estimate:** $19,000
Cost Source: Inflated Estimate Provided by Client:
2025 ~$16,300

Comp #: 368 Play Chips - Replenish **Approx Quantity: 260 CY**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Replenished 2023 ~$5,400.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 5 years **Remaining Life:** 1 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
Cost Source: Inflated Estimate Provided by Client:
2025 ~$6,000

Comp #: 369 Play Sand - Replenish **Approx Quantity: 10 CY**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 375 Water System & Deep Well-Repair/Replace **Approx Quantity: 1 system**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. Reported to be the responsibility the Twin Lakes Golf & Country Club.
History: Installed 2019 ~$13,500; major repairs 2011.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 376 Irrigation Piping - Repair/Replace **Approx Quantity: 1 system**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 1974.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 100 years **Remaining Life:** 47 years
Lower Estimate: $ 55,900 **Higher Estimate:** $68,300
Cost Source: Inflated Budget Allowance Provided
by Client: 2025 ~$58,500

Comp #: 377 Irrigation Motor & Pump - Repair/Replace **Approx Quantity: 2 pumps & 1 motor**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2020 ~$13,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 8 years
Lower Estimate: $ 3,710 **Higher Estimate:** $4,530
Cost Source: Inflated Estimate Provided by Client:
2025 ~$4,000

Comp #: 378 Irrigation Controller - Repair/Replace **Approx Quantity: 1 unit**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. Costs are best handled with operating funds.
History: Replaced 2020 ~$600; replaced 2011.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 380 Small Shed - Repair/Replace **Approx Quantity: 1 Tuff Shed**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 50 years **Remaining Life:** 23 years
Lower Estimate: $ 4,820 **Higher Estimate:** $5,900
Cost Source: Inflated Estimate Provided by Client:
2025 ~$5,000

Comp #: 381 Large Shed - Repair/Replace **Approx Quantity: 1 Tuff Shed**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Installed 2019 ~$10,000.
Comments:
Useful Life: 50 years **Remaining Life:** 42 years
Lower Estimate: $ 9,540 **Higher Estimate:** $11,700
Cost Source: Budget Allowance

Comp #: 382 Shed Roofs - Repair/Replace **Approx Quantity: 1 shingles**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 390 Lake Loreene - Sediment Removal **Approx Quantity: 1 ~5.5 acre lake**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. The useful life cannot be estimated.
History: Water treatment 2015 ~$15,300; pond liner installed 2010 ~$10,000.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 391 Lake Loreene Aerator Pump - Replace **Approx Quantity: 1 unit**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: No. Costs are best handled with operating funds.
History: Replaced 2019 ~$6,000.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 392 Lake Loreene Aerators - Repair/Replace **Approx Quantity: 2 units**
Location: Treasure Island Park (adjacent to 4106 SW 325th St).
Funded?: Yes.
History: Replaced 2019 ~$11,000; installed 2007 AquaTechex ~$7,600.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
Cost Source: Inflated Estimate Provided by Client:
2025 ~$3,000/aerator

Ponce de Leon Park

Comp #: 601 Park Signs - Repair/Replace **Approx Quantity: 2 vinyl**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: Replaced 2024 ~$2,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 12 years
Lower Estimate: $ 1,940 **Higher Estimate:** $2,380
Cost Source:

Comp #: 603 Wood Fence - Repair/Replace **Approx Quantity: 190 LF 6" high**
Location: The north perimeter of Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: No. Reported to be the responsibility of the adjacent lot owner.
History: Installed 2010 Blue Sky Landscape ~$6,700.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 604 Wood Fence - Stain **Approx Quantity: 2,280 SF 6" high**
Location: The north perimeter of Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: No. Reported to be historically handled with operating funds.
History: None known.
Comments: Our source reported that the association specifically has a parks maintenance budget which handles periodic staining of wood fences and requested that reserve funding be removed. Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 605 Concrete Picnic Tables - Repair/Replace **Approx Quantity: 2 units**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: Installed 1975.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 75 years **Remaining Life:** 23 years
Lower Estimate: $ 3,710 **Higher Estimate:** $4,530
Cost Source: Budget Allowance

Comp #: 606 Benches - Repair/Replace **Approx Quantity: 2 metal**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: 2025 Replaced $4,000
Comments: Remaining useful life reset, and cost adjusted based on actual project Northwest Playground Equipment, Inc.
Useful Life: 25 years **Remaining Life:** 23 years
Lower Estimate: $ 3,830 **Higher Estimate:** $4,690
Cost Source: Client Cost History - Northwest Playground Equipment, Inc (2025)

Comp #: 607 Asphalt Path - Repair/Replace **Approx Quantity: 3,415 SF**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: Replacements 2021 ~$9,800; replacements 2011.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 15 years **Remaining Life:** 9 years
Lower Estimate: $ 12,200 **Higher Estimate:** $15,000
Cost Source: Budget Allowance

Comp #: 609 Wood Bridge - Repair/Replace **Approx Quantity: 130 SF**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: Anticipated replacement 2025 ~$15,000; repaired & rails replaced 2011; installed 2000 ~$8,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 25 years **Remaining Life:** 23 years
Lower Estimate: $ 13,900 **Higher Estimate:** $16,900
Cost Source: Inflated Budgeted Estimate Provided by Client: 2025 ~$15,000

Comp #: 612 Irrigation System - Repair/Replace **Approx Quantity: 1 system**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes. There are no predictable large-scale costs at this time.
History: Installed 1968.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 100 years **Remaining Life:** 41 years
Lower Estimate: $ 24,500 **Higher Estimate:** $29,900
Cost Source: Inflated Budgeted Estimate Provided by Client: 2025 ~$25,600

Comp #: 615 Irrigation Shed - Repair/Replace **Approx Quantity: 1 shed**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 620 Lake Ponce de Leon - Sediment Removal **Approx Quantity: 2 ~1.9 acre detention pond**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: No. The useful life cannot be estimated.
History: Sediment removed 2015 ~$15,500.
Comments: It was requested in prior reports by client that funding for periodic sediment removal be included at 20 year intervals, however our source for this most recent update stated that there is no predictable expectation for future sediment removal (and city paid a portion of the cost), therefore removed funding as requested.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 621 Lake Ponce de Leon Aerators - Replace **Approx Quantity: 1 unit**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: Replaced 2022 ~$9,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 5 years
Lower Estimate: $ 696 **Higher Estimate:** $850
Cost Source: Inflated Estimate Provided by Client: 2025 ~$3,000

Comp #: 622 Lake Ponce de Leon Fountain - Replace **Approx Quantity: 1 unit**
Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: Yes.
History: Replaced 2022 ~$15,100; wiring replaced 2014 ~$15,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 5 years
Lower Estimate: $ 5,560 **Higher Estimate:** $6,800
Cost Source: Inflated Estimate Provided by Client: 2025 ~$6,000

Comp #: 625 Dam - Maintain/Repair **Approx Quantity: 1 concrete dam**

Location: Ponce de Leon Park (adjacent to 32224 26th Ave SW).
Funded?: No. The useful life cannot be estimated.
History: None known.
Comments: Not funded – no changes from previous reserve study.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Office

Comp #: 800 Office Equipment & Furniture - Replace **Approx Quantity: 1 allowance**
Location: 3420 SW 320th St Ste B3.
Funded?: Yes.
History: Replacements 2021 ~$15,000; 2 Dell computers purchased 2015 ~$3,600; computer & wall mounted TV purchased 2014; furniture replaced 2014 ~$6,500.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 4 years
Lower Estimate: $ 16,800 **Higher Estimate:** $20,600
Cost Source: Inflated Budgeted Estimate Provided by Client: 2025 ~$17,700

Comp #: 816 Office Heat Pump - Repair/Replace **Approx Quantity: 1 unit**
Location: 3420 SW 320th St Ste B3.
Funded?: Yes. Costs are best handled with operating funds.
History: Replaced 2024 ~$1,500.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 7 years
Lower Estimate: $ 1,490 **Higher Estimate:** $1,820
Cost Source: Inflated Client Cost History: 2024 ~$1,500

Comp #: 820 Surveillance System - Repair/Replace **Approx Quantity: 1 system**
Location: Throughout the community.
Funded?: Yes. Costs are best handled with operating funds.
History: Replaced 2025 ~$1,500.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 5 years **Remaining Life:** 2 years
Lower Estimate: $ 1,490 **Higher Estimate:** $1,820
Cost Source: Inflated Client Cost History: 2025 ~$1,500

Comp #: 974 Toyota C-HR - Repair/Replace **Approx Quantity: 1 vehicle**
Location: 3420 SW 320th St Ste B3.
Funded?: Yes.
History: Purchased 2022 ~$28,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 5 years
Lower Estimate: $ 28,900 **Higher Estimate:** $35,300
Cost Source: Inflated Budget Allowance Provided by Client: 2025 ~$30,300

Comp #: 975 Hyundai Venue - Repair/Replace **Approx Quantity: 1 vehicle**
Location: 3420 SW 320th St Ste B3.
Funded?: Yes.
History: Purchased 2023 ~$35,000.
Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.
Useful Life: 10 years **Remaining Life:** 6 years
Lower Estimate: $ 35,400 **Higher Estimate:** $43,200
Cost Source: Inflated Budget Allowance Provided by Client: 2025 ~$37,100

Comp #: 990 Ancillary Evaluations **Approx Quantity: 1 specialty evaluations**
Location: To augment reserve planning.
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time. The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company, HVAC vendor or consulting engineer to assess efficiency, and cost benefit to retrofit existing equipment. WA Clean Building Performance Standard is a new law in Washington for residential buildings 20,000 GSF and larger - see the Dept. of Commerce for more information. Rules and compliance are not yet fully formed.
- Surveillance: Have local law enforcement visit the community to assess potential risks and provide suggestions for security and safety. This is typically completed free of charge. This assessment can help guide a service vendor in the bid process.

Note: There are several other important professional evaluations to augment reserves planning that are of heightened importance such as Life-Safety and/or Building Envelope & Structural issues, and Plumbing. Those components are addressed separately within this report.
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 999 Reserve Study - Update **Approx Quantity: 1 annual update**
Location: The community common elements.
Funded?: No. Costs are best handled with operating funds.
History: 2027 NSV, 2026 WSV; 2017 NSV; 2016/2017 NSV; 2015/2016 WSV; 2013/2014 NSV; 2012/2014 WSV; 2003/2004 Full.
Comments: Not funded – no changes from previous reserve study.

Thank you for choosing Association Reserves!
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:
