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Chiwawa Communities Association *Leavenworth, WA*



Report #: 48696-0
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY Update "No-Site-Visit"

August 5, 2025

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.



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**Chiwawa Communities Association**

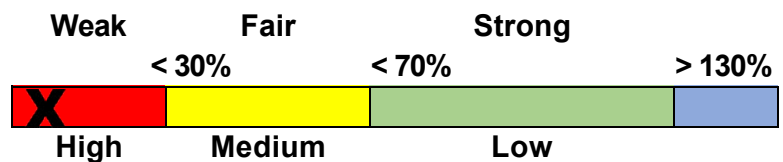
Leavenworth, WA

Level of Service: **Update "No-Site-Visit"**Report #: **48696-0**

of Units: 368

January 1, 2026 through December 31, 2026**Findings & Recommendations****as of January 1, 2026**

Starting Reserve Balance	\$399,380
Current Fully Funded Reserve Balance	\$7,861,802
Percent Funded	5.1 %
Average Reserve (Deficit) or Surplus Per Unit	(\$20,278)
Recommended 2026 100% Annual "Full Funding" Reserve Transfers	\$530,000
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$520,100
Most Recent Budgeted Reserve Transfer Rate	\$130,255

Reserve Fund Strength: 5.1%**Risk of Special Assessment:****Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
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 5.1 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. 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 \$173,034 - 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.
- The Client reports the Association has been informed the county will be replacing the bridge which will force replacement of the Association water lines which are attached to the structure. The actual project date and costs are not yet known and at this point the timing for this project in the reserve study is showing as the typical useful and remaining useful life cycle.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory Appendix			
1048 Gravel Areas - Replenish	5	0	\$3,610
1160 Drainage System - Maintain	4	1	\$2,370
5020 Surveillance System - Replace	7	0	\$10,400
5050 Box Truck - Replace	15	0	\$79,600
7000 Well Casings - Replace S01-S05	75	48	\$515,000
7001 Well Casings - Replace S07-S08	75	70	\$206,000
7005 Submersible Well Pumps - Replace	12	7	\$21,600
7006 Submersible Well Pumps - Replace (S07)	12	10	\$5,410
7015 Water Mains - Replace (8" PVC)	75	41	\$1,452,500
7016 Water Mains - Replace (4" & 6" A/C)	80	16	\$7,418,750
7017 Water Mains - Replace (2", 4" & 6" PVC)	75	59	\$590,000
7018 Water Mains - Replace (C900)	75	26	\$706,250
7019 Water Mains Bridge - Rplc (Ductile Iron)	75	44	\$122,500
7025 Booster Pumps - Replace	10	5	\$7,420
7030 VFD & Surge Suppressors S07/08- Replace	15	14	\$12,500
7040 Water Meters - Replace	20	9	\$115,500
7045 Water Tank - Replace	60	26	\$265,000
7050 Water Tank - Inspect & Clean	5	4	\$5,250
7055 Generator - Replace (Cottonwood)	25	20	\$73,200
7056 Generator - Replace (Chiwawa)	25	11	\$63,900
7057 Generator - Replace (Water Tank)	25	2	\$8,240
7060 Telemetry System - Replace	15	8	\$26,500
7065 Cottonwood Bldg. Exterior - Refurbish	40	14	\$30,900
7070 Water Tank Bldg. Exterior - Refurbish	40	12	\$5,150
7075 Water Tank Shed - Replace	30	17	\$7,730
7080 Chiwawa Bldg. Exterior - Refurb (Upper)	40	21	\$13,400
7085 Chiwawa Bldg. Exterior - Refurb (Lower)	40	21	\$6,180

27 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.

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

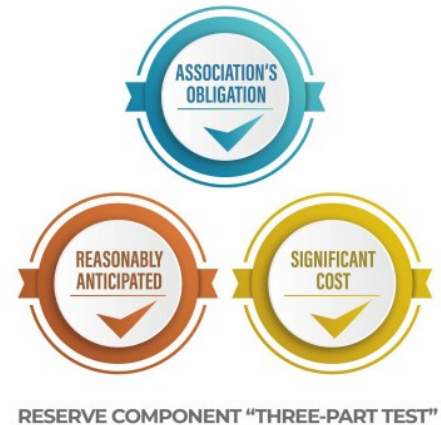


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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.



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?



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.*



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.

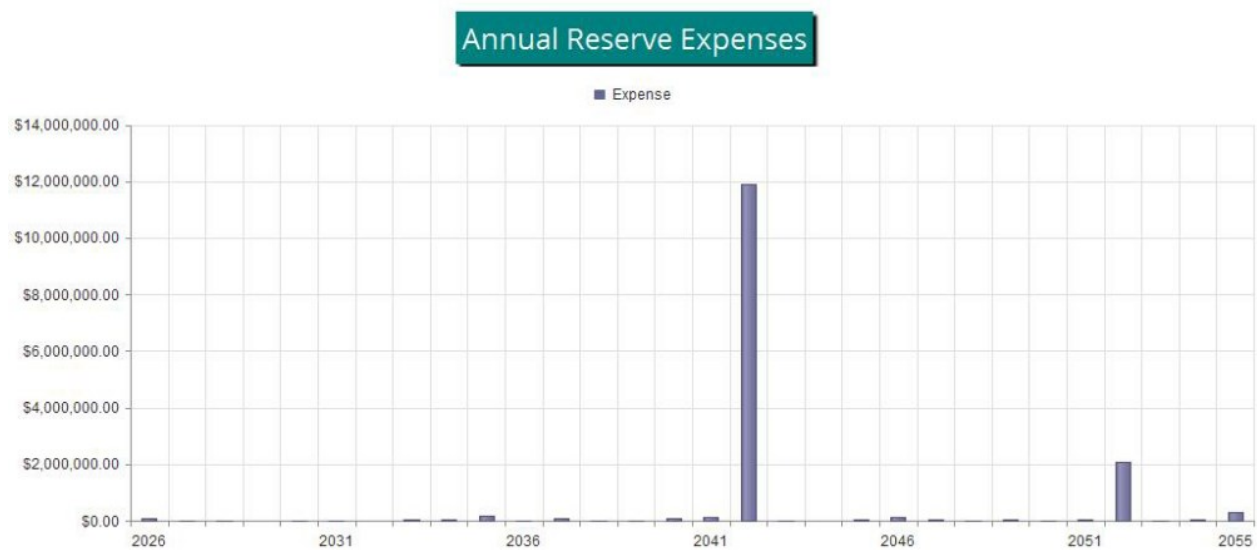


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$399,380 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be \$7,861,802 (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 Annual budgeted transfers of \$530,000 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.

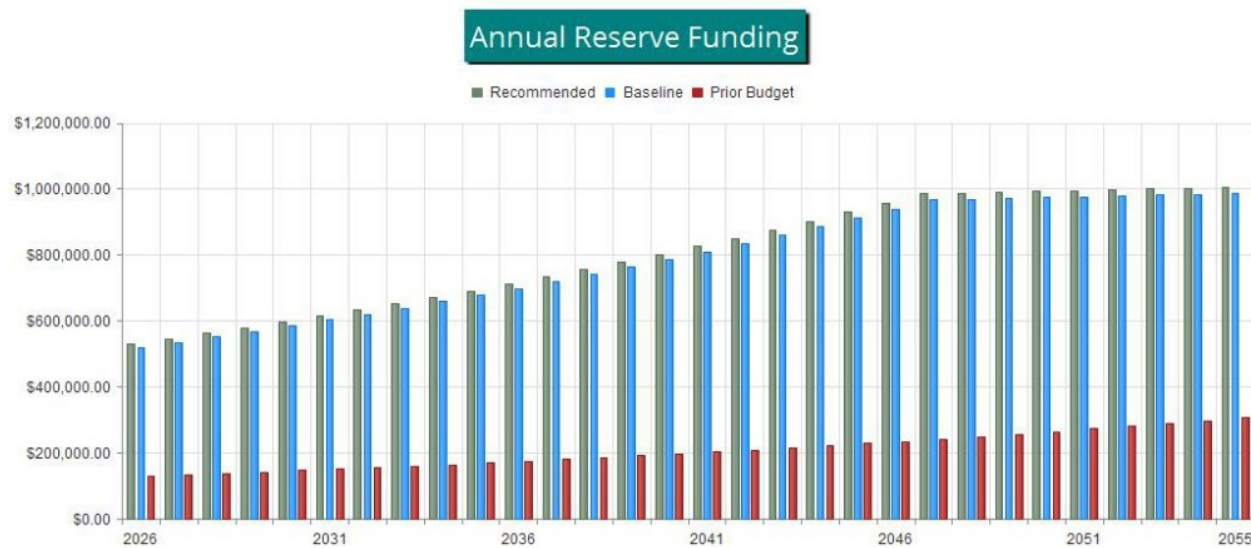


Figure 2

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.

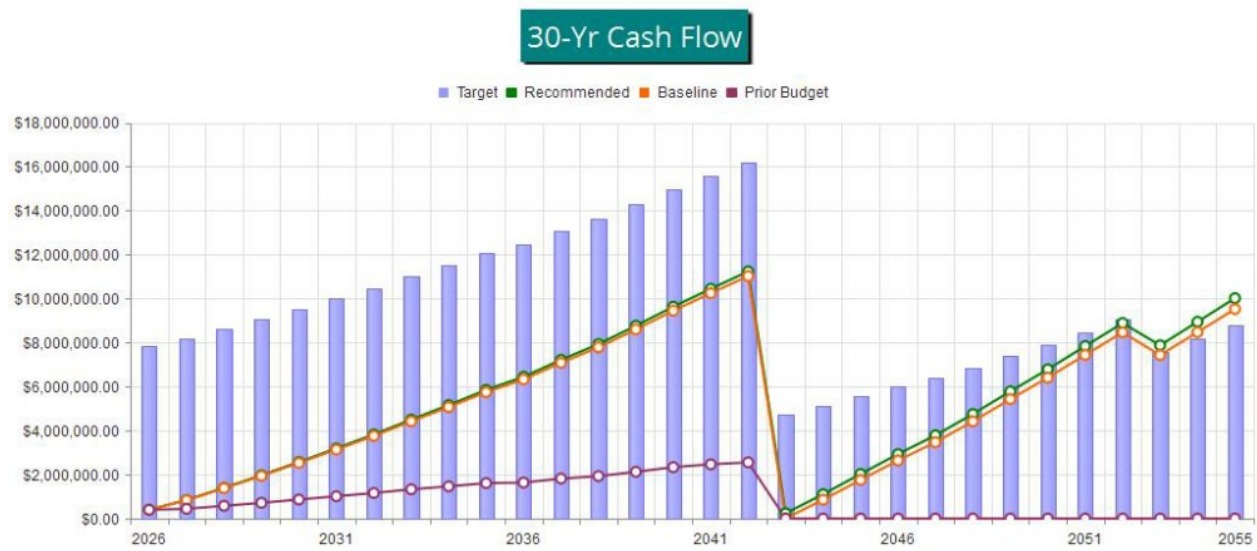


Figure 3

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.

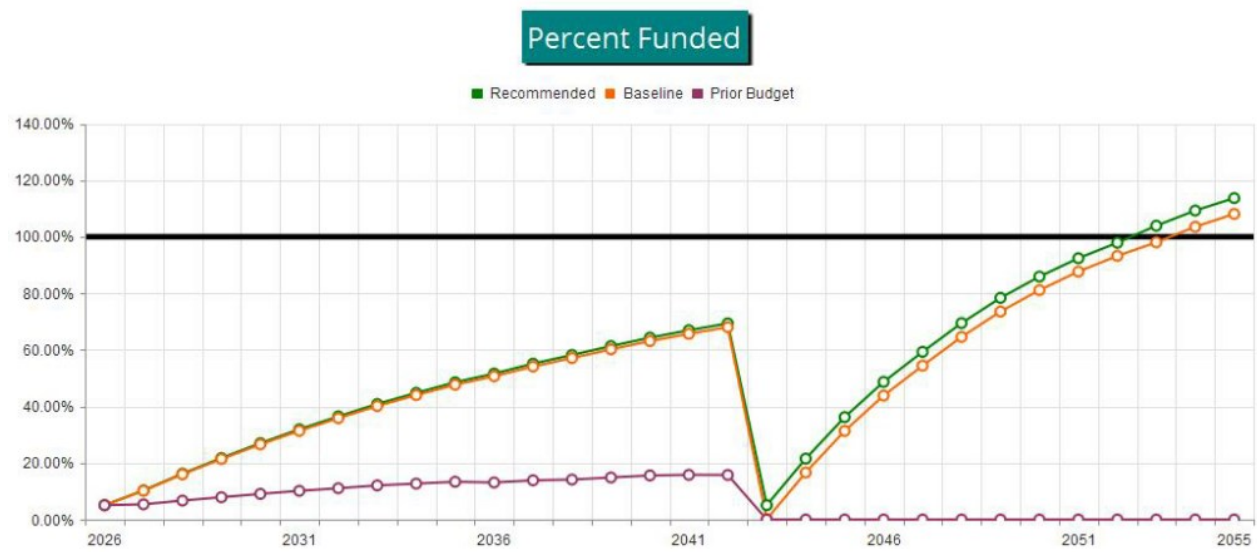


Figure 4



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	Higher Estimate
Inventory Appendix							
1048	Gravel Areas - Replenish	1	Budget Allowance	5	0	\$3,250	\$3,970
1160	Drainage System - Maintain	1	Budget Allowance	4	1	\$2,130	\$2,610
5020	Surveillance System - Replace	1	Budget Allowance	7	0	\$9,360	\$11,400
5050	Box Truck - Replace	1	Box Truck, 1984 vintage	15	0	\$71,600	\$87,600
7000	Well Casings - Replace S01-S05	5	Well heads	75	48	\$464,000	\$566,000
7001	Well Casings - Replace S07-S08	2	Well heads	75	70	\$185,000	\$227,000
7005	Submersible Well Pumps - Replace	4	pumps	12	7	\$19,400	\$23,800
7006	Submersible Well Pumps - Replace (S07)	1	pump	12	10	\$4,870	\$5,950
7015	Water Mains - Replace (8" PVC)	5,810	LF PVC	75	41	\$1,310,000	\$1,600,000
7016	Water Mains - Replace (4" & 6" A/C)	29,675	LF asbestos concrete	80	16	\$6,680,000	\$8,160,000
7017	Water Mains - Replace (2", 4" & 6" PVC)	2,360	LF PVC	75	59	\$531,000	\$649,000
7018	Water Mains - Replace (C900)	2,825	LF C900 PVC	75	26	\$636,000	\$777,000
7019	Water Mains Bridge - Rplc (Ductile Iron)	350	LF ductile iron	75	44	\$110,000	\$135,000
7025	Booster Pumps - Replace	2	pumps	10	5	\$6,680	\$8,160
7030	VFD & Surge Suppressors S07/08- Replace	1	system	15	14	\$11,200	\$13,800
7040	Water Meters - Replace	330	meters	20	9	\$104,000	\$127,000
7045	Water Tank - Replace	1	concrete, 135K Gal Tank	60	26	\$238,000	\$292,000
7050	Water Tank - Inspect & Clean	1	concrete, 135K Gal Tank	5	4	\$4,720	\$5,780
7055	Generator - Replace (Cottonwood)	1	Generac	25	20	\$65,900	\$80,500
7056	Generator - Replace (Chiwawa)	1	MQ Power	25	11	\$57,500	\$70,300
7057	Generator - Replace (Water Tank)	1	Portable unit	25	2	\$7,420	\$9,060
7060	Telemetry System - Replace	1	System	15	8	\$23,800	\$29,200
7065	Cottonwood Bldg. Exterior - Refurbish	1	Structure	40	14	\$27,800	\$34,000
7070	Water Tank Bldg. Exterior - Refurbish	1	Structure	40	12	\$4,640	\$5,660
7075	Water Tank Shed - Replace	1	Wood Shed	30	17	\$6,960	\$8,500
7080	Chiwawa Bldg. Exterior - Refurb (Upper)	1	Wood Built Bldg	40	21	\$12,100	\$14,700
7085	Chiwawa Bldg. Exterior - Refurb (Lower)	1	Wood Built Bldg	40	21	\$5,560	\$6,800
27	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory Appendix								
1048	Gravel Areas - Replenish	\$3,610	X	5	/	5	=	\$3,610
1160	Drainage System - Maintain	\$2,370	X	3	/	4	=	\$1,778
5020	Surveillance System - Replace	\$10,400	X	7	/	7	=	\$10,400
5050	Box Truck - Replace	\$79,600	X	15	/	15	=	\$79,600
7000	Well Casings - Replace S01-S05	\$515,000	X	27	/	75	=	\$185,400
7001	Well Casings - Replace S07-S08	\$206,000	X	5	/	75	=	\$13,733
7005	Submersible Well Pumps - Replace	\$21,600	X	5	/	12	=	\$9,000
7006	Submersible Well Pumps - Replace (S07)	\$5,410	X	2	/	12	=	\$902
7015	Water Mains - Replace (8" PVC)	\$1,452,500	X	34	/	75	=	\$658,467
7016	Water Mains - Replace (4" & 6" A/C)	\$7,418,750	X	64	/	80	=	\$5,935,000
7017	Water Mains - Replace (2", 4" & 6" PVC)	\$590,000	X	16	/	75	=	\$125,867
7018	Water Mains - Replace (C900)	\$706,250	X	49	/	75	=	\$461,417
7019	Water Mains Bridge - Rplc (Ductile Iron)	\$122,500	X	31	/	75	=	\$50,633
7025	Booster Pumps - Replace	\$7,420	X	5	/	10	=	\$3,710
7030	VFD & Surge Suppressors S07/08- Replace	\$12,500	X	1	/	15	=	\$833
7040	Water Meters - Replace	\$115,500	X	11	/	20	=	\$63,525
7045	Water Tank - Replace	\$265,000	X	34	/	60	=	\$150,167
7050	Water Tank - Inspect & Clean	\$5,250	X	1	/	5	=	\$1,050
7055	Generator - Replace (Cottonwood)	\$73,200	X	5	/	25	=	\$14,640
7056	Generator - Replace (Chiwawa)	\$63,900	X	14	/	25	=	\$35,784
7057	Generator - Replace (Water Tank)	\$8,240	X	23	/	25	=	\$7,581
7060	Telemetry System - Replace	\$26,500	X	7	/	15	=	\$12,367
7065	Cottonwood Bldg. Exterior - Refurbish	\$30,900	X	26	/	40	=	\$20,085
7070	Water Tank Bldg. Exterior - Refurbish	\$5,150	X	28	/	40	=	\$3,605
7075	Water Tank Shed - Replace	\$7,730	X	13	/	30	=	\$3,350
7080	Chiwawa Bldg. Exterior - Refurb (Upper)	\$13,400	X	19	/	40	=	\$6,365
7085	Chiwawa Bldg. Exterior - Refurb (Lower)	\$6,180	X	19	/	40	=	\$2,936
								\$7,861,802



Component Significance

Report # 48696-0
No-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory Appendix					
1048	Gravel Areas - Replenish	5	\$3,610	\$722	0.42 %
1160	Drainage System - Maintain	4	\$2,370	\$593	0.34 %
5020	Surveillance System - Replace	7	\$10,400	\$1,486	0.86 %
5050	Box Truck - Replace	15	\$79,600	\$5,307	3.07 %
7000	Well Casings - Replace S01-S05	75	\$515,000	\$6,867	3.97 %
7001	Well Casings - Replace S07-S08	75	\$206,000	\$2,747	1.59 %
7005	Submersible Well Pumps - Replace	12	\$21,600	\$1,800	1.04 %
7006	Submersible Well Pumps - Replace (S07)	12	\$5,410	\$451	0.26 %
7015	Water Mains - Replace (8" PVC)	75	\$1,452,500	\$19,367	11.19 %
7016	Water Mains - Replace (4" & 6" A/C)	80	\$7,418,750	\$92,734	53.59 %
7017	Water Mains - Replace (2", 4" & 6" PVC)	75	\$590,000	\$7,867	4.55 %
7018	Water Mains - Replace (C900)	75	\$706,250	\$9,417	5.44 %
7019	Water Mains Bridge - Rplc (Ductile Iron)	75	\$122,500	\$1,633	0.94 %
7025	Booster Pumps - Replace	10	\$7,420	\$742	0.43 %
7030	VFD & Surge Suppressors S07/08- Replace	15	\$12,500	\$833	0.48 %
7040	Water Meters - Replace	20	\$115,500	\$5,775	3.34 %
7045	Water Tank - Replace	60	\$265,000	\$4,417	2.55 %
7050	Water Tank - Inspect & Clean	5	\$5,250	\$1,050	0.61 %
7055	Generator - Replace (Cottonwood)	25	\$73,200	\$2,928	1.69 %
7056	Generator - Replace (Chiwawa)	25	\$63,900	\$2,556	1.48 %
7057	Generator - Replace (Water Tank)	25	\$8,240	\$330	0.19 %
7060	Telemetry System - Replace	15	\$26,500	\$1,767	1.02 %
7065	Cottonwood Bldg. Exterior - Refurbish	40	\$30,900	\$773	0.45 %
7070	Water Tank Bldg. Exterior - Refurbish	40	\$5,150	\$129	0.07 %
7075	Water Tank Shed - Replace	30	\$7,730	\$258	0.15 %
7080	Chiwawa Bldg. Exterior - Refurb (Upper)	40	\$13,400	\$335	0.19 %
7085	Chiwawa Bldg. Exterior - Refurb (Lower)	40	\$6,180	\$155	0.09 %
27	Total Funded Components			\$173,034	100.00 %



30-Year Reserve Plan Summary

Report # 48696-0
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2026	\$399,380	\$7,861,802	5.1 %		High	306.89 %	\$530,000	\$0	\$6,204	\$93,610
2027	\$841,974	\$8,179,464	10.3 %		High	3.00 %	\$545,900	\$0	\$11,188	\$2,441
2028	\$1,396,621	\$8,605,906	16.2 %		High	3.00 %	\$562,277	\$0	\$16,811	\$8,742
2029	\$1,966,967	\$9,044,158	21.7 %		High	3.00 %	\$579,145	\$0	\$22,669	\$0
2030	\$2,568,782	\$9,510,235	27.0 %		High	3.00 %	\$596,520	\$0	\$28,773	\$5,909
2031	\$3,188,165	\$9,990,050	31.9 %		Medium	3.00 %	\$614,415	\$0	\$35,036	\$15,534
2032	\$3,822,082	\$10,480,363	36.5 %		Medium	3.00 %	\$632,848	\$0	\$41,575	\$0
2033	\$4,496,505	\$11,007,585	40.8 %		Medium	3.00 %	\$651,833	\$0	\$48,248	\$39,356
2034	\$5,157,231	\$11,516,470	44.8 %		Medium	3.00 %	\$671,388	\$0	\$55,013	\$33,569
2035	\$5,850,062	\$12,053,159	48.5 %		Medium	3.00 %	\$691,530	\$0	\$61,436	\$160,644
2036	\$6,442,385	\$12,481,834	51.6 %		Medium	3.00 %	\$712,276	\$0	\$68,237	\$12,122
2037	\$7,210,775	\$13,083,324	55.1 %		Medium	3.00 %	\$733,644	\$0	\$75,680	\$88,453
2038	\$7,931,646	\$13,631,423	58.2 %		Medium	3.00 %	\$755,653	\$0	\$83,440	\$7,343
2039	\$8,763,397	\$14,286,910	61.3 %		Medium	3.00 %	\$778,323	\$0	\$91,929	\$3,480
2040	\$9,630,168	\$14,973,662	64.3 %		Medium	3.00 %	\$801,673	\$0	\$100,322	\$89,318
2041	\$10,442,845	\$15,600,456	66.9 %		Medium	3.00 %	\$825,723	\$0	\$108,347	\$141,199
2042	\$11,235,715	\$16,200,705	69.4 %		Medium	3.00 %	\$850,494	\$0	\$57,347	\$11,904,916
2043	\$238,641	\$4,710,662	5.1 %		High	3.00 %	\$876,009	\$0	\$6,714	\$16,694
2044	\$1,104,671	\$5,129,367	21.5 %		High	3.00 %	\$902,290	\$0	\$15,630	\$0
2045	\$2,022,590	\$5,586,665	36.2 %		Medium	3.00 %	\$929,358	\$0	\$24,751	\$47,082
2046	\$2,929,617	\$6,018,290	48.7 %		Medium	3.00 %	\$957,239	\$0	\$33,542	\$138,727
2047	\$3,781,671	\$6,377,845	59.3 %		Medium	3.00 %	\$985,956	\$0	\$42,641	\$60,181
2048	\$4,750,087	\$6,838,746	69.5 %		Medium	0.25 %	\$988,421	\$0	\$52,632	\$10,366
2049	\$5,780,774	\$7,374,729	78.4 %		Low	0.25 %	\$990,892	\$0	\$62,788	\$52,300
2050	\$6,782,154	\$7,893,846	85.9 %		Low	0.25 %	\$993,369	\$0	\$73,069	\$10,672
2051	\$7,837,920	\$8,481,964	92.4 %		Low	0.25 %	\$995,853	\$0	\$83,601	\$28,057
2052	\$8,889,317	\$9,080,690	97.9 %		Low	0.25 %	\$998,342	\$0	\$83,795	\$2,094,589
2053	\$7,876,865	\$7,580,043	103.9 %		Low	0.25 %	\$1,000,838	\$0	\$84,066	\$18,303
2054	\$8,943,466	\$8,184,482	109.3 %		Low	0.25 %	\$1,003,340	\$0	\$94,766	\$23,794
2055	\$10,017,778	\$8,813,275	113.7 %		Low	0.25 %	\$1,005,849	\$0	\$104,085	\$319,597



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 48696-0
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

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
2026	\$399,380	\$7,861,802	5.1 %		High	299.29 %	\$520,100	\$0	\$6,154	\$93,610
2027	\$832,024	\$8,179,464	10.2 %		High	3.00 %	\$535,703	\$0	\$11,037	\$2,441
2028	\$1,376,323	\$8,605,906	16.0 %		High	3.00 %	\$551,774	\$0	\$16,554	\$8,742
2029	\$1,935,910	\$9,044,158	21.4 %		High	3.00 %	\$568,327	\$0	\$22,303	\$0
2030	\$2,526,540	\$9,510,235	26.6 %		High	3.00 %	\$585,377	\$0	\$28,292	\$5,909
2031	\$3,134,300	\$9,990,050	31.4 %		Medium	3.00 %	\$602,938	\$0	\$34,438	\$15,534
2032	\$3,756,142	\$10,480,363	35.8 %		Medium	3.00 %	\$621,027	\$0	\$40,853	\$0
2033	\$4,418,022	\$11,007,585	40.1 %		Medium	3.00 %	\$639,657	\$0	\$47,399	\$39,356
2034	\$5,065,722	\$11,516,470	44.0 %		Medium	3.00 %	\$658,847	\$0	\$54,031	\$33,569
2035	\$5,745,031	\$12,053,159	47.7 %		Medium	3.00 %	\$678,613	\$0	\$60,316	\$160,644
2036	\$6,323,316	\$12,481,834	50.7 %		Medium	3.00 %	\$698,971	\$0	\$66,974	\$12,122
2037	\$7,077,138	\$13,083,324	54.1 %		Medium	3.00 %	\$719,940	\$0	\$74,269	\$88,453
2038	\$7,782,894	\$13,631,423	57.1 %		Medium	3.00 %	\$741,538	\$0	\$81,875	\$7,343
2039	\$8,598,964	\$14,286,910	60.2 %		Medium	3.00 %	\$763,784	\$0	\$90,204	\$3,480
2040	\$9,449,472	\$14,973,662	63.1 %		Medium	3.00 %	\$786,698	\$0	\$98,432	\$89,318
2041	\$10,245,284	\$15,600,456	65.7 %		Medium	3.00 %	\$810,299	\$0	\$106,285	\$141,199
2042	\$11,020,668	\$16,200,705	68.0 %		Medium	3.00 %	\$834,608	\$0	\$55,107	\$11,904,916
2043	\$5,468	\$4,710,662	0.1 %		High	3.00 %	\$859,646	\$0	\$4,289	\$16,694
2044	\$852,709	\$5,129,367	16.6 %		High	3.00 %	\$885,435	\$0	\$13,014	\$0
2045	\$1,751,158	\$5,586,665	31.3 %		Medium	3.00 %	\$911,998	\$0	\$21,937	\$47,082
2046	\$2,638,012	\$6,018,290	43.8 %		Medium	3.00 %	\$939,358	\$0	\$30,523	\$138,727
2047	\$3,469,166	\$6,377,845	54.4 %		Medium	3.00 %	\$967,539	\$0	\$39,409	\$60,181
2048	\$4,415,933	\$6,838,746	64.6 %		Medium	0.25 %	\$969,958	\$0	\$49,182	\$10,366
2049	\$5,424,707	\$7,374,729	73.6 %		Low	0.25 %	\$972,383	\$0	\$59,118	\$52,300
2050	\$6,403,908	\$7,893,846	81.1 %		Low	0.25 %	\$974,814	\$0	\$69,176	\$10,672
2051	\$7,437,226	\$8,481,964	87.7 %		Low	0.25 %	\$977,251	\$0	\$79,482	\$28,057
2052	\$8,465,902	\$9,080,690	93.2 %		Low	0.25 %	\$979,694	\$0	\$79,448	\$2,094,589
2053	\$7,430,455	\$7,580,043	98.0 %		Low	0.25 %	\$982,143	\$0	\$79,487	\$18,303
2054	\$8,473,782	\$8,184,482	103.5 %		Low	0.25 %	\$984,599	\$0	\$89,953	\$23,794
2055	\$9,524,540	\$8,813,275	108.1 %		Low	0.25 %	\$987,060	\$0	\$99,036	\$319,597

30-Year Income/Expense Detail

Report # 48696-0
No-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$399,380	\$841,974	\$1,396,621	\$1,966,967	\$2,568,782
Annual Reserve Funding	\$530,000	\$545,900	\$562,277	\$579,145	\$596,520
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,204	\$11,188	\$16,811	\$22,669	\$28,773
Total Income	\$935,584	\$1,399,062	\$1,975,709	\$2,568,782	\$3,194,074
# Component					
Inventory Appendix					
1048 Gravel Areas - Replenish	\$3,610	\$0	\$0	\$0	\$0
1160 Drainage System - Maintain	\$0	\$2,441	\$0	\$0	\$0
5020 Surveillance System - Replace	\$10,400	\$0	\$0	\$0	\$0
5050 Box Truck - Replace	\$79,600	\$0	\$0	\$0	\$0
7000 Well Casings - Replace S01-S05	\$0	\$0	\$0	\$0	\$0
7001 Well Casings - Replace S07-S08	\$0	\$0	\$0	\$0	\$0
7005 Submersible Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7006 Submersible Well Pumps - Replace (S07)	\$0	\$0	\$0	\$0	\$0
7015 Water Mains - Replace (8" PVC)	\$0	\$0	\$0	\$0	\$0
7016 Water Mains - Replace (4" & 6" A/C)	\$0	\$0	\$0	\$0	\$0
7017 Water Mains - Replace (2", 4" & 6" PVC)	\$0	\$0	\$0	\$0	\$0
7018 Water Mains - Replace (C900)	\$0	\$0	\$0	\$0	\$0
7019 Water Mains Bridge - Rplc (Ductile Iron)	\$0	\$0	\$0	\$0	\$0
7025 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7030 VFD & Surge Suppressors S07/08- Replace	\$0	\$0	\$0	\$0	\$0
7040 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
7045 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
7050 Water Tank - Inspect & Clean	\$0	\$0	\$0	\$0	\$5,909
7055 Generator - Replace (Cottonwood)	\$0	\$0	\$0	\$0	\$0
7056 Generator - Replace (Chiwawa)	\$0	\$0	\$0	\$0	\$0
7057 Generator - Replace (Water Tank)	\$0	\$0	\$8,742	\$0	\$0
7060 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
7065 Cottonwood Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7070 Water Tank Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7075 Water Tank Shed - Replace	\$0	\$0	\$0	\$0	\$0
7080 Chiwawa Bldg. Exterior - Refurb (Upper)	\$0	\$0	\$0	\$0	\$0
7085 Chiwawa Bldg. Exterior - Refurb (Lower)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$93,610	\$2,441	\$8,742	\$0	\$5,909
Ending Reserve Balance	\$841,974	\$1,396,621	\$1,966,967	\$2,568,782	\$3,188,165

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$3,188,165	\$3,822,082	\$4,496,505	\$5,157,231	\$5,850,062
Annual Reserve Funding	\$614,415	\$632,848	\$651,833	\$671,388	\$691,530
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$35,036	\$41,575	\$48,248	\$55,013	\$61,436
Total Income	\$3,837,617	\$4,496,505	\$5,196,587	\$5,883,632	\$6,603,028
# Component					
Inventory Appendix					
1048 Gravel Areas - Replenish	\$4,185	\$0	\$0	\$0	\$0
1160 Drainage System - Maintain	\$2,747	\$0	\$0	\$0	\$3,092
5020 Surveillance System - Replace	\$0	\$0	\$12,791	\$0	\$0
5050 Box Truck - Replace	\$0	\$0	\$0	\$0	\$0
7000 Well Casings - Replace S01-S05	\$0	\$0	\$0	\$0	\$0
7001 Well Casings - Replace S07-S08	\$0	\$0	\$0	\$0	\$0
7005 Submersible Well Pumps - Replace	\$0	\$0	\$26,565	\$0	\$0
7006 Submersible Well Pumps - Replace (S07)	\$0	\$0	\$0	\$0	\$0
7015 Water Mains - Replace (8" PVC)	\$0	\$0	\$0	\$0	\$0
7016 Water Mains - Replace (4" & 6" A/C)	\$0	\$0	\$0	\$0	\$0
7017 Water Mains - Replace (2", 4" & 6" PVC)	\$0	\$0	\$0	\$0	\$0
7018 Water Mains - Replace (C900)	\$0	\$0	\$0	\$0	\$0
7019 Water Mains Bridge - Rplc (Ductile Iron)	\$0	\$0	\$0	\$0	\$0
7025 Booster Pumps - Replace	\$8,602	\$0	\$0	\$0	\$0
7030 VFD & Surge Suppressors S07/08- Replace	\$0	\$0	\$0	\$0	\$0
7040 Water Meters - Replace	\$0	\$0	\$0	\$0	\$150,701
7045 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
7050 Water Tank - Inspect & Clean	\$0	\$0	\$0	\$0	\$6,850
7055 Generator - Replace (Cottonwood)	\$0	\$0	\$0	\$0	\$0
7056 Generator - Replace (Chiwawa)	\$0	\$0	\$0	\$0	\$0
7057 Generator - Replace (Water Tank)	\$0	\$0	\$0	\$0	\$0
7060 Telemetry System - Replace	\$0	\$0	\$0	\$33,569	\$0
7065 Cottonwood Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7070 Water Tank Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7075 Water Tank Shed - Replace	\$0	\$0	\$0	\$0	\$0
7080 Chiwawa Bldg. Exterior - Refurb (Upper)	\$0	\$0	\$0	\$0	\$0
7085 Chiwawa Bldg. Exterior - Refurb (Lower)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$15,534	\$0	\$39,356	\$33,569	\$160,644
Ending Reserve Balance	\$3,822,082	\$4,496,505	\$5,157,231	\$5,850,062	\$6,442,385

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$6,442,385	\$7,210,775	\$7,931,646	\$8,763,397	\$9,630,168
Annual Reserve Funding	\$712,276	\$733,644	\$755,653	\$778,323	\$801,673
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$68,237	\$75,680	\$83,440	\$91,929	\$100,322
Total Income	\$7,222,897	\$8,020,099	\$8,770,739	\$9,633,648	\$10,532,163
# Component					
Inventory Appendix					
1048 Gravel Areas - Replenish	\$4,852	\$0	\$0	\$0	\$0
1160 Drainage System - Maintain	\$0	\$0	\$0	\$3,480	\$0
5020 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$15,731
5050 Box Truck - Replace	\$0	\$0	\$0	\$0	\$0
7000 Well Casings - Replace S01-S05	\$0	\$0	\$0	\$0	\$0
7001 Well Casings - Replace S07-S08	\$0	\$0	\$0	\$0	\$0
7005 Submersible Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7006 Submersible Well Pumps - Replace (S07)	\$7,271	\$0	\$0	\$0	\$0
7015 Water Mains - Replace (8" PVC)	\$0	\$0	\$0	\$0	\$0
7016 Water Mains - Replace (4" & 6" A/C)	\$0	\$0	\$0	\$0	\$0
7017 Water Mains - Replace (2", 4" & 6" PVC)	\$0	\$0	\$0	\$0	\$0
7018 Water Mains - Replace (C900)	\$0	\$0	\$0	\$0	\$0
7019 Water Mains Bridge - Rplc (Ductile Iron)	\$0	\$0	\$0	\$0	\$0
7025 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7030 VFD & Surge Suppressors S07/08- Replace	\$0	\$0	\$0	\$0	\$18,907
7040 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
7045 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
7050 Water Tank - Inspect & Clean	\$0	\$0	\$0	\$0	\$7,941
7055 Generator - Replace (Cottonwood)	\$0	\$0	\$0	\$0	\$0
7056 Generator - Replace (Chiwawa)	\$0	\$88,453	\$0	\$0	\$0
7057 Generator - Replace (Water Tank)	\$0	\$0	\$0	\$0	\$0
7060 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
7065 Cottonwood Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$46,739
7070 Water Tank Bldg. Exterior - Refurbish	\$0	\$0	\$7,343	\$0	\$0
7075 Water Tank Shed - Replace	\$0	\$0	\$0	\$0	\$0
7080 Chiwawa Bldg. Exterior - Refurb (Upper)	\$0	\$0	\$0	\$0	\$0
7085 Chiwawa Bldg. Exterior - Refurb (Lower)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$12,122	\$88,453	\$7,343	\$3,480	\$89,318
Ending Reserve Balance	\$7,210,775	\$7,931,646	\$8,763,397	\$9,630,168	\$10,442,845

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$10,442,845	\$11,235,715	\$238,641	\$1,104,671	\$2,022,590
Annual Reserve Funding	\$825,723	\$850,494	\$876,009	\$902,290	\$929,358
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$108,347	\$57,347	\$6,714	\$15,630	\$24,751
Total Income	\$11,376,914	\$12,143,557	\$1,121,364	\$2,022,590	\$2,976,698
# Component					
Inventory Appendix					
1048 Gravel Areas - Replenish	\$5,624	\$0	\$0	\$0	\$0
1160 Drainage System - Maintain	\$0	\$0	\$3,917	\$0	\$0
5020 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
5050 Box Truck - Replace	\$124,014	\$0	\$0	\$0	\$0
7000 Well Casings - Replace S01-S05	\$0	\$0	\$0	\$0	\$0
7001 Well Casings - Replace S07-S08	\$0	\$0	\$0	\$0	\$0
7005 Submersible Well Pumps - Replace	\$0	\$0	\$0	\$0	\$37,876
7006 Submersible Well Pumps - Replace (S07)	\$0	\$0	\$0	\$0	\$0
7015 Water Mains - Replace (8" PVC)	\$0	\$0	\$0	\$0	\$0
7016 Water Mains - Replace (4" & 6" A/C)	\$0	\$11,904,916	\$0	\$0	\$0
7017 Water Mains - Replace (2", 4" & 6" PVC)	\$0	\$0	\$0	\$0	\$0
7018 Water Mains - Replace (C900)	\$0	\$0	\$0	\$0	\$0
7019 Water Mains Bridge - Rplc (Ductile Iron)	\$0	\$0	\$0	\$0	\$0
7025 Booster Pumps - Replace	\$11,560	\$0	\$0	\$0	\$0
7030 VFD & Surge Suppressors S07/08- Replace	\$0	\$0	\$0	\$0	\$0
7040 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
7045 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
7050 Water Tank - Inspect & Clean	\$0	\$0	\$0	\$0	\$9,206
7055 Generator - Replace (Cottonwood)	\$0	\$0	\$0	\$0	\$0
7056 Generator - Replace (Chiwawa)	\$0	\$0	\$0	\$0	\$0
7057 Generator - Replace (Water Tank)	\$0	\$0	\$0	\$0	\$0
7060 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
7065 Cottonwood Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7070 Water Tank Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7075 Water Tank Shed - Replace	\$0	\$0	\$12,777	\$0	\$0
7080 Chiwawa Bldg. Exterior - Refurb (Upper)	\$0	\$0	\$0	\$0	\$0
7085 Chiwawa Bldg. Exterior - Refurb (Lower)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$141,199	\$11,904,916	\$16,694	\$0	\$47,082
Ending Reserve Balance	\$11,235,715	\$238,641	\$1,104,671	\$2,022,590	\$2,929,617

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$2,929,617	\$3,781,671	\$4,750,087	\$5,780,774	\$6,782,154
Annual Reserve Funding	\$957,239	\$985,956	\$988,421	\$990,892	\$993,369
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$33,542	\$42,641	\$52,632	\$62,788	\$73,069
Total Income	\$3,920,398	\$4,810,267	\$5,791,140	\$6,834,454	\$7,848,592
# Component					
Inventory Appendix					
1048 Gravel Areas - Replenish	\$6,520	\$0	\$0	\$0	\$0
1160 Drainage System - Maintain	\$0	\$4,409	\$0	\$0	\$0
5020 Surveillance System - Replace	\$0	\$19,347	\$0	\$0	\$0
5050 Box Truck - Replace	\$0	\$0	\$0	\$0	\$0
7000 Well Casings - Replace S01-S05	\$0	\$0	\$0	\$0	\$0
7001 Well Casings - Replace S07-S08	\$0	\$0	\$0	\$0	\$0
7005 Submersible Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7006 Submersible Well Pumps - Replace (S07)	\$0	\$0	\$10,366	\$0	\$0
7015 Water Mains - Replace (8" PVC)	\$0	\$0	\$0	\$0	\$0
7016 Water Mains - Replace (4" & 6" A/C)	\$0	\$0	\$0	\$0	\$0
7017 Water Mains - Replace (2", 4" & 6" PVC)	\$0	\$0	\$0	\$0	\$0
7018 Water Mains - Replace (C900)	\$0	\$0	\$0	\$0	\$0
7019 Water Mains Bridge - Rplc (Ductile Iron)	\$0	\$0	\$0	\$0	\$0
7025 Booster Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7030 VFD & Surge Suppressors S07/08- Replace	\$0	\$0	\$0	\$0	\$0
7040 Water Meters - Replace	\$0	\$0	\$0	\$0	\$0
7045 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
7050 Water Tank - Inspect & Clean	\$0	\$0	\$0	\$0	\$10,672
7055 Generator - Replace (Cottonwood)	\$132,207	\$0	\$0	\$0	\$0
7056 Generator - Replace (Chiwawa)	\$0	\$0	\$0	\$0	\$0
7057 Generator - Replace (Water Tank)	\$0	\$0	\$0	\$0	\$0
7060 Telemetry System - Replace	\$0	\$0	\$0	\$52,300	\$0
7065 Cottonwood Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7070 Water Tank Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7075 Water Tank Shed - Replace	\$0	\$0	\$0	\$0	\$0
7080 Chiwawa Bldg. Exterior - Refurb (Upper)	\$0	\$24,928	\$0	\$0	\$0
7085 Chiwawa Bldg. Exterior - Refurb (Lower)	\$0	\$11,497	\$0	\$0	\$0
Total Expenses	\$138,727	\$60,181	\$10,366	\$52,300	\$10,672
Ending Reserve Balance	\$3,781,671	\$4,750,087	\$5,780,774	\$6,782,154	\$7,837,920

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$7,837,920	\$8,889,317	\$7,876,865	\$8,943,466	\$10,017,778
Annual Reserve Funding	\$995,853	\$998,342	\$1,000,838	\$1,003,340	\$1,005,849
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$83,601	\$83,795	\$84,066	\$94,766	\$104,085
Total Income	\$8,917,373	\$9,971,454	\$8,961,769	\$10,041,572	\$11,127,712
# Component					
Inventory Appendix					
1048 Gravel Areas - Replenish	\$7,559	\$0	\$0	\$0	\$0
1160 Drainage System - Maintain	\$4,962	\$0	\$0	\$0	\$5,585
5020 Surveillance System - Replace	\$0	\$0	\$0	\$23,794	\$0
5050 Box Truck - Replace	\$0	\$0	\$0	\$0	\$0
7000 Well Casings - Replace S01-S05	\$0	\$0	\$0	\$0	\$0
7001 Well Casings - Replace S07-S08	\$0	\$0	\$0	\$0	\$0
7005 Submersible Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7006 Submersible Well Pumps - Replace (S07)	\$0	\$0	\$0	\$0	\$0
7015 Water Mains - Replace (8" PVC)	\$0	\$0	\$0	\$0	\$0
7016 Water Mains - Replace (4" & 6" A/C)	\$0	\$0	\$0	\$0	\$0
7017 Water Mains - Replace (2", 4" & 6" PVC)	\$0	\$0	\$0	\$0	\$0
7018 Water Mains - Replace (C900)	\$0	\$1,523,093	\$0	\$0	\$0
7019 Water Mains Bridge - Rplc (Ductile Iron)	\$0	\$0	\$0	\$0	\$0
7025 Booster Pumps - Replace	\$15,536	\$0	\$0	\$0	\$0
7030 VFD & Surge Suppressors S07/08- Replace	\$0	\$0	\$0	\$0	\$29,457
7040 Water Meters - Replace	\$0	\$0	\$0	\$0	\$272,183
7045 Water Tank - Replace	\$0	\$571,497	\$0	\$0	\$0
7050 Water Tank - Inspect & Clean	\$0	\$0	\$0	\$0	\$12,372
7055 Generator - Replace (Cottonwood)	\$0	\$0	\$0	\$0	\$0
7056 Generator - Replace (Chiwawa)	\$0	\$0	\$0	\$0	\$0
7057 Generator - Replace (Water Tank)	\$0	\$0	\$18,303	\$0	\$0
7060 Telemetry System - Replace	\$0	\$0	\$0	\$0	\$0
7065 Cottonwood Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7070 Water Tank Bldg. Exterior - Refurbish	\$0	\$0	\$0	\$0	\$0
7075 Water Tank Shed - Replace	\$0	\$0	\$0	\$0	\$0
7080 Chiwawa Bldg. Exterior - Refurb (Upper)	\$0	\$0	\$0	\$0	\$0
7085 Chiwawa Bldg. Exterior - Refurb (Lower)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$28,057	\$2,094,589	\$18,303	\$23,794	\$319,597
Ending Reserve Balance	\$8,889,317	\$7,876,865	\$8,943,466	\$10,017,778	\$10,808,114



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.

Inventory Appendix

Comp #: 1015 Asphalt Grind & Overlay**Approx Quantity: 1 Not Funded****Location:** Roadways throughout association**Funded?:** No. Association not responsible - public roadway**History:** No history reported**Comments:** Not funded - no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 1048 Gravel Areas - Replenish**Approx Quantity: 1 Budget Allowance****Location:** Scattered locations including pump houses, park along Cottonwood, etc.**Funded?:** Yes.**History:** None known**Comments:** Remaining life remains at zero as not completed/planned; cost inflated.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 3,250**Higher Estimate:**

\$3,970

Cost Source: Budget Allowance

Comp #: 1060 Monument Signage - Refurbish/Replace**Approx Quantity: 2 Signs****Location:** At community entrances off of Lake Wenatchee-Plain Road**Funded?:** No. Cost projected to be too small for reserve funding**History:** Installed 2007, portable sign rebuilt 2022**Comments:** Not funded - no changes from previous study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 1135 Landscape - Refurbish Allotment**Approx Quantity: 1 Not Funded****Location:** Common area landscaping**Funded?:** No. Costs are best handled with operating funds.**History:** No history reported**Comments:** Not funded - no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 1160 Drainage System - Maintain**Approx Quantity: 1 Budget Allowance****Location:** Within community park area along Cottonwood Lane**Funded?:** Yes.**History:** Cleaned 2020 \$700 by community volunteer, sediment removal 2023 \$2,300**Comments:** Remaining useful life adjusted down and cost inflated.**Useful Life:** 4 years**Remaining Life:**

1 years

Lower Estimate: \$ 2,130**Higher Estimate:**

\$2,610

Cost Source: Inflated Client Cost History

Comp #: 2010 Picnic Table - Replace**Approx Quantity: 1 Table****Location:** Within riverfront beach area along Cottonwood Lane**Funded?:** No. Costs are best handled with operating funds, too small for reserve funding**History:** 1962**Comments:** Not funded - no changes from previous study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 5000 Electrical System - Repair/Replace**Approx Quantity: 1 Not Funded****Location:** Common area electrical**Funded?:** No. Useful life not predictable**History:** No history reported**Comments:** Not funded - no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 5020 Surveillance System - Replace**Approx Quantity: 1 Budget Allowance****Location:** Within Cottonwood Lane building**Funded?:** Yes.**History:** Installed 2018**Comments:** Remaining life remains at zero as not completed/planned; cost inflated.**Useful Life:** 7 years**Remaining Life:**

0 years

Lower Estimate: \$ 9,360**Higher Estimate:**

\$11,400

Cost Source: Inflated Estimate from previous reserve study

Comp #: 5025 Computer Equipment - Replace**Approx Quantity: 1 Not Funded****Location:** Within office area at Cottonwood Drive building**Funded?:** No. Costs are best handled with operating funds, too small for reserve funding**History:** No history reported**Comments:** Not funded - no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 5050 Box Truck - Replace**Approx Quantity: 1 Box Truck, 1984 vintage****Location:** Box truck serving water system**Funded?:** Yes.**History:** 1984 model reportedly donated to association**Comments:** Remaining life remains at zero as not completed/planned; cost inflated.**Useful Life:** 15 years**Remaining Life:**

0 years

Lower Estimate: \$ 71,600**Higher Estimate:**

\$87,600

Cost Source: Inflated Estimate from previous reserve study

Comp #: 7000 Well Casings - Replace S01-S05**Approx Quantity: 5 Well heads****Location:** Within community well fields (SO6 reportedly does not exist, SO4 is reportedly not in use)**Funded?:** Yes.**History:** Reportedly drilled ~ 1999 (SO1), 2004 (SO2), 1997 (SO3), 1997 (SO4) 1996 (SO5)**Comments:** Remaining useful life adjusted down and cost inflated.**Useful Life:** 75 years**Remaining Life:**

48 years

Lower Estimate: \$ 464,000**Higher Estimate:**

\$567,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 7001 Well Casings - Replace S07-S08**Approx Quantity: 2 Well heads****Location:** Within community Chiwawa well field (SO6 reportedly does not exist)**Funded?:** Yes.**History:** Reportedly drilled ~ 2013 (SO7), 2021 (SO8)**Comments:** Remaining useful life adjusted down and cost inflated.**Useful Life:** 75 years**Remaining Life:**

70 years

Lower Estimate: \$ 185,000**Higher Estimate:**

\$227,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 7005 Submersible Well Pumps - Replace**Approx Quantity: 4 pumps****Location:** Within wells (excluding wells SO3 & SO4 which are reportedly inactive & S07 which is represented separately within this report)**Funded?:** Yes.**History:** Replaced 2021 \$40k (excluding SO8 which was installed in 2021 at time of well drilling)**Comments:** Remaining useful life adjusted down and cost inflated.**Useful Life:** 12 years**Remaining Life:**

7 years

Lower Estimate: \$ 19,400**Higher Estimate:**

\$23,800

Cost Source: Inflated extrapolated cost history

Comp #: 7006 Submersible Well Pumps - Replace (S07)**Approx Quantity: 1 pump****Location:** Within well S07**Funded?:** Yes.**History:** S07 replaced 2024 \$5,241.41. All pumps replaced 2021 \$40k (excluding SO8 which was installed in 2021 at time of well drilling),**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 12 years**Remaining Life:**

10 years

Lower Estimate: \$ 4,870**Higher Estimate:**

\$5,950

Cost Source: Inflated Cost History: Tumwater Drilling Inc (\$5241 in 2024)

Comp #: 7010 Chlorination Systems - Replace**Approx Quantity: 2 systems****Location:** Within Cottonwood Lane and Chiwawa well field buildings**Funded?:** No. Cost projected to be too small for reserve funding**History:** Reportedly installed ~ 2018**Comments:** Not funded - no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 7015 Water Mains - Replace (8" PVC)**Approx Quantity: 5,810 LF PVC****Location:** 8" PVC distribution lines**Funded?:** Yes.**History:** Reportedly installed ~ 1992**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 75 years**Remaining Life:**

41 years

Lower Estimate: \$ 1,310,000**Higher Estimate:**

\$1,600,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 7016 Water Mains - Replace (4" & 6" A/C)**Approx Quantity: 29,675 LF asbestos concrete****Location:** 4 " & 6" asbestos concrete lines**Funded?:** Yes.**History:** Reportedly original to ~ 1962 construction, ~ 100 LF of galvanized lines planned for replacement 2024 as operating expense**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 80 years**Remaining Life:**

16 years

Lower Estimate: \$ 6,680,000**Higher Estimate:**

\$8,160,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 7017 Water Mains - Replace (2", 4" & 6" PVC)**Approx Quantity: 2,360 LF PVC****Location:** 2", 4" & 6" PVC lines**Funded?:** Yes.**History:** .45 mi installed 2010, ~ 100 yards installed 2022**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 75 years**Remaining Life:**

59 years

Lower Estimate: \$ 531,000**Higher Estimate:**

\$649,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 7018 Water Mains - Replace (C900)**Approx Quantity: 2,825 LF C900 PVC****Location:** C900 lines**Funded?:** Yes.**History:** Some variation - ~200 yards installed 2002 at Cedar Crest and ~200 yards installed under Loop Road in 2016**Comments:** Remaining useful life adjusted down and cost inflated from previous study. Previous reserve study included the line under the bridge however this area anticipated to be replaced in 2027 during bridge replacement (see #7019).**Useful Life:** 75 years**Remaining Life:**

26 years

Lower Estimate: \$ 636,000**Higher Estimate:**

\$777,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 7019 Water Mains Bridge - Rplc (Ductile Iron)**Approx Quantity: 350 LF ductile iron****Location:** Under the bridge**Funded?:** Yes.**History:** Replaced in 1995

Comments: As discussed with Client, water lines attached to bridge are ductile iron installed in 1995. Client reports county may be replacing bridge in the next few years which will force replacement of the water lines. At this point, a specific date has not been set and costs are not known. It is also possible that grants maybe available to fund this work. For this reserve study, we are reflecting the useful and remaining useful life cycles as typical but again, the replacement may be needed sooner.

Useful Life: 75 years**Remaining Life:**

44 years

Lower Estimate: \$ 110,000**Higher Estimate:**

\$135,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 7020 Fire Hydrants - Replace**Approx Quantity: 1 Not Funded****Location:** Throughout water system**Funded?:** No. No predictable large scale replacement projected**History:** 6 hydrants installed 1997, 2 hydrants installed 2000, 5 hydrants installed 2001**Comments:** Not funded - no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 7025 Booster Pumps - Replace**Approx Quantity: 2 pumps****Location:** Within pump house adjacent to water tank (2481 Salal Drive)**Funded?:** Yes.**History:** Reportedly rebuilt ~ 2021**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 10 years**Remaining Life:**

5 years

Lower Estimate: \$ 6,680**Higher Estimate:**

\$8,160

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 7030 VFD & Surge Suppressors S07/08- Replace**Approx Quantity: 1 system****Location:** Drives (VFD) for wells S07 and S08 and surge suppressors for S07, S08 & S05**Funded?:** Yes.**History:** New installation in 2025 (\$11,106 VFD + \$1400 surge suppressor)**Comments:** New system installed at wells S07 & S08 with costs based on history.**Useful Life:** 15 years**Remaining Life:**

14 years

Lower Estimate: \$ 11,300**Higher Estimate:**

\$13,800

Cost Source: Cost History: First Choice Electric

(\$12,506 in 2025)

Comp #: 7035 Pressure Tank - Replace**Approx Quantity: 1 tank****Location:** Within pump house adjacent to water tank (2481 Salal Drive)**Funded?:** No. Too small for Reserve designation**History:** Presumed installed ~ 2008 at time of building construction**Comments:** Not funded - no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 7040 Water Meters - Replace**Approx Quantity: 330 meters****Location:** At each water connection (batteries are reportedly replaced as-needed through annual operating budget)**Funded?:** Yes.**History:** Upgraded to electronic meters with remote monitoring 2012-2017 ~ \$350k**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 20 years**Remaining Life:**

9 years

Lower Estimate: \$ 104,000**Higher Estimate:**

\$127,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 7045 Water Tank - Replace**Approx Quantity: 1 concrete, 135K Gal Tank****Location:** At 2481 Salal Drive**Funded?:** Yes.**History:** 135k gallon tank installed 1992**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 60 years**Remaining Life:** 26 years**Lower Estimate:** \$ 239,000**Higher Estimate:** \$292,000**Cost Source:** Estimate Provided by Client, inflated

Comp #: 7050 Water Tank - Inspect & Clean**Approx Quantity: 1 concrete, 135K Gal Tank****Location:** Interior of tank at 2481 Salal Drive**Funded?:** Yes.**History:** 2025, 2021, 2007**Comments:** Remaining useful life reset and cost adjusted based on actual project, inflated.**Useful Life:** 5 years**Remaining Life:** 4 years**Lower Estimate:** \$ 4,730**Higher Estimate:** \$5,780**Cost Source:** Inflated Client Cost History

Comp #: 7055 Generator - Replace (Cottonwood)**Approx Quantity: 1 Generac****Location:** At Cottonwood well field**Funded?:** Yes.**History:** Installed 2021 \$60k (~ \$30k of this cost paid by grant)**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 25 years**Remaining Life:** 20 years**Lower Estimate:** \$ 65,900**Higher Estimate:** \$80,500**Cost Source:** Inflated Client Cost History

Comp #: 7056 Generator - Replace (Chiwawa)**Approx Quantity: 1 MQ Power****Location:** At Chiwawa well field, adjacent to upper building**Funded?:** Yes.**History:** Installed 2012**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 25 years**Remaining Life:** 11 years**Lower Estimate:** \$ 57,500**Higher Estimate:** \$70,300**Cost Source:** ARI Cost Database: Similar Project
Cost History

Comp #: 7057 Generator - Replace (Water Tank)**Approx Quantity: 1 Portable unit****Location:** Within shed at 2481 Salal Drive**Funded?:** Yes.**History:** Installed 2003**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 25 years**Remaining Life:** 2 years**Lower Estimate:** \$ 7,420**Higher Estimate:** \$9,060**Cost Source:** ARI Cost Database: Similar Project
Cost History

Comp #: 7060 Telemetry System - Replace**Approx Quantity: 1 System****Location:** Within Cottonwood Lane building**Funded?:** Yes.**History:** System upgraded 2019 \$22k**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 15 years**Remaining Life:** 8 years**Lower Estimate:** \$ 23,900**Higher Estimate:** \$29,200**Cost Source:** Inflated Client Cost History

Comp #: 7065 Cottonwood Bldg. Exterior - Refurbish**Approx Quantity: 1 Structure****Location:** 2651 Cottonwood Lane**Funded?:** Yes.**History:** Constructed 2000 ~ \$110k**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 40 years**Remaining Life:** 14 years**Lower Estimate:** \$ 27,800**Higher Estimate:** \$34,000**Cost Source:** ARI Cost Database: Similar Project
Cost History

Comp #: 7070 Water Tank Bldg. Exterior - Refurbish**Approx Quantity: 1 Structure****Location:** 2481 Salal Drive**Funded?:** Yes.**History:** Constructed 1998 ~ \$5k**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 40 years**Remaining Life:** 12 years**Lower Estimate:** \$ 4,640**Higher Estimate:** \$5,670**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 7075 Water Tank Shed - Replace**Approx Quantity: 1 Wood Shed****Location:** 2481 Salal Drive**Funded?:** Yes.**History:** Installed 2013**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 30 years**Remaining Life:** 17 years**Lower Estimate:** \$ 6,960**Higher Estimate:** \$8,500**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 7080 Chiwawa Bldg. Exterior - Refurb (Upper)**Approx Quantity: 1 Wood Built Bldg****Location:** 2500 Kinnikinick Drive (upper building)**Funded?:** Yes.**History:** Constructed 2007**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 40 years**Remaining Life:** 21 years**Lower Estimate:** \$ 12,100**Higher Estimate:** \$14,700**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 7085 Chiwawa Bldg. Exterior - Refurb (Lower)**Approx Quantity: 1 Wood Built Bldg****Location:** 2500 Kinnikinick Drive (lower building at SO5)**Funded?:** Yes.**History:** Constructed 2007**Comments:** Remaining useful life adjusted down and cost inflated from previous study.**Useful Life:** 40 years**Remaining Life:** 21 years**Lower Estimate:** \$ 5,560**Higher Estimate:** \$6,800**Cost Source:** ARI Cost Database: Similar Project

Cost History