



5116 Heather Drive
Anacortes, WA 98221
360.588.9956

Funding Reserve Analysis

for

Mt. Baker Rim

Level 3 Study 2025

March 25, 2025



Prepared by:
Charlie Barefield
Charlie Barefield
Reserve Analyst

Table of Contents

Introduction and Executive Summary

Introduction	3
Executive Summary	4

PART II RESERVE STUDY

Current Assessment Projection Summary	7
Current Assessment Projection	8
Baseline Funding Model Summary	9
Baseline Funding Model Projection	10
Fully Funded Model Summary	11
Fully Funded Model Projection	12
Funding Model Comparison by Percent Funded	13
Annual Expenditure Detail	14
Contribution and Fund Breakdown	17
Detail Report by Component	18
Expenses by Item and by Calendar Year	27

Mt. Baker Rim

Pacific Crest Reserves, LLC
5116 Heather Drive
Anacortes, WA 98221
Phone: 360-588-9956

March 25, 2025

10315 Mount Baker Highway
Deming, WA 98244

Introduction

First, we would like to thank you for utilizing our services. Our approach is to provide the members, the board and management with understandable information to make informed decisions needed to best manage your reserve fund and annual contributions. We strive to understand the association's needs and design a funding strategy for meeting those needs based on a realistic approach to finances available and real-world workings of most associations. We live and work in the local area and work hard to keep up to date with costs in your association's neighborhood.

Included within the following pages you will find:

- Three funding models which detail how your association finances will look during the 30-year forecast window
 - Current Level of Contributions
 - Baseline Funded
 - Fully Funded (per the State of Washington RCW 64.34.380)
- A list of the community components that the association is responsible for maintaining
 - Estimated current cost of replacement of each component
 - Timeline of estimated remaining life and estimated cost at replacement date per component
- Annual expenditure detail
- Expenses by item and by calendar year
- Average deficit or surplus from a Fully Funded Balance for the association and per member in dollar amount and percentage (based on equal percentage ownership for all units). This amount is calculated by subtracting the association's reserve account balance as of the date of the study (January 01, 2025) from the Fully Funded Balance. Also included is the same calculated amounts as projected at the end of the each study year (December 31, 2025).

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:

- 0 - 30% range are considered in **Poor** condition and at a high risk of special assessments or deferred maintenance
- 30 - 80% range are considered in **Good** condition and should strive to gradually increase reserves
- over 80% range are considered in **Excellent** condition and enjoy a low risk of special assessments or deferred maintenance.

The attached funding study is limited in scope to those expense items listed in the attached Expense Detail Report. Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long-lived items overlaps the 30 Years reserve study envelope.

Executive Summary

Name	Mt. Baker Rim
Location	10315 Mount Baker Highway Deming, WA 98244
Contributing Members (units)	432
Fiscal Year Start	January 01, 2025
Fiscal Year End	December 31, 2025
Depth of Study	Level III Report: Reserve Study Update without Site Inspection
Date of Study	March 25, 2025
Last On-Site Inspection Date	April 03, 2024
Inflation Rate for Projections	3.00 % (Years 2025-2055)

Reserve Fund Status and Funding Plan Recommendation

Based on our findings, the reserves are more than adequate to fund capital projects throughout the 30 year scope of the study.

Reported Current Annual Reserve Contribution	\$82,416 per year
Estimated Fiscal Year Starting Balance	\$464,977
Fiscal Year Beginning Balance if Fully Funded	\$439,035 (<i>ideal amount in reserves</i>)
Average Deficit/Surplus per Member (as of January 01, 2025)	\$60.05

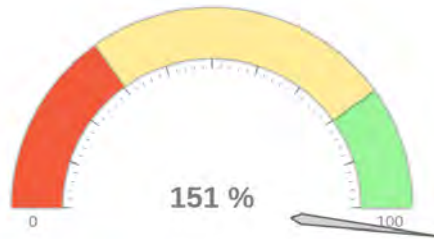


Figure 1: Reserve Account Percentage Funded Over 30 Year Study Window (Average Value)

Table 1: 5 Year Summary: Current vs. Baseline vs. Fully Funded Models

	Current		Baseline		Fully Funded Recommended	
2025	\$486,752	106%	\$486,752	106%	\$486,752	106%
2026	\$499,416	108%	\$496,943	108%	\$496,943	108%
2027	\$580,535	111%	\$573,043	110%	\$573,043	110%
2028	\$606,865	111%	\$591,731	110%	\$591,731	110%
2029	\$458,399	113%	\$432,922	110%	\$432,922	110%
	<i>Contribution amount supplied by Client</i>		<i>Reserve account above \$0 within the study timeline</i>		<i>Achieve 100% funded within the study timeframe</i>	

The percentage figures above represent the percentage each model is above or below fully funded for the noted time period.

Project Description

Mt. Baker Rim Community Club is located near Glacier Washington near Mt. Baker recreational area. There are approximately 432.5 heavily wooded single family lots serviced by several miles of private asphalt paved road. Amenities include a large clubhouse, swimming pool, tennis & pickle ball courts, gate house including a managers apartment, utility garage plus other out buildings. Equipment includes two trucks, a tractor and various landscape maintenance equipment.

Depth of Study

This year’s report is a *Level 3* Reserve financial update and does not include a site inspection or revision to the community’s assets. For this report we have relied on current information provided by management, previous reserve studies and field notes from our last site visit. RCW requirements are two years of Level 3 updates followed by a full Level 2 report that includes a site visit and in-depth review of community assets, current status of the various reserve study components and financial information.

Report Notes:

In 2028, RCW 64.55 will be amended to address major exterior renovations. This means stricter regulations, increased oversight, and potentially higher costs for construction projects.

Key Implications for your reserve study:

- Independent Over site: Major projects will have to hire independent engineers to oversee the project. Increased use of independent inspectors will ensure higher quality construction standards and reduce the risk of defects. We will need to factor these costs into the project.
- Expanded Warranty Coverage: Longer warranty periods may protect your community from costly repairs and replacements. Contractor most likely will pass that cost on to their customers.
- Potential Cost Increases: To account for increased liability and stricter oversight these future project costs will increase by 20% to 30%.

In this Reserve Study the following components are excluded:

Power Lines – Generally utility companies.

Utility Main Lines – Generally utility companies or City.

Interior Plumbing - The remaining useful life of the plumbing exceeds the 30-year scope of the study.

Siding - The remaining useful life exceeds the 30-year scope of the study.

Material and labor costs appear to be continuing to increase in all construction categories. Many associations have reported dramatic cost differences in recent contractor bids on the same projects. We highly recommend associations request contractor bids on upcoming projects early in the process. Until such time as cost increases moderate an inflation factor of 3.00 % will be used in all funding models).

Current Assessment Projection – The initial reserve assessment is the association’s reported current fiscal year funding level and projected out 30 years to illustrate the adequacy of the current funding over time.

Current Total Reported Annual Reserve Contribution – \$82,416

Baseline Funded Model – The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. A facility using this funding method must understand that even a minor reduction in a component’s remaining useful life or **unplanned expenses** can result in a deficit in the reserve cash balance and **may require additional funding**.

Recommended Total Annual Reserve Contribution – \$82,416

Mt. Baker Rim

Fully Funded Model – This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments. This is the most conservative funding model. It leads to or maintains a fully funded reserve position. (Please note that the Fully Funded Model incorporates funding parameters that seek to reach 100% funded at year 30 reserve study limit. The recommended contribution amount may be unusually high or low for the first few years depending on the current reserve account balance and upcoming expenses).

Recommended Total Annual Reserve Contribution – \$82,416

Initial Reserves

Initial reserves for this reserve study are estimated to be \$464,977 as of December 31, 2024. We have relied upon the client to provide the current (or projected) reserve balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the reserve fund.

Keeping Your Reserve Study Current

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the facilities site and computations made subsequently in preparing this reserve analysis study are retained in our computer files.

Conflict of Interest

As the preparer of this reserve study, Pacific Crest Reserves certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Date of Physical Inspection

The property was physically inspected by Pacific Crest Reserves on April 03, 2024.

Pacific Crest Reserves would like to thank the members and management for the opportunity to be of service in the preparation of the attached funding study. Again, please feel free to contact us if you have any questions.

Prepared by:

Charlie Barefield

Charlie Barefield, Reserve Analyst

Current Assessment Projection Summary

		Report Parameters	
Report Date	March 25, 2025	Inflation	3.00 %
Budget Year Beginning	January 01, 2025	Interest Rate on Reserve Balance	0.00 %
Budget Year Ending	December 31, 2025	Tax Rate on Interest	30.00 %
Total Units	432	2025 Beginning Balance	\$464,977

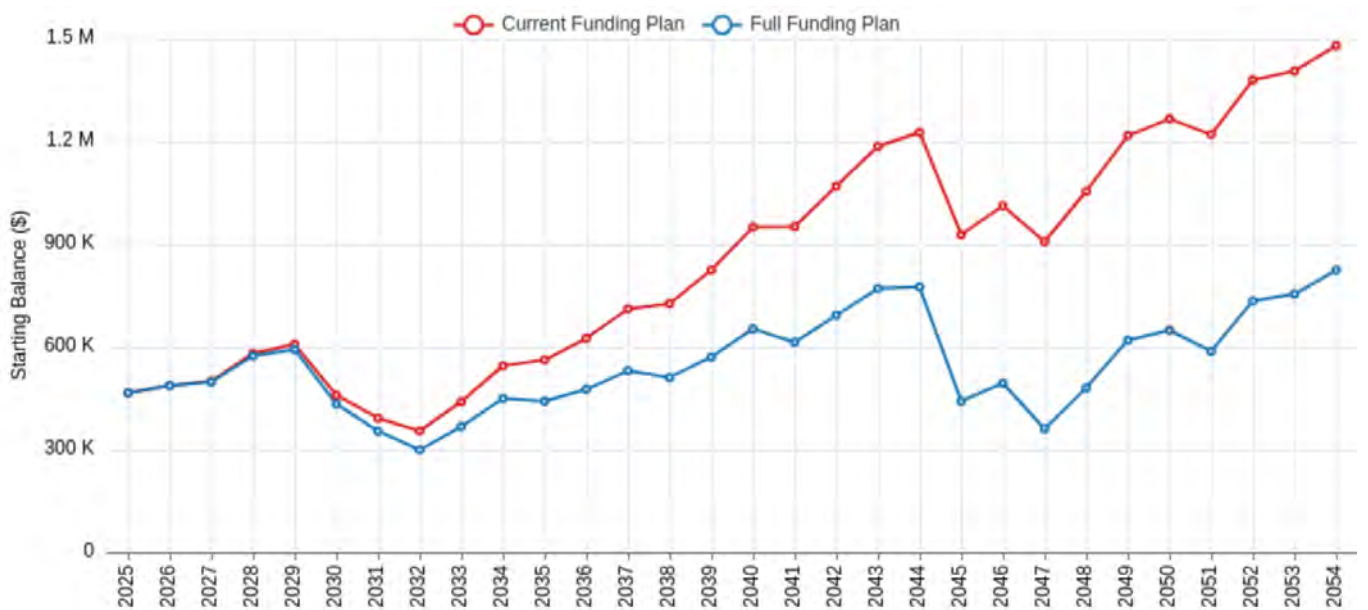


Figure 2: Current Assessment Funding Model vs Fully Funded Model

The **Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

Current Assessment Funding Model Summary of Calculations	
Required Annual Contribution	\$82,416
<i>Average \$190.78 per unit annually</i>	
Average Net Annual Interest Earned	\$0
Total Annual Allocation to Reserves	\$82,416
<i>\$190.78 per unit annually</i>	

Current Assessment Projection

Table 2: Current Funding Plan

Year	Starting Balance	Reserve Contribution	Special Assessments	Interest Earned	Expenditures	Ending Balance	Fully Funded Balance	Percent Funded
2025	\$464,977	\$82,416	\$0	\$0	\$60,641	\$486,752	\$439,035	105.91%
2026	\$486,752	\$84,888	\$0	\$0	\$72,225	\$499,416	\$450,469	108.05%
2027	\$499,416	\$87,435	\$0	\$0	\$6,316	\$580,535	\$451,163	110.70%
2028	\$580,535	\$90,058	\$0	\$0	\$63,728	\$606,865	\$521,610	111.30%
2029	\$606,865	\$92,760	\$0	\$0	\$241,226	\$458,399	\$536,939	113.02%
2030	\$458,399	\$95,543	\$0	\$0	\$162,191	\$391,751	\$371,864	123.27%
2031	\$391,751	\$98,409	\$0	\$0	\$136,751	\$353,409	\$285,262	137.33%
2032	\$353,409	\$101,361	\$0	\$0	\$14,851	\$439,920	\$224,344	157.53%
2033	\$439,920	\$104,402	\$0	\$0	\$0	\$544,322	\$289,297	152.07%
2034	\$544,322	\$107,534	\$0	\$0	\$90,856	\$561,000	\$373,700	145.66%
2035	\$561,000	\$110,760	\$0	\$0	\$47,209	\$624,551	\$369,325	151.90%
2036	\$624,551	\$114,083	\$0	\$0	\$28,592	\$710,042	\$412,115	151.55%
2037	\$710,042	\$117,505	\$0	\$0	\$101,819	\$725,729	\$477,775	148.61%
2038	\$725,729	\$121,031	\$0	\$0	\$22,667	\$824,093	\$472,463	153.61%
2039	\$824,093	\$124,662	\$0	\$0	\$0	\$948,754	\$551,075	149.54%
2040	\$948,754	\$128,401	\$0	\$0	\$126,940	\$950,215	\$658,026	144.18%
2041	\$950,215	\$132,253	\$0	\$0	\$13,766	\$1,068,702	\$640,149	148.44%
2042	\$1,068,702	\$136,221	\$0	\$0	\$19,958	\$1,184,965	\$741,100	144.20%
2043	\$1,184,965	\$140,308	\$0	\$0	\$99,286	\$1,225,987	\$841,579	140.80%
2044	\$1,225,987	\$144,517	\$0	\$0	\$443,502	\$927,002	\$866,329	141.52%
2045	\$927,002	\$148,852	\$0	\$0	\$64,516	\$1,011,339	\$540,332	171.56%
2046	\$1,011,339	\$153,318	\$0	\$0	\$257,671	\$906,986	\$598,055	169.10%
2047	\$906,986	\$157,917	\$0	\$0	\$11,408	\$1,053,496	\$461,799	196.40%
2048	\$1,053,496	\$162,655	\$0	\$0	\$0	\$1,216,151	\$578,443	182.13%
2049	\$1,216,151	\$167,535	\$0	\$0	\$118,553	\$1,265,133	\$713,772	170.38%
2050	\$1,265,133	\$172,561	\$0	\$0	\$218,143	\$1,219,550	\$734,592	172.22%
2051	\$1,219,550	\$177,737	\$0	\$0	\$18,500	\$1,378,788	\$657,103	185.60%
2052	\$1,378,788	\$183,070	\$0	\$0	\$156,368	\$1,405,489	\$786,676	175.27%
2053	\$1,405,489	\$188,562	\$0	\$0	\$115,684	\$1,478,367	\$782,000	179.73%
2054	\$1,478,367	\$194,218	\$0	\$0	\$26,662	\$1,645,924	\$823,072	179.62%

Fully Funded Balance = \sum Current Cost \times Effective Age / Useful Life

Percent Funded = Fully Funded Balance / Starting Balance

Key indicators:

Poor - 0-30%

Good - 30-80%

Excellent - over 80%



Baseline Funding Model Summary

		Report Parameters	
Report Date	March 25, 2025	Inflation	3.00 %
Budget Year Beginning	January 01, 2025	Interest Rate on Reserve Balance	0.00 %
Budget Year Ending	December 31, 2025	Tax Rate on Interest	30.00 %
Total Units	432	2025 Beginning Balance	\$464,977

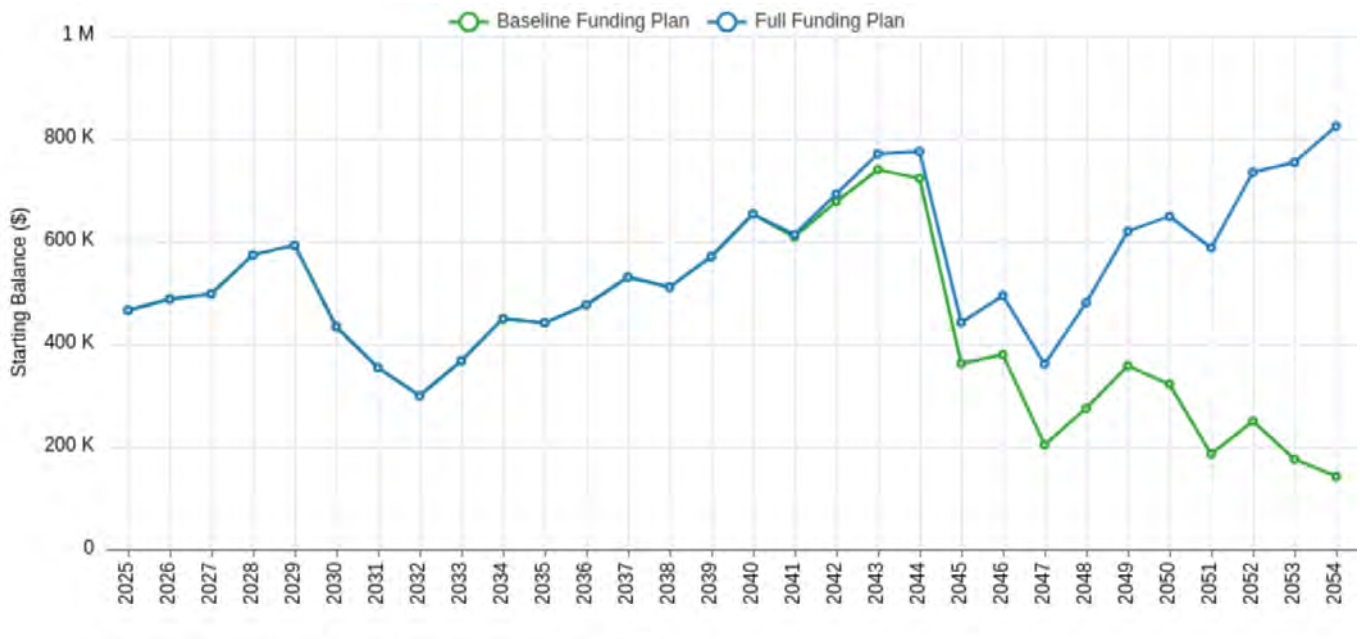


Figure 3: Baseline Funding vs Fully Funded Model

The **Baseline Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined baseline, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Baseline Funding Model** allows the client to choose the level of conservative funding they desire by choosing the baseline dollar amount.

Baseline Funding Model Summary of Calculations	
Required Annual Contribution	\$82,416
<i>Average \$190.78 per unit annually</i>	
Average Net Annual Interest Earned	\$0
Total Annual Allocation to Reserves	\$82,416
<i>\$190.78 per unit annually</i>	

Baseline Funding Model Projection

Table 3: Baseline Funding Plan

Year	Starting Balance	Reserve Contribution	Special Assessments	Interest Earned	Expenditures	Ending Balance	Fully Funded Balance	Percent Funded
2025	\$464,977	\$82,416	\$0	\$0	\$60,641	\$486,752	\$439,035	105.91%
2026	\$486,752	\$82,416	\$0	\$0	\$72,225	\$496,943	\$450,469	108.05%
2027	\$496,943	\$82,416	\$0	\$0	\$6,316	\$573,043	\$451,163	110.15%
2028	\$573,043	\$82,416	\$0	\$0	\$63,728	\$591,731	\$521,610	109.86%
2029	\$591,731	\$82,416	\$0	\$0	\$241,226	\$432,922	\$536,939	110.20%
2030	\$432,922	\$82,416	\$0	\$0	\$162,191	\$353,147	\$371,864	116.42%
2031	\$353,147	\$82,416	\$0	\$0	\$136,751	\$298,812	\$285,262	123.80%
2032	\$298,812	\$82,416	\$0	\$0	\$14,851	\$366,377	\$224,344	133.19%
2033	\$366,377	\$82,416	\$0	\$0	\$0	\$448,793	\$289,297	126.64%
2034	\$448,793	\$82,416	\$0	\$0	\$90,856	\$440,353	\$373,700	120.09%
2035	\$440,353	\$82,416	\$0	\$0	\$47,209	\$475,560	\$369,325	119.23%
2036	\$475,560	\$82,416	\$0	\$0	\$28,592	\$529,384	\$412,115	115.40%
2037	\$529,384	\$82,416	\$0	\$0	\$101,819	\$509,981	\$477,775	110.80%
2038	\$509,981	\$82,416	\$0	\$0	\$22,667	\$569,731	\$472,463	107.94%
2039	\$569,731	\$82,416	\$0	\$0	\$0	\$652,147	\$551,075	103.39%
2040	\$652,147	\$82,416	\$0	\$0	\$126,940	\$607,622	\$658,026	99.11%
2041	\$607,622	\$82,416	\$0	\$0	\$13,766	\$676,272	\$640,149	94.92%
2042	\$676,272	\$82,416	\$0	\$0	\$19,958	\$738,730	\$741,100	91.25%
2043	\$738,730	\$82,416	\$0	\$0	\$99,286	\$721,860	\$841,579	87.78%
2044	\$721,860	\$82,416	\$0	\$0	\$443,502	\$360,775	\$866,329	83.32%
2045	\$360,775	\$82,416	\$0	\$0	\$64,516	\$378,674	\$540,332	66.77%
2046	\$378,674	\$82,416	\$0	\$0	\$257,671	\$203,420	\$598,055	63.32%
2047	\$203,420	\$82,416	\$0	\$0	\$11,408	\$274,428	\$461,799	44.05%
2048	\$274,428	\$82,416	\$0	\$0	\$0	\$356,844	\$578,443	47.44%
2049	\$356,844	\$82,416	\$0	\$0	\$118,553	\$320,708	\$713,772	49.99%
2050	\$320,708	\$82,416	\$0	\$0	\$218,143	\$184,981	\$734,592	43.66%
2051	\$184,981	\$82,416	\$0	\$0	\$18,500	\$248,897	\$657,103	28.15%
2052	\$248,897	\$82,416	\$0	\$0	\$156,368	\$174,945	\$786,676	31.64%
2053	\$174,945	\$82,416	\$0	\$0	\$115,684	\$141,677	\$782,000	22.37%
2054	\$141,677	\$82,416	\$0	\$0	\$26,662	\$197,431	\$823,072	17.21%

Fully Funded Balance = \sum Current Cost \times Effective Age / Useful Life
 Percent Funded = Fully Funded Balance / Starting Balance

Key indicators: Poor - 0-30% Good - 30-80% Excellent - over 80%



Fully Funded Model Summary

		Report Parameters	
Report Date	March 25, 2025	Inflation	3.00 %
Budget Year Beginning	January 01, 2025	Interest Rate on Reserve Balance	0.00 %
Budget Year Ending	December 31, 2025	Tax Rate on Interest	30.00 %
Total Units	432	2025 Beginning Balance	\$464,977

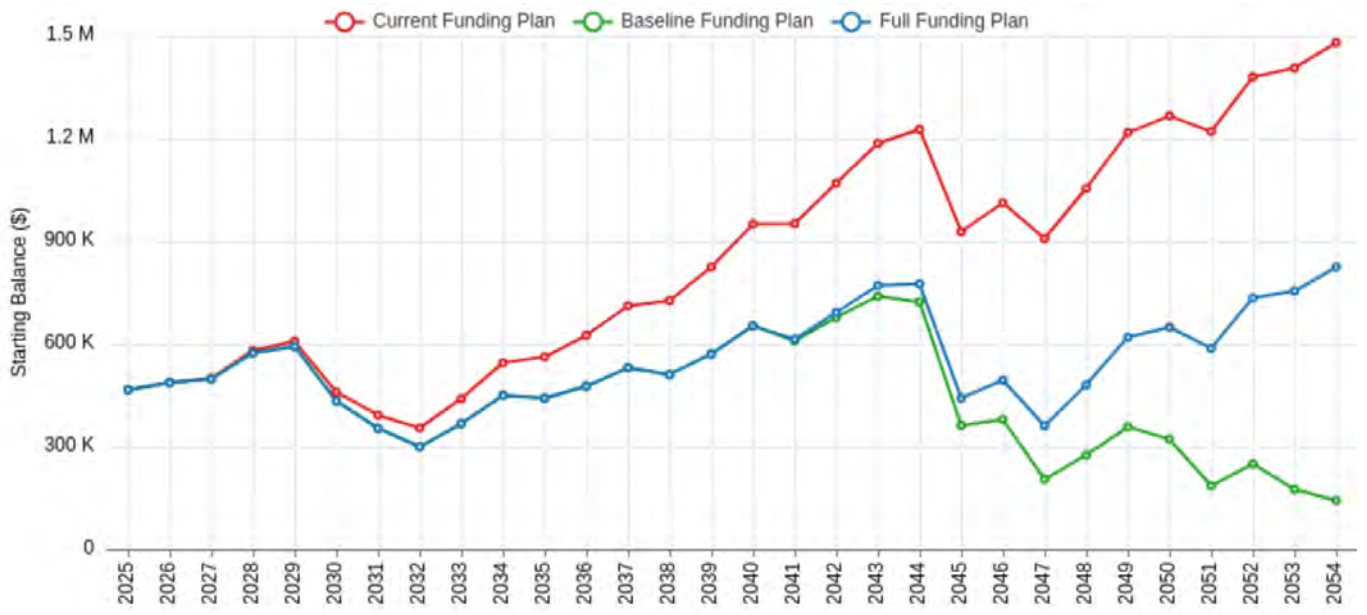


Figure 4: Funding Model Comparison Cash Projections

The Fully Funded Model's long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

Fully Funded Model Summary of Calculations	
Required Annual Contribution	\$82,416
<i>Average \$190.78 per unit annually</i>	
Average Net Annual Interest Earned	\$0
Total Annual Allocation to Reserves	\$82,416
<i>\$190.78 per unit annually</i>	

Fully Funded Model Projection

Table 4: Full Funding Plan

Year	Starting Balance	Reserve Contribution	Special Assessments	Interest Earned	Expenditures	Ending Balance	Fully Funded Balance	Percent Funded
2025	\$464,977	\$82,416	\$0	\$0	\$60,641	\$486,752	\$439,035	105.91%
2026	\$486,752	\$82,416	\$0	\$0	\$72,225	\$496,943	\$450,469	108.05%
2027	\$496,943	\$82,416	\$0	\$0	\$6,316	\$573,043	\$451,163	110.15%
2028	\$573,043	\$82,416	\$0	\$0	\$63,728	\$591,731	\$521,610	109.86%
2029	\$591,731	\$82,416	\$0	\$0	\$241,226	\$432,922	\$536,939	110.20%
2030	\$432,922	\$82,416	\$0	\$0	\$162,191	\$353,147	\$371,864	116.42%
2031	\$353,147	\$82,416	\$0	\$0	\$136,751	\$298,812	\$285,262	123.80%
2032	\$298,812	\$82,416	\$0	\$0	\$14,851	\$366,377	\$224,344	133.19%
2033	\$366,377	\$82,416	\$0	\$0	\$0	\$448,793	\$289,297	126.64%
2034	\$448,793	\$82,416	\$0	\$0	\$90,856	\$440,353	\$373,700	120.09%
2035	\$440,353	\$82,416	\$0	\$0	\$47,209	\$475,560	\$369,325	119.23%
2036	\$475,560	\$82,416	\$0	\$0	\$28,592	\$529,384	\$412,115	115.40%
2037	\$529,384	\$82,416	\$0	\$0	\$101,819	\$509,981	\$477,775	110.80%
2038	\$509,981	\$82,416	\$0	\$0	\$22,667	\$569,731	\$472,463	107.94%
2039	\$569,731	\$82,416	\$0	\$0	\$0	\$652,147	\$551,075	103.39%
2040	\$652,147	\$87,361	\$0	\$0	\$126,940	\$612,567	\$658,026	99.11%
2041	\$612,567	\$92,603	\$0	\$0	\$13,766	\$691,404	\$640,149	95.69%
2042	\$691,404	\$98,159	\$0	\$0	\$19,958	\$769,604	\$741,100	93.29%
2043	\$769,604	\$104,048	\$0	\$0	\$99,286	\$774,367	\$841,579	91.45%
2044	\$774,367	\$110,291	\$0	\$0	\$443,502	\$441,156	\$866,329	89.38%
2045	\$441,156	\$116,909	\$0	\$0	\$64,516	\$493,549	\$540,332	81.65%
2046	\$493,549	\$123,923	\$0	\$0	\$257,671	\$359,802	\$598,055	82.53%
2047	\$359,802	\$131,359	\$0	\$0	\$11,408	\$479,753	\$461,799	77.91%
2048	\$479,753	\$139,240	\$0	\$0	\$0	\$618,993	\$578,443	82.94%
2049	\$618,993	\$147,594	\$0	\$0	\$118,553	\$648,034	\$713,772	86.72%
2050	\$648,034	\$156,450	\$0	\$0	\$218,143	\$586,342	\$734,592	88.22%
2051	\$586,342	\$165,837	\$0	\$0	\$18,500	\$733,678	\$657,103	89.23%
2052	\$733,678	\$175,787	\$0	\$0	\$156,368	\$753,098	\$786,676	93.26%
2053	\$753,098	\$186,335	\$0	\$0	\$115,684	\$823,749	\$782,000	96.30%
2054	\$823,749	\$197,515	\$0	\$0	\$26,662	\$994,602	\$823,072	100.08%

Fully Funded Balance = \sum Current Cost \times Effective Age / Useful Life

Percent Funded = Fully Funded Balance / Starting Balance

Key indicators: Poor - 0-30% Good - 30-80% Excellent - over 80%



Funding Model Comparison by Percent Funded

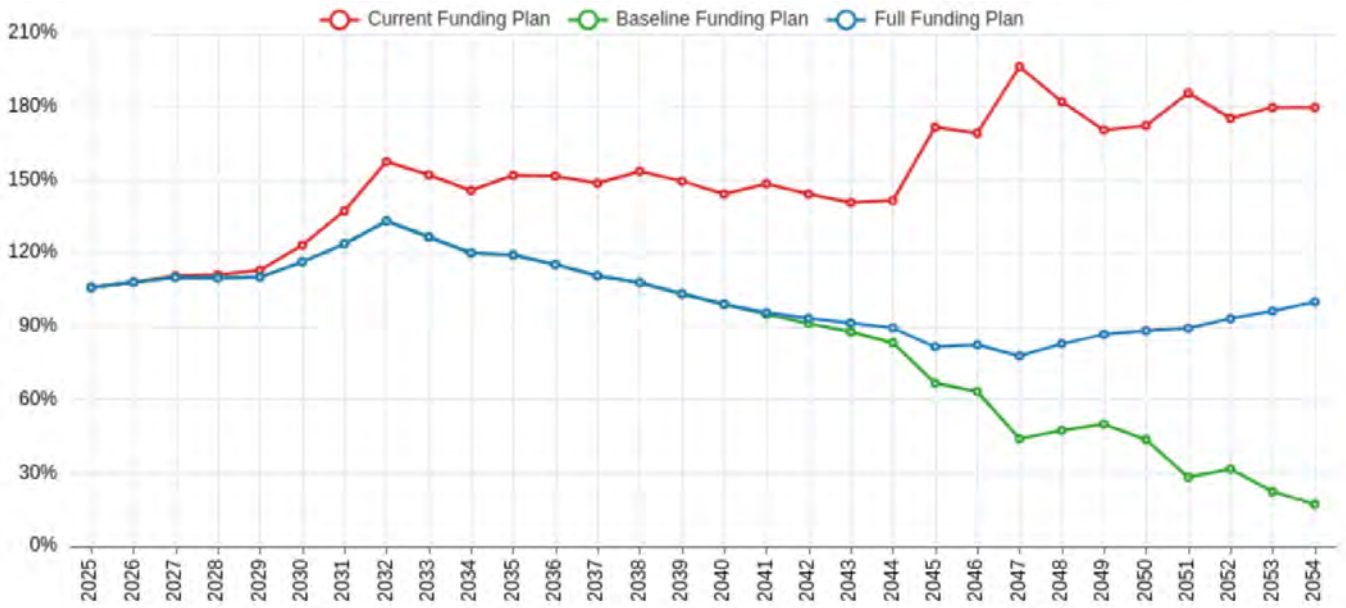


Figure 5: Funding Model Comparison by Percent Funded (%)

The chart above compares the projected Reserve Percentage Funded of the three funding models (Current Assessment Funding Model, Baseline Funding Model, and Fully Funded Model) over 30 years.

Annual Expenditure Detail

Replacement Year 2025	
Gate Entry System/Video Surveillance	\$2,321
Road Major Repair	\$58,320
Total	\$60,641
Replacement Year 2026	
Clubhouse - Siding Replacement	\$36,793
Clubhouse - Exterior Painting	\$6,307
General Culvert Maintenance Fund	\$2,704
Dike Repair & Maintenance	\$6,132
Gate House & Apartment Furnace/Hot Water Heater	\$12,264
Gate House, Garage, A-Frame Exterior Maintenance & Repair	\$1,893
Playground Equipment and Surrounds	\$6,132
Total	\$72,225
Replacement Year 2027	
Sander/Spreader	\$6,316
Total	\$6,316
Replacement Year 2028	
Road Major Repair	\$63,728
Total	\$63,728
Replacement Year 2029	
Interior & Deck Surfaces	\$241,226
Total	\$241,226
Replacement Year 2030	
Gate House & Manager Apartment Interior Refurbish	\$13,803
Tennis Court Maintenance & Surface Replacement	\$96,624
Trash Enclosure & Compactor Maintenance	\$10,353
Toyota Tacoma Pickup	\$41,410
Total	\$162,191
Replacement Year 2031	
General Culvert Maintenance Fund	\$3,134
Dike Repair & Maintenance	\$7,109
Road Major Repair	\$69,637
Dodge Truck 1 Ton	\$56,870
Total	\$136,751
Replacement Year 2032	
Clubhouse Interior Refurbish	\$14,851
Total	\$14,851
Replacement Year 2034	
Road Major Repair	\$76,094
General Equipment	\$14,762

Mt. Baker Rim

Total		\$90,856
<hr/>		
Replacement Year 2035		
	Clubhouse - Heat Pump Heating Equipment	\$47,209
	Total	\$47,209
<hr/>		
Replacement Year 2036		
	Clubhouse - Exterior Painting	\$8,476
	General Culvert Maintenance Fund	\$3,634
	Dike Repair & Maintenance	\$8,241
	Playground Equipment and Surrounds	\$8,241
	Total	\$28,592
<hr/>		
Replacement Year 2037		
	Clubhouse - Sauna	\$10,180
	Road Major Repair	\$83,150
	Sander/Spreader	\$8,488
	Total	\$101,819
<hr/>		
Replacement Year 2038		
	Equipment Major Repair & Replacement	\$22,667
	Total	\$22,667
<hr/>		
Replacement Year 2040		
	Gate Entry System/Video Surveillance	\$3,616
	Gate House & Manager Apartment Interior Refurbish	\$18,551
	Road Major Repair	\$90,861
	Trash Enclosure & Compactor Maintenance	\$13,913
	Total	\$126,940
<hr/>		
Replacement Year 2041		
	General Culvert Maintenance Fund	\$4,212
	Dike Repair & Maintenance	\$9,554
	Total	\$13,766
<hr/>		
Replacement Year 2042		
	Clubhouse Interior Refurbish	\$19,958
	Total	\$19,958
<hr/>		
Replacement Year 2043		
	Road Major Repair	\$99,286
	Total	\$99,286
<hr/>		
Replacement Year 2044		
	Interior & Deck Surfaces	\$375,822
	Ford Tractor	\$47,841
	General Equipment	\$19,839
	Total	\$443,502
<hr/>		
Replacement Year 2045		
	Toyota Tacoma Pickup	\$64,516

Mt. Baker Rim

Total **\$64,516**

Replacement Year 2046

Clubhouse - Exterior Painting	\$11,392
General Culvert Maintenance Fund	\$4,883
Dike Repair & Maintenance	\$11,075
Gate House & Apartment Furnace/Hot Water Heater	\$22,151
Playground Equipment and Surrounds	\$11,075
Road Major Repair	\$108,492
Dodge Truck 1 Ton	\$88,602
Total	\$257,671

Replacement Year 2047

Sander/Spreader	\$11,408
Total	\$11,408

Replacement Year 2049

Road Major Repair	\$118,553
Total	\$118,553

Replacement Year 2050

Gate House & Manager Apartment Interior Refurbish	\$24,931
Tennis Court Maintenance & Surface Replacement	\$174,514
Trash Enclosure & Compactor Maintenance	\$18,698
Total	\$218,143

Replacement Year 2051

General Culvert Maintenance Fund	\$5,661
Dike Repair & Maintenance	\$12,839
Total	\$18,500

Replacement Year 2052

Clubhouse Interior Refurbish	\$26,822
Road Major Repair	\$129,546
Total	\$156,368

Replacement Year 2053

Clubhouse - Heat Pump Heating Equipment	\$80,370
Equipment Major Repair & Replacement	\$35,314
Total	\$115,684

Replacement Year 2054

General Equipment	\$26,662
Total	\$26,662

Contribution and Fund Breakdown

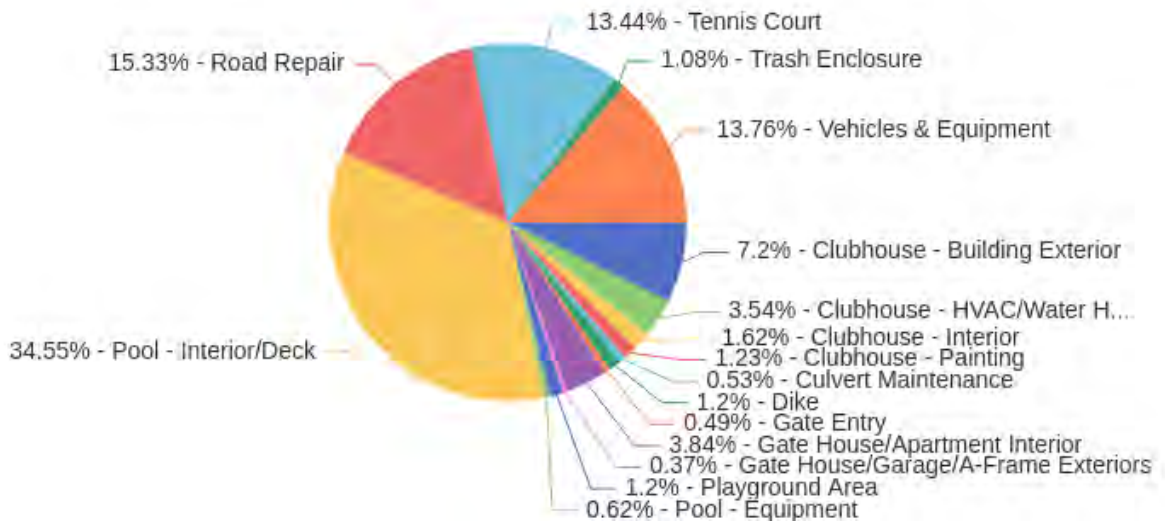


Figure 6: Costs segmentation by main components category

The above chart illustrates the current cost breakdown percentage of the Component Categories in this reserve study. Special attention should be given to those component categories which take up a bulk of the % of the current cost as these may require significant planning to adequately budget for their replacement. Refer to the Cash Flow Projections and the Annual Expenditure Report for the projected timeline of expected expenditures.

Detail Report by Component

Clubhouse - Siding Replacement

ID	1001	Replacement Year	2026
Category	Clubhouse - Building Exterior	Replacement Cost	\$35,721
Placed in Service	01/01/1978	Quantity	1 (Allowance)
Useful Life	30	Assessment	Fixed
Remaining Life	1	Fund Component	Funded

Notes No update for 2025, cycle revised. The clubhouse has several sections of deteriorating siding that will require replacement. Recommend inspection and repair of reported rot damage within the wall structure prior to replacement of the existing siding.



Clubhouse - Exterior Painting

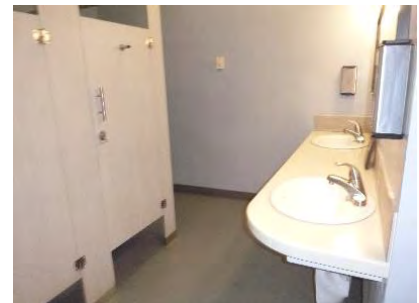
ID	1002	Replacement Year	2026
Category	Clubhouse - Painting	Replacement Cost	\$6,123.60
Placed in Service	01/01/2013	Quantity	1 (Allowance)
Useful Life	10	Assessment	Fixed
Remaining Life	1	Fund Component	Funded

Notes No update for 2025, cycle revised. Exterior paint is the barrier coat that seals and protects the building materials from the elements. Modern paints when professionally applied over properly prepared materials should provide a useful life of 10 years or more. Inspection and touchup of any damaged areas will greatly increase the performance of these products.

Clubhouse Interior Refurbish

ID	1003	Replacement Year	2032
Category	Clubhouse - Interior	Replacement Cost	\$12,075
Placed in Service	01/01/2022	Quantity	1 (Allowance)
Useful Life	10	Assessment	Fixed
Remaining Life	7	Fund Component	Funded

Notes No update for 2025. A major project listed as interior finish refurbish and plumbing was started in 2022 and completed in the past year at a reported cost of \$100,195. Funds are included for ongoing updating of the interior of the clubhouse common areas, restrooms and kitchen.



Mt. Baker Rim

Clubhouse - Sauna

ID	1004	Replacement Year	2037
Category	Clubhouse - Interior	Replacement Cost	\$7,140
Placed in Service	01/01/2017	Quantity	1 (Allowance)
Useful Life	20	Assessment	Fixed
Remaining Life	12	Fund Component	Funded

Notes No update for 2025. It was reported the sauna was replaced in 2017. Funds are included for future major repair and replacement.



Clubhouse - Heat Pump Heating Equipment

ID	1005	Replacement Year	2035
Category	Clubhouse - HVAC/Water Heating	Replacement Cost	\$35,127.75
Placed in Service	01/01/2017	Quantity	1 (Allowance)
Useful Life	18	Assessment	Fixed
Remaining Life	10	Fund Component	Funded

Notes It was reported three hot water tanks were replaced in 2024. The clubhouse heating system was upgraded to a modern heat pump system in 2017. This type of equipment should provide a useful life of 15-18 years as it is not in full time usage. An allowance is also included for hot water heating equipment.



Mt. Baker Rim

Equipment Major Repair & Replacement

ID	1006	Replacement Year	2038
Category	Pool - Equipment	Replacement Cost	\$15,435
Placed in Service	01/01/2023	Quantity	1 (Allowance)
Useful Life	15	Assessment	Fixed
Remaining Life	13	Fund Component	Funded

Description Pool

Notes No update for 2025. The pool equipment replacement project was started in 2022 with \$14,000 cost. The final phase of this project was completed in 2023 with an additional cost of \$6,854. The budget includes funds for future replacement of the various pool equipment.



Interior & Deck Surfaces

ID	1007	Replacement Year	2029
Category	Pool - Interior/Deck	Replacement Cost	\$214,326
Placed in Service	01/01/2011	Quantity	1 (Allowance)
Useful Life	15	Assessment	Fixed
Remaining Life	4	Fund Component	Funded

Description Pool

Notes It was reported \$4,352 was spent on pool tile replacement in 2024. The cycle has been revised for the major work project. Our understanding is the pool interior was last resurfaced in 2011. There have been some tiles that have come loose and some hollow areas found behind other tiles. The pool deck surface will also require replacement or major repair work as the existing concrete squares are shifting which causes trip hazards and constant adjustment of the wood expansion joint materials. The budget includes a placeholder estimate for this project.



Mt. Baker Rim

Tennis Court Maintenance & Surface Replacement

ID	1008	Replacement Year	2030
Category	Tennis Court	Replacement Cost	\$83,349
Placed in Service	01/01/2008	Quantity	1 (Allowance)
Useful Life	20	Assessment	Fixed
Remaining Life	5	Fund Component	Funded

Notes No update for 2025. It was reported the tennis courts were resurfaced in 2008 and continue to appear in good condition. Funds are included for maintenance, future resurfacing and fence repair as may be required.



Gate House, Garage, A-Frame Exterior Maintenance & Repair

ID	1009	Replacement Year	2026
Category	Gate House/Garage/A-Frame	Replacement Cost	\$1,837.50
Placed in Service	Exteriors 01/01/2020	Quantity	1 (Allowance)
Useful Life	0	Assessment	Fixed
Remaining Life	1	Fund Component	Funded

Notes No update for 2025, cycle revised. Funds are included annually for exterior maintenance, repair and painting/staining of the gate house & deck, garage and a-frame as required. All appear to be well maintained and in good condition currently.



Gate House & Manager Apartment Interior Refurbish

ID	1010	Replacement Year	2030
Category	Gate House/Apartment Interior	Replacement Cost	\$11,907
Placed in Service	01/01/2018	Quantity	1 (Allowance)
Useful Life	10	Assessment	Fixed
Remaining Life	5	Fund Component	Funded

Notes No update for 2025. The interiors of the gate house office area and manager apartment have been updated over the years by staff. Funds are included for future refurbishing in 10-year cycles.



Gate House & Apartment Furnace/Hot Water Heater

ID	1011	Replacement Year	2026
Category	Gate House/Apartment Interior	Replacement Cost	\$11,907
Placed in Service	01/01/2005	Quantity	1 (Allowance)
Useful Life	20	Assessment	Fixed
Remaining Life	1	Fund Component	Funded

Notes No update for 2025, cycle revised. It was reported the gate house apartment heat source is a gas heater that will require replacement within the next few years. Funds are included for replacement of the gas heater and building hot water heater.

Gate Entry System/Video Surveillance

ID	1012	Replacement Year	2025
Category	Gate Entry	Replacement Cost	\$2,321
Placed in Service	01/01/2007	Quantity	1 (Allowance)
Useful Life	15	Assessment	Fixed
Remaining Life	0	Fund Component	Funded

Notes It was reported the access control and video surveillance systems are in the process of being upgraded. Our understanding is that the total project will cost \$50,225 and \$47,904 was paid as a progress payment in 2024 and the remaining balance will be paid in 2025



Mt. Baker Rim

Dodge Truck 1 Ton

ID	1013	Replacement Year	2031
Category	Vehicles & Equipment	Replacement Cost	\$47,628
Placed in Service	01/01/2016	Quantity	1 (Allowance)
Useful Life	15	Assessment	Fixed
Remaining Life	6	Fund Component	Funded



Toyota Tacoma Pickup

ID	1014	Replacement Year	2030
Category	Vehicles & Equipment	Replacement Cost	\$35,721
Placed in Service	01/01/2012	Quantity	1 (Allowance)
Useful Life	15	Assessment	Fixed
Remaining Life	5	Fund Component	Funded



Ford Tractor

ID	1015	Replacement Year	2044
Category	Vehicles & Equipment	Replacement Cost	\$27,283
Placed in Service	01/01/2024	Quantity	1 (Allowance)
Useful Life	20	Assessment	Fixed
Remaining Life	19	Fund Component	Funded

Notes It was reported the tractor was replaced in 2024.

Mt. Baker Rim

Sander/Spreader

ID	1016	Replacement Year	2027
Category	Vehicles & Equipment	Replacement Cost	\$5,953.50
Placed in Service	01/01/2011	Quantity	1 (Allowance)
Useful Life	10	Assessment	Fixed
Remaining Life	2	Fund Component	Funded
Notes	No update for 2025.		



General Equipment

ID	1017	Replacement Year	2034
Category	Vehicles & Equipment	Replacement Cost	\$11,313.75
Placed in Service	01/01/2024	Quantity	1 (Allowance)
Useful Life	10	Assessment	Fixed
Remaining Life	9	Fund Component	Funded
Notes	Our understanding is a lawn mower and snow blade for the tractor were purchased in 2024. Funds are included for community lawn mowers and other maintenance equipment.		

Road Major Repair

ID	1018	Replacement Year	2025
Category	Road Repair	Replacement Cost	\$58,320
Placed in Service	01/01/2019	Quantity	1 (Allowance)
Useful Life	3	Assessment	Fixed
Remaining Life	0	Fund Component	Funded
Notes	The community owns and maintains several miles of internal asphalt paved roads. Minor repair is carried out annually by staff members. Approximately every three years a commercial paving company is contracted to make major repairs.		



Mt. Baker Rim

Playground Equipment and Surrounds

ID	1019	Replacement Year	2026
Category	Playground Area	Replacement Cost	\$5,953.50
Placed in Service	01/01/2004	Quantity	1 (Allowance)
Useful Life	10	Assessment	Fixed
Remaining Life	1	Fund Component	Funded
Notes	No update for 2025, cycle revised.		



Trash Enclosure & Compactor Maintenance

ID	1020	Replacement Year	2030
Category	Trash Enclosure	Replacement Cost	\$8,930.25
Placed in Service	01/01/2015	Quantity	1 (Allowance)
Useful Life	10	Assessment	Fixed
Remaining Life	5	Fund Component	Funded
Notes	No update for 2025. Funds are included for maintaining the trash enclosure and compacting equipment.		



Mt. Baker Rim

Dike Repair & Maintenance

ID	1021	Replacement Year	2026
Category	Dike	Replacement Cost	\$5,953.50
Placed in Service	01/01/2009	Quantity	1 (Allowance)
Useful Life	5	Assessment	Fixed
Remaining Life	1	Fund Component	Funded

Notes No update for 2025, cycle revised. The dike along the river requires ongoing inspection, maintenance and occasional repair. Our understanding is the association has applied for permits from the Washington State Fish & Game department but have not received final approval.



General Culvert Maintenance Fund

ID	1022	Replacement Year	2026
Category	Culvert Maintenance	Replacement Cost	\$2,625
Placed in Service	01/01/1978	Quantity	1 (Allowance)
Useful Life	5	Assessment	Fixed
Remaining Life	1	Fund Component	Funded

Notes No update for 2025. Funds are included for general maintenance of the community drainage culverts.

Expenses by Item and by Calendar Year



Table 5: Anticipated Expenditures: years 2025 - 2034

Component	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Clubhouse - Building Exterior										
1 Clubhouse - Siding Replacement	\$0	\$36,793	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse - HVAC/Water Heating										
2 Clubhouse - Heat Pump Heating Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse - Interior										
3 Clubhouse - Sauna	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Clubhouse Interior Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,851	\$0	\$0
Clubhouse - Painting										
5 Clubhouse - Exterior Painting	\$0	\$6,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Culvert Maintenance										
6 General Culvert Maintenance Fund	\$0	\$2,704	\$0	\$0	\$0	\$0	\$3,134	\$0	\$0	\$0
Dike										
7 Dike Repair & Maintenance	\$0	\$6,132	\$0	\$0	\$0	\$0	\$7,109	\$0	\$0	\$0
Gate Entry										
8 Gate Entry System/Video Surveillance	\$2,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate House/Apartment Interior										
9 Gate House & Apartment Furnace/Hot Water Heater	\$0	\$12,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 Gate House & Manager Apartment Interior Refurbish	\$0	\$0	\$0	\$0	\$0	\$13,803	\$0	\$0	\$0	\$0
Gate House/Garage/A-Frame Exteriors										
11 Gate House, Garage, A-Frame Exterior Maintenance & Repair	\$0	\$1,893	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Playground Area										
12 Playground Equipment and Surrounds	\$0	\$6,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool - Equipment										
13 Equipment Major Repair & Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool - Interior/Deck										

Table 5: Anticipated Expenditures: years 2025 - 2034 (continued)



Component	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
14 Interior & Deck Surfaces	\$0	\$0	\$0	\$0	\$241,226	\$0	\$0	\$0	\$0	\$0
Road Repair										
15 Road Major Repair	\$58,320	\$0	\$0	\$63,728	\$0	\$0	\$69,637	\$0	\$0	\$76,094
Tennis Court										
16 Tennis Court Maintenance & Surface Replacement	\$0	\$0	\$0	\$0	\$0	\$96,624	\$0	\$0	\$0	\$0
Trash Enclosure										
17 Trash Enclosure & Compactor Maintenance	\$0	\$0	\$0	\$0	\$0	\$10,353	\$0	\$0	\$0	\$0
Vehicles & Equipment										
18 Dodge Truck 1 Ton	\$0	\$0	\$0	\$0	\$0	\$0	\$56,870	\$0	\$0	\$0
19 Ford Tractor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20 General Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,762
21 Sander/Spreader	\$0	\$0	\$6,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22 Toyota Tacoma Pickup	\$0	\$0	\$0	\$0	\$0	\$41,410	\$0	\$0	\$0	\$0
Total Expenses	\$60,641	\$72,225	\$6,316	\$63,728	\$241,226	\$162,190	\$136,750	\$14,851	\$0	\$90,856

Table 6: Anticipated Expenditures: years 2035 - 2044



Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Clubhouse - Building Exterior										
1 Clubhouse - Siding Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse - HVAC/Water Heating										
2 Clubhouse - Heat Pump Heating Equipment	\$47,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse - Interior										
3 Clubhouse - Sauna	\$0	\$0	\$10,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Clubhouse Interior Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,958	\$0	\$0
Clubhouse - Painting										
5 Clubhouse - Exterior Painting	\$0	\$8,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Culvert Maintenance										
6 General Culvert Maintenance Fund	\$0	\$3,634	\$0	\$0	\$0	\$0	\$4,212	\$0	\$0	\$0
Dike										
7 Dike Repair & Maintenance	\$0	\$8,241	\$0	\$0	\$0	\$0	\$9,554	\$0	\$0	\$0
Gate Entry										
8 Gate Entry System/Video Surveillance	\$0	\$0	\$0	\$0	\$0	\$3,616	\$0	\$0	\$0	\$0
Gate House/Apartment Interior										
9 Gate House & Apartment Furnace/Hot Water Heater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 Gate House & Manager Apartment Interior Refurbish	\$0	\$0	\$0	\$0	\$0	\$18,551	\$0	\$0	\$0	\$0
Gate House/Garage/A-Frame Exteriors										
11 Gate House, Garage, A-Frame Exterior Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Playground Area										
12 Playground Equipment and Surrounds	\$0	\$8,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool - Equipment										
13 Equipment Major Repair & Replacement	\$0	\$0	\$0	\$22,667	\$0	\$0	\$0	\$0	\$0	\$0
Pool - Interior/Deck										
14 Interior & Deck Surfaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,822
Road Repair										

Table 6: Anticipated Expenditures: years 2035 - 2044 (continued)



Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
15 Road Major Repair	\$0	\$0	\$83,150	\$0	\$0	\$90,861	\$0	\$0	\$99,286	\$0
Tennis Court										
16 Tennis Court Maintenance & Surface Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash Enclosure										
17 Trash Enclosure & Compactor Maintenance	\$0	\$0	\$0	\$0	\$0	\$13,913	\$0	\$0	\$0	\$0
Vehicles & Equipment										
18 Dodge Truck 1 Ton	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19 Ford Tractor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,841
20 General Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,839
21 Sander/Spreader	\$0	\$0	\$8,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22 Toyota Tacoma Pickup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$47,209	\$28,592	\$101,818	\$22,667	\$0	\$126,941	\$13,766	\$19,958	\$99,286	\$443,502

Table 7: Anticipated Expenditures: years 2045 - 2054



Component	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Clubhouse - Building Exterior										
1 Clubhouse - Siding Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse - HVAC/Water Heating										
2 Clubhouse - Heat Pump Heating Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,370	\$0
Clubhouse - Interior										
3 Clubhouse - Sauna	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4 Clubhouse Interior Refurbish	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,822	\$0	\$0
Clubhouse - Painting										
5 Clubhouse - Exterior Painting	\$0	\$11,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Culvert Maintenance										
6 General Culvert Maintenance Fund	\$0	\$4,883	\$0	\$0	\$0	\$0	\$5,661	\$0	\$0	\$0
Dike										
7 Dike Repair & Maintenance	\$0	\$11,075	\$0	\$0	\$0	\$0	\$12,839	\$0	\$0	\$0
Gate Entry										
8 Gate Entry System/Video Surveillance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate House/Apartment Interior										
9 Gate House & Apartment Furnace/Hot Water Heater	\$0	\$22,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 Gate House & Manager Apartment Interior Refurbish	\$0	\$0	\$0	\$0	\$0	\$24,931	\$0	\$0	\$0	\$0
Gate House/Garage/A-Frame Exteriors										
11 Gate House, Garage, A-Frame Exterior Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Playground Area										
12 Playground Equipment and Surrounds	\$0	\$11,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool - Equipment										
13 Equipment Major Repair & Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,314	\$0
Pool - Interior/Deck										
14 Interior & Deck Surfaces	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road Repair										

Table 7: Anticipated Expenditures: years 2045 - 2054 (continued)



Component	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
15 Road Major Repair	\$0	\$108,492	\$0	\$0	\$118,553	\$0	\$0	\$129,546	\$0	\$0
Tennis Court										
16 Tennis Court Maintenance & Surface Replacement	\$0	\$0	\$0	\$0	\$0	\$174,514	\$0	\$0	\$0	\$0
Trash Enclosure										
17 Trash Enclosure & Compactor Maintenance	\$0	\$0	\$0	\$0	\$0	\$18,698	\$0	\$0	\$0	\$0
Vehicles & Equipment										
18 Dodge Truck 1 Ton	\$0	\$88,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19 Ford Tractor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20 General Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,662
21 Sander/Spreader	\$0	\$0	\$11,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22 Toyota Tacoma Pickup	\$64,516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$64,516	\$257,670	\$11,408	\$0	\$118,553	\$218,143	\$18,500	\$156,368	\$115,684	\$26,662