SmartProperty

RESERVE ANALYSIS REPORT

Sudden Valley Community Association - Roads

Bellingham, WA

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

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Property Description

Property Name:	Sudden Valley Community Association - Roads
Location:	Bellingham, WA
Project Type:	Master Association
Number of Units:	3121
Age of Project:	50 Year(s)

Financial Summary

Starting Reserve Balance:	$1,912,770
Fully Funded Reserve Balance:	$6,733,555
Percent Funded:	28%
Current Replacement Cost:	$9,918,012
Deficit/Surplus vs. Fully Funded Reserve:	($4,820,785) or ($1,544.63) Per Unit Avg

2023 RS Completed: Level 3 (update with no visual site inspection). The Reserve Study was completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report was issued on September 12, 2023. This reserve study meets the requirements of RCW 64.90.550.

Current Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	$1,321,063	$35.27	$1,187,680	$2,085,742	$6,661,010	31%
2025	$1,360,695	$36.33	$1,276,829	$2,212,162	$6,528,581	34%
2026	$1,401,516	$37.42	$1,335,214	$2,323,370	$6,367,295	36%
2027	$1,443,561	$38.54	$1,381,018	$2,433,006	$6,190,569	39%
2028	$1,486,868	$39.70	$1,483,526	$2,485,042	$5,940,359	42%

Recommended Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	$1,321,063	$35.27	$1,187,680	$2,085,742	$6,661,010	31%
2025	$1,360,695	$36.33	$1,276,829	$2,212,162	$6,528,581	34%
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2027	$1,443,561	$38.54	$1,381,018	$2,433,006	$6,190,569	39%
2028	$1,486,868	$39.70	$1,483,526	$2,485,042	$5,940,359	42%

Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: **No Special Assessments have been implemented or planned.**

Date Assessment is Due	Average Amount Per Unit	Purpose Of Assessment
-	-	-

Note: If Assessments vary by the size or type of unit, the assessment applicable to this unit may be found on attached pages, to be provided by Board or Management.

Based on the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

X	Yes		No

If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

Approximate date assessment will be due	Amount of Assessment	Amount Per Unit
-	-	-

Note: Indicates the first year of a deficit based on the Adopted Funding Plan. The additional assessment amount indicates what will be required in that year to assure the reserve balance for the remaining years of the report will be above zero. Actual assessments may vary from year to year.

The preparer of this form will be indemnified and held harmless against all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been relied upon by others, or which may result from any improper use or reliance on the disclosure by you or a third party.

The reserve study report completed and reviewed for the purposes of completing the enclosed summary was finalized based on approval from the Board of Directors. Therefore, the final decisions for implementation, updating or revising the information obtained in this report, for any changes in assumptions, is the sole right and responsibility of the Board of Directors. This report and the numbers generated herein are for use only for the year it was developed. The preparer of this form is not responsible for the use of the Assessment and Reserve Disclosure Summary in any subsequent year, or in updating the summary in any subsequent year, or in updating the summary for events and circumstances occurring after the date of this report.

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.

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

What Should I Expect In My Reserve Analysis Report?

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

The report includes the following:

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

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

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

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

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

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

will vary from state to state.

How Do I Read My Reserve Study?

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

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

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

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

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

What Does Percent Funded Mean?

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

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

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

What Are The Assumptions Used In The Reserve Analysis?

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

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

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest

rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

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

What Methodology Is Used to Perform the Reserve Analysis?

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

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

Disclosure

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

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

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

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

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

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors, contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and

the client is considered to have deemed previous reserve studies accurate and reliable.

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

Glossary of Terms:

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

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

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

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

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

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

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

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

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

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

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

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

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

Property Description

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Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

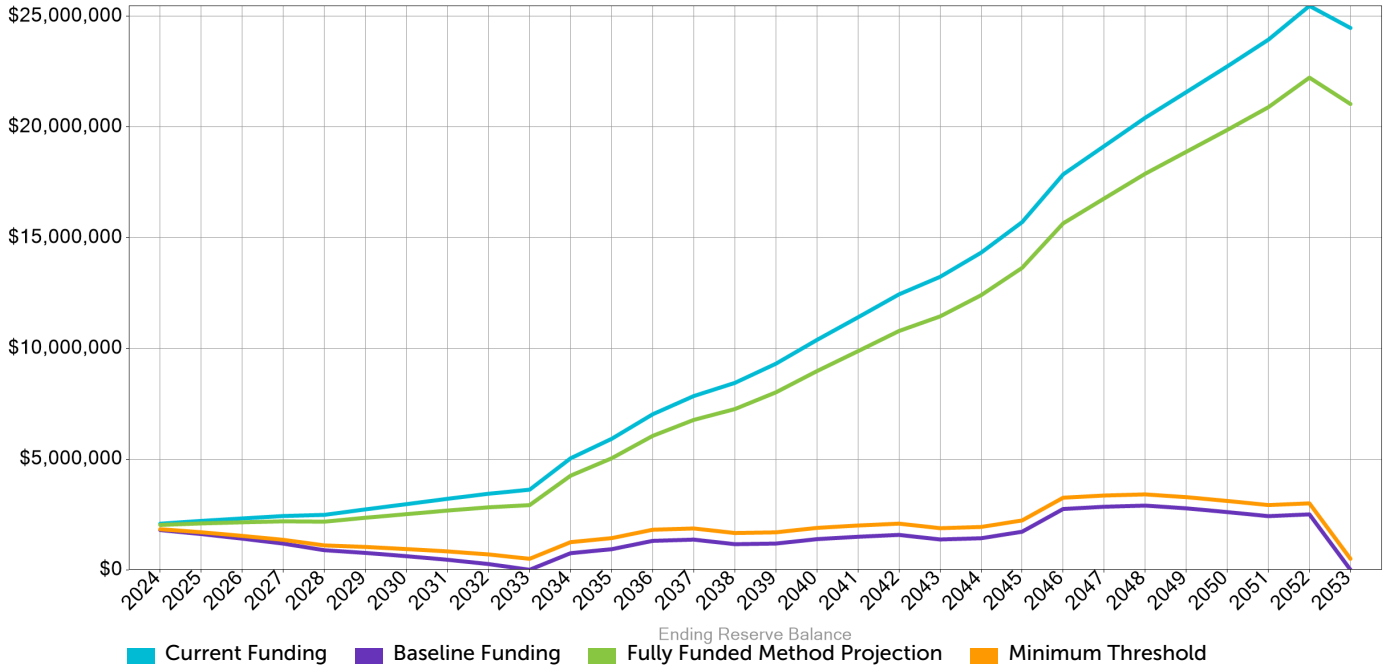
Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation:	Interest:	Annual Reserve Contribution Increase:
4.00 %	2.00 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Summary of Funding Plans

★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Current Funding ★	$1,321,063	$35.27	Yes	N/A	$10,807,890	87%
Baseline Funding	$1,034,434	$27.62	Yes	N/A	$1,451,607	14%
Fully Funded Method Projection	$1,265,840	$33.80	Yes	N/A	$9,390,597	75%
Minimum Threshold	$1,073,666	$28.67	Yes	N/A	$1,872,487	18%



Expenditures by Category

Current Replacement Cost: $9,918,012.00

	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt - Engineering & Planning	1-5	0-4	$186,004	$21,557	$72,509	$75,889	$111,519
Asphalt - Road & Parking Surfaces	1-12	0-11	$4,441,408	$735,138	$403,484	$2,587,917	$620,563
Stormwater & Drainage Improvements	1-30	0-29	$5,290,600	$1,156,075	$382,949	$4,069,749	$588,981
		Totals	**$9,918,012**	**$1,912,770**	**$858,942**	**$6,733,555**	**$1,321,063**

Current Replacement Cost: $9,918,012

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt - Engineering & Planning									
Capital Improvement Plan (CIP) - Update			5	4	$137,644.00 / Total	1	$137,644	$161,024	On File
Large Culvert & Bridge Inspection (2 Yr Cycle)			2	0	$6,760.00 / Total	1	$6,760	$6,760	On File
On-Call Engineering Services for CIP - Annual			1	0	$41,600.00 / Total	1	$41,600	$41,600	On File
						Totals	**$186,004**	**$209,384**	
Asphalt - Road & Parking Surfaces									
2023 Road Reconstruction & Drainage			12	11	$395,808.00 / Total	1	$395,808	$609,328	On File
2024 Area Z Bridge Design & Permitting			12	0	$31,200.00 / Total	1	$31,200	$31,200	On File
2024 Deer Run Lane Asphalt Overlay			12	0	$234,000.00 / Total	1	$234,000	$234,000	On File
2025 Area Z Bridge Replacement			12	1	$182,000.00 / Total	1	$182,000	$189,280	On File
2025 Road Projects			12	1	$286,000.00 / Total	1	$286,000	$297,440	On File
2026 Road Projects			12	2	$468,000.00 / Total	1	$468,000	$506,189	On File
2027 Road Projects			12	3	$468,000.00 / Total	1	$468,000	$526,436	On File
2028 Road Projects			12	4	$364,000.00 / Total	1	$364,000	$425,829	On File
2029 Road Projects			12	5	$416,000.00 / Total	1	$416,000	$506,128	On File
2030 Road Projects			12	6	$416,000.00 / Total	1	$416,000	$526,373	On File
2031 Road Projects			12	7	$416,000.00 / Total	1	$416,000	$547,428	On File
2032 Road Projects			12	8	$416,000.00 / Total	1	$416,000	$569,325	On File
2033 Road Projects			12	9	$312,000.00 / Total	1	$312,000	$444,073	On File
Pothole Repairs (Annual)			1	0	$36,400.00 / Total	1	$36,400	$36,400	On File
						Totals	**$4,441,408**	**$5,449,428**	
Stormwater & Drainage Improvements									
2025 Culvert Projects			30	1	$468,000.00 / Total	1	$468,000	$486,720	On File
2026 Culvert Projects			30	2	$468,000.00 / Total	1	$468,000	$506,189	On File
2027 Culvert Projects			30	3	$468,000.00 / Total	1	$468,000	$526,436	On File
2028 Culvert Projects			30	4	$468,000.00 / Total	1	$468,000	$547,494	On File
2029 Culvert Projects			30	5	$390,000.00 / Total	1	$390,000	$474,495	On File
2030 Culvert Projects			30	6	$390,000.00 / Total	1	$390,000	$493,474	On File
2031 Culvert Projects			30	7	$390,000.00 / Total	1	$390,000	$513,213	On File
2032 Culvert Projects			30	8	$390,000.00 / Total	1	$390,000	$533,742	On File
2033 Culvert Projects			30	9	$390,000.00 / Total	1	$390,000	$555,092	On File
Culvert 1 (150 Polo Park Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 103 (142 Harbor View Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 109 (55 Green Hill Rd)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 11 (15 Big Leaf Ln)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 111 (113 Harbor View Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 117 (54 Harbor View Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 118 (46 Harbor View Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 120 (10 Harbor View			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File

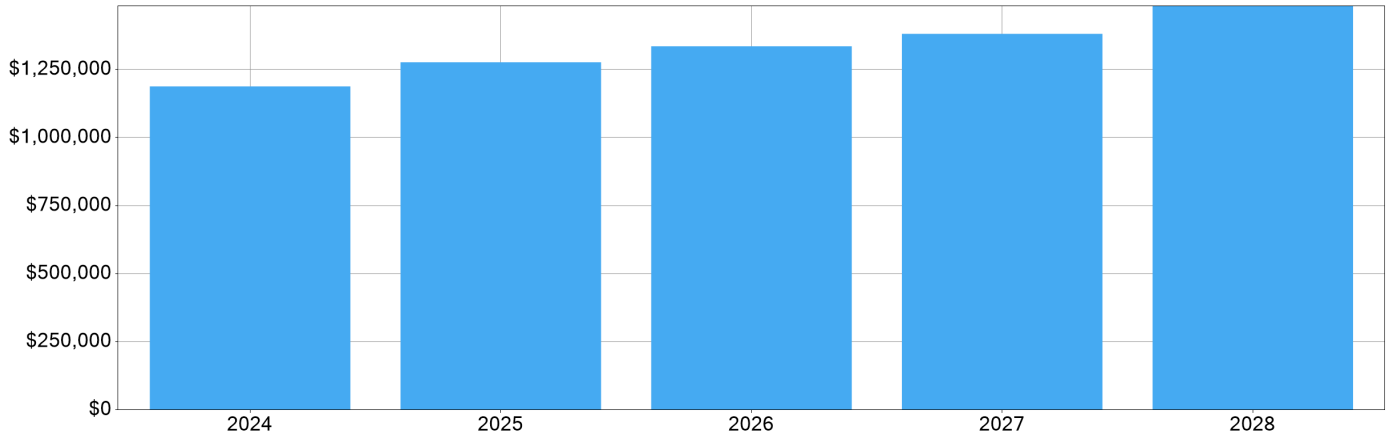
Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Dr)									
Culvert 122 (2 Rocky Ridge Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 126 (1 Sudden Valley Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 143 (26 Longshore Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 144 (26 Longshore Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 145 (17 Marina Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 147 (20 Par Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 148 (11A Par Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 15 (19 Tumbling Water Dr)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 157 (5 North Point Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 162 (188 Sudden Valley Dr)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 17 (3 Shetland Ct)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 171 (32 Stable Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 176 (24 Lost Fork Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 178 (23 Canyon Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 203 (14 Lake Louise Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 205 (15 Spring Rd)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 214 (46 Maple Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 27 (66 Polo Park Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 28 (67 Polo Park Dr)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 315			30	29	$500,880.00 / Total	1	$500,880	$1,562,070	On File
Culvert 403 (230 Polo Park Dr)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 404 (230 Polo Park Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 406 (30 Rocky Ridge Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 408.1 (7 Larkspur Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 408.2 (7 Larkspur Ct)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 409 (Whispering Cedars Entrance)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 410 (22 Lake Louise Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 415 (28 Windward Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 431 (29 Lost Lake Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 432/433 (13 Strawberry Cyn Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 441 (3 Jubilee Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 445 (20 Lake Louise Dr (Outlet))			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 58 (1 Catkin Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 63 (52 Lake Louise Dr)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert 66 (20 Louise View Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 67 (12 Sweetclover			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Cir)									
Culvert 75 (43 Marigold Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 78 (29 Sunnyside Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 81 (1 Sparrow Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 89 (39 Sudden Valley Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert 99 (28 Plum Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 13 (5 Meadow Ct)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Culvert FND 30 (99 Harbor View Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 38 (1 Indian Meadow Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 45 (23 Sunflower Cir)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 48 (20 Par Ln)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 49 (17 Marina Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 52 (36 North Point Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 61 (37-30 Marigold Dr)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 62 (3 Barn View Ct)			30	0	$13,000.00 / Total	1	$13,000	$13,000	On File
Culvert FND 67 (Gate 1 Mailboxes)			30	29	$13,000.00 / Total	1	$13,000	$40,542	On File
Ditches, Culverts and Swales (Annual) 2016 SGM mandate			1	0	$125,320.00 / Total	1	$125,320	$125,320	On File
Fast Response for Unforeseen Drainage Issues (Annual)			1	0	$88,400.00 / Total	1	$88,400	$88,400	On File
						Totals	**$5,290,600**	**$7,442,070**	

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

Anticipated Expenditures (5 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	$31,200	$31,200
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	$234,000	$234,000
Culvert 1 (150 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 103 (142 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 109 (55 Green Hill Rd)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 111 (113 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 117 (54 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 118 (46 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 120 (10 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 122 (2 Rocky Ridge Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 126 (1 Sudden Valley Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 143 (26 Longshore Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 144 (26 Longshore Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 145 (17 Marina Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 147 (20 Par Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 148 (11A Par Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 157 (5 North Point Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 171 (32 Stable Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 176 (24 Lost Fork Ln)				Stormwater & Drainage Improvements	$13,000	$13,000

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 178 (23 Canyon Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 203 (14 Lake Louise Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 205 (15 Spring Rd)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 214 (46 Maple Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 27 (66 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 404 (230 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 406 (30 Rocky Ridge Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 408.1 (7 Larkspur Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 409 (Whispering Cedars Entrance)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 410 (22 Lake Louise Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 415 (28 Windward Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 431 (29 Lost Lake Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 432/433 (13 Strawberry Cyn Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 441 (3 Jubilee Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 445 (20 Lake Louise Dr (Outlet))				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 58 (1 Catkin Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 66 (20 Louise View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 67 (12 Sweetclover Cir)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 75 (43 Marigold Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 78 (29 Sunnyside Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 81 (1 Sparrow Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 89 (39 Sudden Valley Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 99 (28 Plum Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 30 (99 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 38 (1 Indian Meadow Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 45 (23 Sunflower Cir)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 48 (20 Par Ln)				Stormwater & Drainage Improvements	$13,000	$13,000

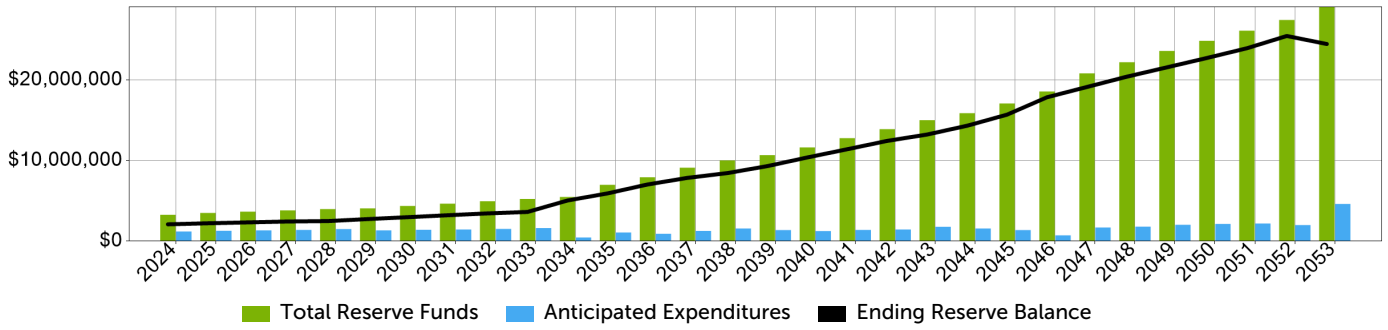
Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert FND 49 (17 Marina Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 52 (36 North Point Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 61 (37-30 Marigold Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 62 (3 Barn View Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$125,320
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$88,400
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$6,760
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$41,600
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$36,400
					Total for 2024:	**$1,187,680**
2025						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	$182,000	$189,280
2025 Culvert Projects				Stormwater & Drainage Improvements	$468,000	$486,720
2025 Road Projects				Asphalt - Road & Parking Surfaces	$286,000	$297,440
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$130,333
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$91,936
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$43,264
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$37,856
					Total for 2025:	**$1,276,829**
2026						
2026 Culvert Projects				Stormwater & Drainage Improvements	$468,000	$506,189
2026 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$506,189
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$135,546
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$95,613
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$7,312
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$44,995
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$39,370
					Total for 2026:	**$1,335,214**
2027						
2027 Culvert Projects				Stormwater & Drainage	$468,000	$526,436

Anticipated Expenditures (5 Years)

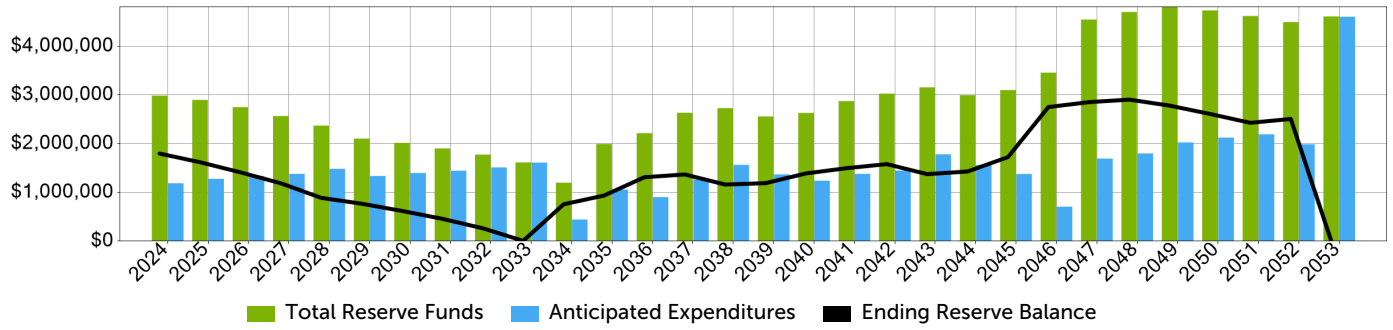
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
				Improvements		
2027 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$526,436
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$140,968
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$99,438
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$46,794
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$40,945
					Total for 2027:	**$1,381,018**
2028						
2028 Culvert Projects				Stormwater & Drainage Improvements	$468,000	$547,494
2028 Road Projects				Asphalt - Road & Parking Surfaces	$364,000	$425,829
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	$137,644	$161,024
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$146,607
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$103,415
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$7,908
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$48,666
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$42,583
					Total for 2028:	**$1,483,526**

This plan represents a first-year reserve contribution of $1,321,063 or $35.27 monthly per unit. This funding model incorporates an annual component inflation factor of 4% per year, an average interest rate of 2% per year, and assumes an annual reserve contribution increases of 3%. Based on the projected starting reserve balance of $1,912,770 as of Jan 1, 2024, this plan will meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



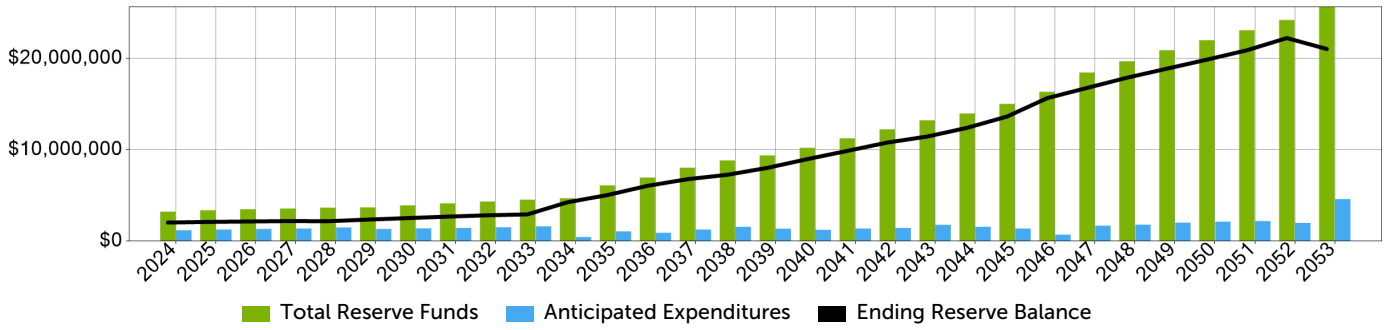
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	$1,321,063	$35.27	$1,912,770	$39,589	$3,273,422	$1,187,680	$2,085,742	$6,661,010	31%
2025	$1,360,695	$36.33	$2,085,742	$42,554	$3,488,991	$1,276,829	$2,212,162	$6,528,581	34%
2026	$1,401,516	$37.42	$2,212,162	$44,906	$3,658,584	$1,335,214	$2,323,370	$6,367,295	36%
2027	$1,443,561	$38.54	$2,323,370	$47,093	$3,814,024	$1,381,018	$2,433,006	$6,190,569	39%
2028	$1,486,868	$39.70	$2,433,006	$48,694	$3,968,568	$1,483,526	$2,485,042	$5,940,359	42%
2029	$1,531,474	$40.89	$2,485,042	$51,660	$4,068,176	$1,335,544	$2,732,632	$5,875,843	47%
2030	$1,577,418	$42.12	$2,732,632	$56,452	$4,366,502	$1,397,520	$2,968,983	$5,787,766	51%
2031	$1,624,741	$43.38	$2,968,983	$61,182	$4,654,905	$1,444,525	$3,210,381	$5,692,493	56%
2032	$1,673,483	$44.68	$3,210,381	$65,827	$4,949,691	$1,511,557	$3,438,133	$5,570,715	62%
2033	$1,723,688	$46.02	$3,438,133	$69,897	$5,231,718	$1,610,284	$3,621,434	$5,390,293	67%
2034	$1,775,398	$47.40	$3,621,434	$85,764	$5,482,597	$441,823	$5,040,773	$6,468,710	78%
2035	$1,828,660	$48.83	$5,040,773	$108,518	$6,977,951	$1,058,418	$5,919,534	$7,001,898	85%
2036	$1,883,520	$50.29	$5,919,534	$128,201	$7,931,255	$902,470	$7,028,785	$7,773,607	90%
2037	$1,940,026	$51.80	$7,028,785	$147,326	$9,116,136	$1,264,990	$7,851,147	$8,256,372	95%
2038	$1,998,226	$53.35	$7,851,147	$161,349	$10,010,722	$1,565,650	$8,445,072	$8,505,257	99%
2039	$2,058,173	$54.95	$8,445,072	$175,801	$10,679,046	$1,368,213	$9,310,833	$9,031,309	103%
2040	$2,119,918	$56.60	$9,310,833	$195,008	$11,625,759	$1,240,813	$10,384,946	$9,775,250	106%
2041	$2,183,516	$58.30	$10,384,946	$215,748	$12,784,211	$1,378,568	$11,405,642	$10,472,608	109%
2042	$2,249,021	$60.05	$11,405,642	$236,129	$13,890,793	$1,447,405	$12,443,387	$11,195,872	111%
2043	$2,316,492	$61.85	$12,443,387	$254,222	$15,014,101	$1,781,054	$13,233,047	$11,673,459	113%
2044	$2,385,987	$63.71	$13,233,047	$272,866	$15,891,899	$1,565,514	$14,326,386	$12,469,593	115%
2045	$2,457,566	$65.62	$14,326,386	$297,346	$17,081,298	$1,375,738	$15,705,560	$13,573,232	116%
2046	$2,531,293	$67.59	$15,705,560	$332,350	$18,569,204	$707,373	$17,861,831	$15,497,541	115%
2047	$2,607,232	$69.62	$17,861,831	$366,363	$20,835,426	$1,694,561	$19,140,865	$16,556,829	116%
2048	$2,685,449	$71.70	$19,140,865	$391,695	$22,218,009	$1,797,707	$20,420,302	$17,639,287	116%
2049	$2,766,013	$73.85	$20,420,302	$415,813	$23,602,128	$2,025,289	$21,576,839	$18,619,948	116%
2050	$2,848,993	$76.07	$21,576,839	$438,776	$24,864,608	$2,125,043	$22,739,565	$19,631,349	116%
2051	$2,934,463	$78.35	$22,739,565	$462,230	$26,136,258	$2,190,553	$23,945,706	$20,714,141	116%
2052	$3,022,497	$80.70	$23,945,706	$489,273	$27,457,476	$1,986,581	$25,470,895	$22,155,403	115%
2053	$3,113,171	$83.12	$25,470,895	$494,511	$29,078,577	$4,603,890	$24,474,686	$21,039,464	116%

This plan represents the minimum annual reserve contribution of $1,034,434 or $27.62 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than $5,000 for the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



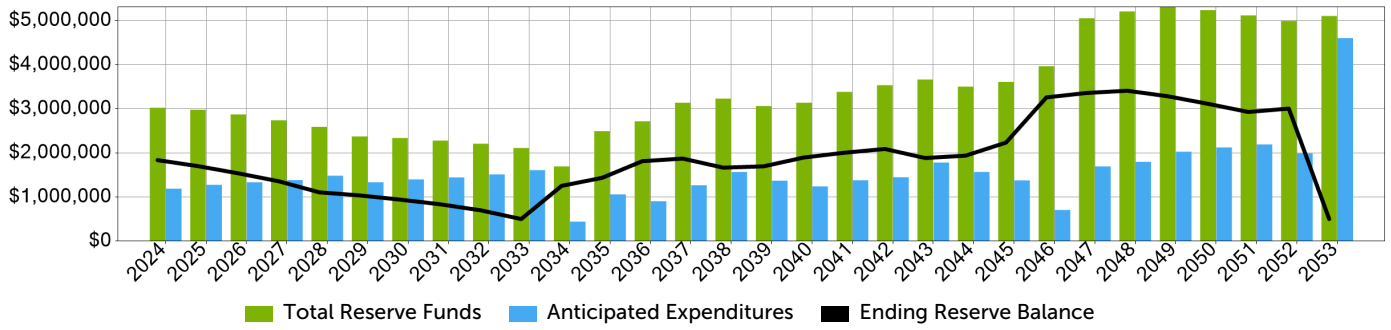
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	$1,034,434	$27.62	$1,912,770	$36,723	$2,983,927	$1,187,680	$1,796,247	$6,661,010	27%
2025	$1,065,467	$28.45	$1,796,247	$33,811	$2,895,525	$1,276,829	$1,618,696	$6,528,581	25%
2026	$1,097,431	$29.30	$1,618,696	$29,996	$2,746,123	$1,335,214	$1,410,910	$6,367,295	22%
2027	$1,130,354	$30.18	$1,410,910	$25,712	$2,566,975	$1,381,018	$1,185,957	$6,190,569	19%
2028	$1,164,264	$31.09	$1,185,957	$20,527	$2,370,748	$1,483,526	$887,222	$5,940,359	15%
2029	$1,199,192	$32.02	$887,222	$16,381	$2,102,795	$1,335,544	$767,251	$5,875,843	13%
2030	$1,235,168	$32.98	$767,251	$13,722	$2,016,141	$1,397,520	$618,621	$5,787,766	11%
2031	$1,272,223	$33.97	$618,621	$10,649	$1,901,494	$1,444,525	$456,969	$5,692,493	8%
2032	$1,310,390	$34.99	$456,969	$7,128	$1,774,487	$1,511,557	$262,929	$5,570,715	5%
2033	$1,349,702	$36.04	$262,929	$2,653	$1,615,284	$1,610,284	$5,000	$5,390,293	0%
2034	$1,184,863	$31.64	$5,000	$7,530	$1,197,394	$441,823	$755,571	$6,468,710	12%
2035	$1,220,409	$32.59	$755,571	$16,731	$1,992,711	$1,058,418	$934,293	$7,001,898	13%
2036	$1,257,022	$33.56	$934,293	$22,231	$2,213,546	$902,470	$1,311,077	$7,773,607	17%
2037	$1,294,732	$34.57	$1,311,077	$26,519	$2,632,328	$1,264,990	$1,367,338	$8,256,372	17%
2038	$1,333,574	$35.61	$1,367,338	$25,026	$2,725,938	$1,565,650	$1,160,288	$8,505,257	14%
2039	$1,373,581	$36.68	$1,160,288	$23,259	$2,557,129	$1,368,213	$1,188,916	$9,031,309	13%
2040	$1,414,789	$37.78	$1,188,916	$25,518	$2,629,223	$1,240,813	$1,388,411	$9,775,250	14%
2041	$1,457,233	$38.91	$1,388,411	$28,555	$2,874,198	$1,378,568	$1,495,630	$10,472,608	14%
2042	$1,500,950	$40.08	$1,495,630	$30,448	$3,027,028	$1,447,405	$1,579,622	$11,195,872	14%
2043	$1,545,978	$41.28	$1,579,622	$29,242	$3,154,842	$1,781,054	$1,373,787	$11,673,459	12%
2044	$1,592,357	$42.52	$1,373,787	$27,744	$2,993,889	$1,565,514	$1,428,375	$12,469,593	11%
2045	$1,640,128	$43.79	$1,428,375	$31,211	$3,099,715	$1,375,738	$1,723,977	$13,573,232	13%
2046	$1,689,332	$45.11	$1,723,977	$44,299	$3,457,608	$707,373	$2,750,235	$15,497,541	18%
2047	$1,740,012	$46.46	$2,750,235	$55,459	$4,545,706	$1,694,561	$2,851,145	$16,556,829	17%
2048	$1,792,212	$47.85	$2,851,145	$56,968	$4,700,325	$1,797,707	$2,902,618	$17,639,287	16%
2049	$1,845,979	$49.29	$2,902,618	$56,259	$4,804,856	$2,025,289	$2,779,567	$18,619,948	15%
2050	$1,901,358	$50.77	$2,779,567	$53,354	$4,734,280	$2,125,043	$2,609,237	$19,631,349	13%
2051	$1,958,399	$52.29	$2,609,237	$49,863	$4,617,499	$2,190,553	$2,426,946	$20,714,141	12%
2052	$2,017,151	$53.86	$2,426,946	$48,845	$4,492,941	$1,986,581	$2,506,360	$22,155,403	11%
2053	$2,077,665	$55.48	$2,506,360	$24,865	$4,608,891	$4,603,890	$5,000	$21,039,464	0%

This plan represents a first-year reserve contribution of $1,265,840 or $33.80 monthly per unit and is calculated to achieve the target funding goal of 100% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 2% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	$1,265,840	$33.80	$1,912,770	$39,037	$3,217,647	$1,187,680	$2,029,967	$6,661,010	30%
2025	$1,303,815	$34.81	$2,029,967	$40,869	$3,374,651	$1,276,829	$2,097,823	$6,528,581	32%
2026	$1,342,930	$35.86	$2,097,823	$42,034	$3,482,786	$1,335,214	$2,147,572	$6,367,295	34%
2027	$1,383,218	$36.93	$2,147,572	$42,973	$3,573,763	$1,381,018	$2,192,745	$6,190,569	35%
2028	$1,424,714	$38.04	$2,192,745	$43,267	$3,660,726	$1,483,526	$2,177,200	$5,940,359	37%
2029	$1,467,455	$39.18	$2,177,200	$44,863	$3,689,519	$1,335,544	$2,353,975	$5,875,843	40%
2030	$1,511,479	$40.36	$2,353,975	$48,219	$3,913,673	$1,397,520	$2,516,153	$5,787,766	43%
2031	$1,556,824	$41.57	$2,516,153	$51,446	$4,124,423	$1,444,525	$2,679,898	$5,692,493	47%
2032	$1,603,528	$42.82	$2,679,898	$54,518	$4,337,944	$1,511,557	$2,826,387	$5,570,715	51%
2033	$1,651,634	$44.10	$2,826,387	$56,941	$4,534,963	$1,610,284	$2,924,679	$5,390,293	54%
2034	$1,701,183	$45.42	$2,924,679	$71,087	$4,696,949	$441,823	$4,255,126	$6,468,710	66%
2035	$1,752,219	$46.79	$4,255,126	$92,041	$6,099,385	$1,058,418	$5,040,967	$7,001,898	72%
2036	$1,804,785	$48.19	$5,040,967	$109,842	$6,955,595	$902,470	$6,053,125	$7,773,607	78%
2037	$1,858,929	$49.63	$6,053,125	$127,002	$8,039,056	$1,264,990	$6,774,066	$8,256,372	82%
2038	$1,914,697	$51.12	$6,774,066	$138,972	$8,827,734	$1,565,650	$7,262,084	$8,505,257	85%
2039	$1,972,137	$52.66	$7,262,084	$151,281	$9,385,502	$1,368,213	$8,017,290	$9,031,309	89%
2040	$2,031,302	$54.24	$8,017,290	$168,251	$10,216,842	$1,240,813	$8,976,029	$9,775,250	92%
2041	$2,092,241	$55.86	$8,976,029	$186,657	$11,254,927	$1,378,568	$9,876,359	$10,472,608	94%
2042	$2,155,008	$57.54	$9,876,359	$204,603	$12,235,970	$1,447,405	$10,788,565	$11,195,872	96%
2043	$2,219,658	$59.27	$10,788,565	$220,157	$13,228,380	$1,781,054	$11,447,326	$11,673,459	98%
2044	$2,286,248	$61.04	$11,447,326	$236,154	$13,969,728	$1,565,514	$12,404,214	$12,469,593	99%
2045	$2,354,835	$62.88	$12,404,214	$257,875	$15,016,924	$1,375,738	$13,641,187	$13,573,232	101%
2046	$2,425,480	$64.76	$13,641,187	$290,005	$16,356,672	$707,373	$15,649,298	$15,497,541	101%
2047	$2,498,245	$66.71	$15,649,298	$321,023	$18,468,566	$1,694,561	$16,774,005	$16,556,829	101%
2048	$2,573,192	$68.71	$16,774,005	$343,235	$19,690,432	$1,797,707	$17,892,725	$17,639,287	101%
2049	$2,650,388	$70.77	$17,892,725	$364,105	$20,907,219	$2,025,289	$18,881,929	$18,619,948	101%
2050	$2,729,899	$72.89	$18,881,929	$383,687	$21,995,516	$2,125,043	$19,870,473	$19,631,349	101%
2051	$2,811,796	$75.08	$19,870,473	$403,622	$23,085,892	$2,190,553	$20,895,339	$20,714,141	101%
2052	$2,896,150	$77.33	$20,895,339	$427,002	$24,218,492	$1,986,581	$22,231,911	$22,155,403	100%
2053	$2,983,035	$79.65	$22,231,911	$428,430	$25,643,375	$4,603,890	$21,039,485	$21,039,464	100%

This plan represents the minimum annual reserve contribution of $1,073,666 or $28.67 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than $500,000 (or 5% of the current replacement cost) over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	$1,073,666	$28.67	$1,912,770	$37,115	$3,023,552	$1,187,680	$1,835,872	$6,661,010	28%
2025	$1,105,876	$29.53	$1,835,872	$35,008	$2,976,756	$1,276,829	$1,699,927	$6,528,581	26%
2026	$1,139,053	$30.41	$1,699,927	$32,037	$2,871,016	$1,335,214	$1,535,803	$6,367,295	24%
2027	$1,173,224	$31.33	$1,535,803	$28,638	$2,737,665	$1,381,018	$1,356,647	$6,190,569	22%
2028	$1,208,421	$32.27	$1,356,647	$24,382	$2,589,450	$1,483,526	$1,105,924	$5,940,359	19%
2029	$1,244,673	$33.23	$1,105,924	$21,210	$2,371,807	$1,335,544	$1,036,263	$5,875,843	18%
2030	$1,282,014	$34.23	$1,036,263	$19,570	$2,337,847	$1,397,520	$940,327	$5,787,766	16%
2031	$1,320,474	$35.26	$940,327	$17,566	$2,278,367	$1,444,525	$833,843	$5,692,493	15%
2032	$1,360,088	$36.32	$833,843	$15,162	$2,209,093	$1,511,557	$697,536	$5,570,715	13%
2033	$1,400,891	$37.40	$697,536	$11,857	$2,110,284	$1,610,284	$500,000	$5,390,293	9%
2034	$1,177,425	$31.44	$500,000	$17,356	$1,694,781	$441,823	$1,252,958	$6,468,710	19%
2035	$1,212,747	$32.38	$1,252,958	$26,602	$2,492,307	$1,058,418	$1,433,890	$7,001,898	20%
2036	$1,249,130	$33.35	$1,433,890	$32,144	$2,715,164	$902,470	$1,812,694	$7,773,607	23%
2037	$1,286,604	$34.35	$1,812,694	$36,470	$3,135,768	$1,264,990	$1,870,778	$8,256,372	23%
2038	$1,325,202	$35.38	$1,870,778	$35,011	$3,230,991	$1,565,650	$1,665,341	$8,505,257	20%
2039	$1,364,958	$36.45	$1,665,341	$33,274	$3,063,573	$1,368,213	$1,695,360	$9,031,309	19%
2040	$1,405,907	$37.54	$1,695,360	$35,558	$3,136,825	$1,240,813	$1,896,012	$9,775,250	19%
2041	$1,448,084	$38.67	$1,896,012	$38,615	$3,382,712	$1,378,568	$2,004,144	$10,472,608	19%
2042	$1,491,526	$39.83	$2,004,144	$40,524	$3,536,194	$1,447,405	$2,088,789	$11,195,872	19%
2043	$1,536,272	$41.02	$2,088,789	$39,328	$3,664,389	$1,781,054	$1,883,334	$11,673,459	16%
2044	$1,582,360	$42.25	$1,883,334	$37,835	$3,503,530	$1,565,514	$1,938,016	$12,469,593	16%
2045	$1,629,831	$43.52	$1,938,016	$41,301	$3,609,148	$1,375,738	$2,233,411	$13,573,232	16%
2046	$1,678,726	$44.82	$2,233,411	$54,382	$3,966,518	$707,373	$3,259,145	$15,497,541	21%
2047	$1,729,088	$46.17	$3,259,145	$65,528	$5,053,761	$1,694,561	$3,359,200	$16,556,829	20%
2048	$1,780,960	$47.55	$3,359,200	$67,017	$5,207,177	$1,797,707	$3,409,470	$17,639,287	19%
2049	$1,834,389	$48.98	$3,409,470	$66,280	$5,310,140	$2,025,289	$3,284,851	$18,619,948	18%
2050	$1,889,421	$50.45	$3,284,851	$63,341	$5,237,613	$2,125,043	$3,112,570	$19,631,349	16%
2051	$1,946,104	$51.96	$3,112,570	$59,807	$5,118,480	$2,190,553	$2,927,928	$20,714,141	14%
2052	$2,004,487	$53.52	$2,927,928	$58,738	$4,991,152	$1,986,581	$3,004,571	$22,155,403	14%
2053	$2,064,621	$55.13	$3,004,571	$34,699	$5,103,891	$4,603,890	$500,001	$21,039,464	2%

Current Percent Funded: 28%

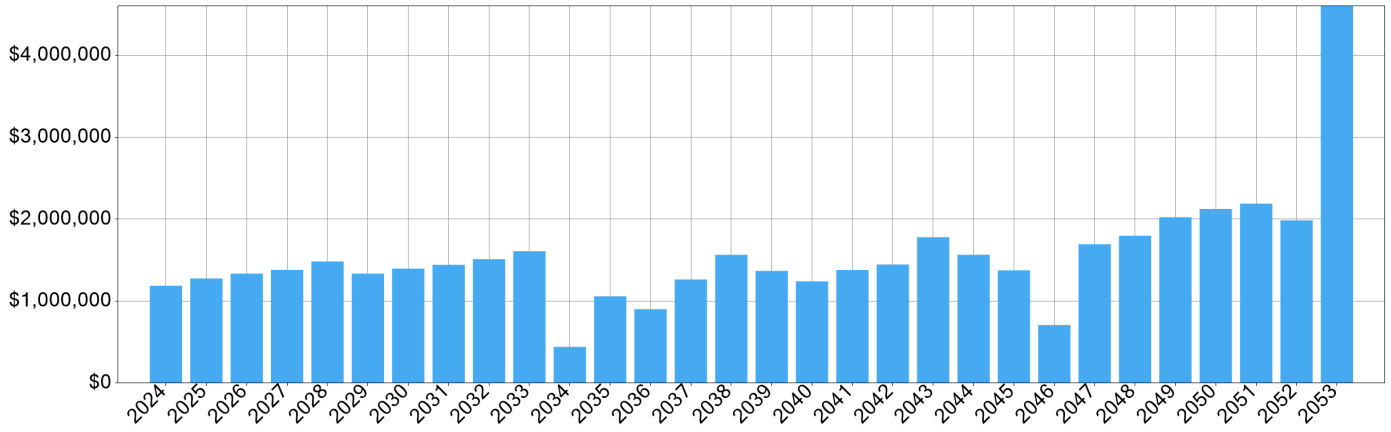
Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ASPHALT - ENGINEERING & PLANNING								
Capital Improvement Plan (CIP) - Update	5	4	1	$137,644	$7,820	$27,529	$27,529	$42,340
Large Culvert & Bridge Inspection (2 Yr Cycle)	2	0	2	$6,760	$1,920	$3,380	$6,760	$5,198
On-Call Engineering Services for CIP - Annual	1	0	1	$41,600	$11,817	$41,600	$41,600	$63,981
			Total	**$186,004**	**$21,557**	**$72,509**	**$75,889**	**$111,519**
ASPHALT - ROAD & PARKING SURFACES								
2023 Road Reconstruction & Drainage	12	11	1	$395,808	$9,370	$32,984	$32,984	$50,730
2024 Area Z Bridge Design & Permitting	12	0	12	$31,200	$8,863	$2,600	$31,200	$3,999
2024 Deer Run Lane Asphalt Overlay	12	0	12	$234,000	$66,471	$19,500	$234,000	$29,991
2025 Area Z Bridge Replacement	12	1	11	$182,000	$47,392	$15,167	$166,833	$23,327
2025 Road Projects	12	1	11	$286,000	$74,472	$23,833	$262,167	$36,656
2026 Road Projects	12	2	10	$468,000	$110,785	$39,000	$390,000	$59,982
2027 Road Projects	12	3	9	$468,000	$99,707	$39,000	$351,000	$59,982
2028 Road Projects	12	4	8	$364,000	$68,933	$30,333	$242,667	$46,653
2029 Road Projects	12	5	7	$416,000	$68,933	$34,667	$242,667	$53,318
2030 Road Projects	12	6	6	$416,000	$59,086	$34,667	$208,000	$53,318
2031 Road Projects	12	7	5	$416,000	$49,238	$34,667	$173,333	$53,318
2032 Road Projects	12	8	4	$416,000	$39,390	$34,667	$138,667	$53,318
2033 Road Projects	12	9	3	$312,000	$22,157	$26,000	$78,000	$39,988
Pothole Repairs (Annual)	1	0	1	$36,400	$10,340	$36,400	$36,400	$55,984
			Total	**$4,441,408**	**$735,138**	**$403,484**	**$2,587,917**	**$620,563**
STORMWATER & DRAINAGE IMPROVEMENTS								
2025 Culvert Projects	30	1	29	$468,000	$128,511	$15,600	$452,400	$23,993
2026 Culvert Projects	30	2	28	$468,000	$124,080	$15,600	$436,800	$23,993
2027 Culvert Projects	30	3	27	$468,000	$119,648	$15,600	$421,200	$23,993
2028 Culvert Projects	30	4	26	$468,000	$115,217	$15,600	$405,600	$23,993
2029 Culvert Projects	30	5	25	$390,000	$92,321	$13,000	$325,000	$19,994
2030 Culvert Projects	30	6	24	$390,000	$88,628	$13,000	$312,000	$19,994
2031 Culvert Projects	30	7	23	$390,000	$84,936	$13,000	$299,000	$19,994
2032 Culvert Projects	30	8	22	$390,000	$81,243	$13,000	$286,000	$19,994
2033 Culvert Projects	30	9	21	$390,000	$77,550	$13,000	$273,000	$19,994
Culvert 1 (150 Polo Park Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 103 (142 Harbor View Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 109 (55 Green Hill Rd)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 11 (15 Big Leaf Ln)	30	29	1	$13,000	$123	$433	$433	$666
Culvert 111 (113 Harbor View Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 117 (54 Harbor View Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 118 (46 Harbor View Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 120 (10 Harbor View Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 122 (2 Rocky Ridge Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 126 (1 Sudden Valley Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 143 (26 Longshore Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 144 (26 Longshore Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 145 (17 Marina Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 147 (20 Par Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 148 (11A Par Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 15 (19 Tumbling Water Dr)	30	29	1	$13,000	$123	$433	$433	$666

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Culvert 157 (5 North Point Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 162 (188 Sudden Valley Dr)	30	29	1	$13,000	$123	$433	$433	$666
Culvert 17 (3 Shetland Ct)	30	29	1	$13,000	$123	$433	$433	$666
Culvert 171 (32 Stable Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 176 (24 Lost Fork Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 178 (23 Canyon Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 203 (14 Lake Louise Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 205 (15 Spring Rd)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 214 (46 Maple Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 27 (66 Polo Park Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 28 (67 Polo Park Dr)	30	29	1	$13,000	$123	$433	$433	$666
Culvert 315	30	29	1	$500,880	$4,743	$16,696	$16,696	$25,679
Culvert 403 (230 Polo Park Dr)	30	29	1	$13,000	$123	$433	$433	$666
Culvert 404 (230 Polo Park Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 406 (30 Rocky Ridge Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 408.1 (7 Larkspur Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 408.2 (7 Larkspur Ct)	30	29	1	$13,000	$123	$433	$433	$666
Culvert 409 (Whispering Cedars Entrance)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 410 (22 Lake Louise Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 415 (28 Windward Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 431 (29 Lost Lake Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 432/433 (13 Strawberry Cyn Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 441 (3 Jubilee Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 445 (20 Lake Louise Dr (Outlet))	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 58 (1 Catkin Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 63 (52 Lake Louise Dr)	30	29	1	$13,000	$123	$433	$433	$666
Culvert 66 (20 Louise View Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 67 (12 Sweetclover Cir)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 75 (43 Marigold Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 78 (29 Sunnyside Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 81 (1 Sparrow Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 89 (39 Sudden Valley Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert 99 (28 Plum Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 13 (5 Meadow Ct)	30	29	1	$13,000	$123	$433	$433	$666
Culvert FND 30 (99 Harbor View Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 38 (1 Indian Meadow Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 45 (23 Sunflower Cir)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 48 (20 Par Ln)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 49 (17 Marina Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 52 (36 North Point Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 61 (37-30 Marigold Dr)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 62 (3 Barn View Ct)	30	0	30	$13,000	$3,693	$433	$13,000	$666
Culvert FND 67 (Gate 1 Mailboxes)	30	29	1	$13,000	$123	$433	$433	$666
Ditches, Culverts and Swales (Annual)	1	0	1	$125,320	$35,599	$125,320	$125,320	$192,744
Fast Response for Unforeseen Drainage Issues (Annual)	1	0	1	$88,400	$25,111	$88,400	$88,400	$135,960
			Total	**$5,290,600**	**$1,156,075**	**$382,949**	**$4,069,749**	**$588,981**
			Totals	**$9,918,012**	**$1,912,770**	**$858,942**	**$6,733,555**	**$1,321,063**

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

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2024						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	$31,200	$31,200
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	$234,000	$234,000
Culvert 1 (150 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 103 (142 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 109 (55 Green Hill Rd)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 111 (113 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 117 (54 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 118 (46 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 120 (10 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 122 (2 Rocky Ridge Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 126 (1 Sudden Valley Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 143 (26 Longshore Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 144 (26 Longshore Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 145 (17 Marina Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 147 (20 Par Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 148 (11A Par Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 157 (5 North Point Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 171 (32 Stable Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 176 (24 Lost Fork Ln)				Stormwater & Drainage Improvements	$13,000	$13,000

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 178 (23 Canyon Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 203 (14 Lake Louise Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 205 (15 Spring Rd)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 214 (46 Maple Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 27 (66 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 404 (230 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 406 (30 Rocky Ridge Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 408.1 (7 Larkspur Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 409 (Whispering Cedars Entrance)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 410 (22 Lake Louise Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 415 (28 Windward Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 431 (29 Lost Lake Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 432/433 (13 Strawberry Cyn Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 441 (3 Jubilee Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 445 (20 Lake Louise Dr (Outlet))				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 58 (1 Catkin Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 66 (20 Louise View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 67 (12 Sweetclover Cir)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 75 (43 Marigold Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 78 (29 Sunnyside Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 81 (1 Sparrow Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 89 (39 Sudden Valley Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert 99 (28 Plum Ln)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 30 (99 Harbor View Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 38 (1 Indian Meadow Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 45 (23 Sunflower Cir)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 48 (20 Par Ln)				Stormwater & Drainage Improvements	$13,000	$13,000

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert FND 49 (17 Marina Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 52 (36 North Point Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 61 (37-30 Marigold Dr)				Stormwater & Drainage Improvements	$13,000	$13,000
Culvert FND 62 (3 Barn View Ct)				Stormwater & Drainage Improvements	$13,000	$13,000
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$125,320
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$88,400
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$6,760
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$41,600
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$36,400
					Total for 2024:	**$1,187,680**
2025						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	$182,000	$189,280
2025 Culvert Projects				Stormwater & Drainage Improvements	$468,000	$486,720
2025 Road Projects				Asphalt - Road & Parking Surfaces	$286,000	$297,440
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$130,333
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$91,936
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$43,264
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$37,856
					Total for 2025:	**$1,276,829**
2026						
2026 Culvert Projects				Stormwater & Drainage Improvements	$468,000	$506,189
2026 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$506,189
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$135,546
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$95,613
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$7,312
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$44,995
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$39,370
					Total for 2026:	**$1,335,214**
2027						
2027 Culvert Projects				Stormwater & Drainage	$468,000	$526,436

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
				Improvements		
2027 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$526,436
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$140,968
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$99,438
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$46,794
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$40,945
					Total for 2027:	**$1,381,018**
2028						
2028 Culvert Projects				Stormwater & Drainage Improvements	$468,000	$547,494
2028 Road Projects				Asphalt - Road & Parking Surfaces	$364,000	$425,829
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	$137,644	$161,024
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$146,607
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$103,415
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$7,908
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$48,666
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$42,583
					Total for 2028:	**$1,483,526**
2029						
2029 Culvert Projects				Stormwater & Drainage Improvements	$390,000	$474,495
2029 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$506,128
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$152,471
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$107,552
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$50,613
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$44,286
					Total for 2029:	**$1,335,544**
2030						
2030 Culvert Projects				Stormwater & Drainage Improvements	$390,000	$493,474
2030 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$526,373
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$158,570
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$111,854

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$8,554
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$52,637
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$46,058
					Total for 2030:	**$1,397,520**
2031						
2031 Culvert Projects				Stormwater & Drainage Improvements	$390,000	$513,213
2031 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$547,428
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$164,913
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$116,328
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$54,743
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$47,900
					Total for 2031:	**$1,444,525**
2032						
2032 Culvert Projects				Stormwater & Drainage Improvements	$390,000	$533,742
2032 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$569,325
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$171,509
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$120,982
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$9,252
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$56,932
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$49,816
					Total for 2032:	**$1,511,557**
2033						
2033 Culvert Projects				Stormwater & Drainage Improvements	$390,000	$555,092
2033 Road Projects				Asphalt - Road & Parking Surfaces	$312,000	$444,073
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	$137,644	$195,910
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$178,369
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$125,821
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$59,210
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$51,809
					Total for 2033:	**$1,610,284**

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2034						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$185,504
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$130,854
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$10,006
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$61,578
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$53,881
					Total for 2034:	**$441,823**
2035						
2023 Road Reconstruction & Drainage				Asphalt - Road & Parking Surfaces	$395,808	$609,328
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$192,924
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$136,088
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$64,041
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$56,036
					Total for 2035:	**$1,058,418**
2036						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	$31,200	$49,952
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	$234,000	$374,642
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$200,641
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$141,531
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$10,823
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$66,603
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$58,278
					Total for 2036:	**$902,470**
2037						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	$182,000	$303,043
2025 Road Projects				Asphalt - Road & Parking Surfaces	$286,000	$476,211
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$208,667
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$147,192
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$69,267
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$60,609

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2037:	**$1,264,990**
2038						
2026 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$810,425
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	$137,644	$238,355
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$217,014
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$153,080
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$11,706
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$72,038
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$63,033
					Total for 2038:	**$1,565,650**
2039						
2027 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$842,842
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$225,694
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$159,203
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$74,919
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$65,554
					Total for 2039:	**$1,368,213**
2040						
2028 Road Projects				Asphalt - Road & Parking Surfaces	$364,000	$681,765
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$234,722
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$165,572
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$12,661
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$77,916
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$68,177
					Total for 2040:	**$1,240,813**
2041						
2029 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$810,327
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$244,111
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$172,194
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$81,033
Pothole Repairs (Annual)				Asphalt - Road & Parking	$36,400	$70,904

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
				Surfaces		
					Total for 2041:	**$1,378,568**
2042						
2030 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$842,740
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$253,875
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$179,082
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$13,695
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$84,274
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$73,740
					Total for 2042:	**$1,447,405**
2043						
2031 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$876,449
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	$137,644	$289,995
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$264,030
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$186,245
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$87,645
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$76,689
					Total for 2043:	**$1,781,054**
2044						
2032 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$911,507
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$274,592
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$193,695
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$14,812
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$91,151
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$79,757
					Total for 2044:	**$1,565,514**
2045						
2033 Road Projects				Asphalt - Road & Parking Surfaces	$312,000	$710,976
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$285,575
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$201,443
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$94,797

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$82,947
					Total for 2045:	**$1,375,738**
2046						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$296,998
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$209,501
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$16,021
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$98,589
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$86,265
					Total for 2046:	**$707,373**
2047						
2023 Road Reconstruction & Drainage				Asphalt - Road & Parking Surfaces	$395,808	$975,554
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$308,878
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$217,881
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$102,532
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$89,716
					Total for 2047:	**$1,694,561**
2048						
2024 Area Z Bridge Design & Permitting				Asphalt - Road & Parking Surfaces	$31,200	$79,975
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	$234,000	$599,813
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	$137,644	$352,823
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$321,233
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$226,596
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$17,328
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$106,633
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$93,304
					Total for 2048:	**$1,797,707**
2049						
2025 Area Z Bridge Replacement				Asphalt - Road & Parking Surfaces	$182,000	$485,182
2025 Road Projects				Asphalt - Road & Parking Surfaces	$286,000	$762,429
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$334,083
Fast Response for Unforeseen				Stormwater & Drainage	$88,400	$235,660

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Drainage Issues (Annual)				Improvements		
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$110,899
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$97,036
					Total for 2049:	**$2,025,289**
2050						
2026 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$1,297,516
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$347,446
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$245,086
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$18,742
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$115,335
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$100,918
					Total for 2050:	**$2,125,043**
2051						
2027 Road Projects				Asphalt - Road & Parking Surfaces	$468,000	$1,349,416
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$361,344
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$254,890
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$119,948
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$104,955
					Total for 2051:	**$2,190,553**
2052						
2028 Road Projects				Asphalt - Road & Parking Surfaces	$364,000	$1,091,528
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$375,797
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$265,085
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	$6,760	$20,271
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$124,746
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$109,153
					Total for 2052:	**$1,986,581**
2053						
2029 Road Projects				Asphalt - Road & Parking Surfaces	$416,000	$1,297,359
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	$137,644	$429,264
Culvert 11 (15 Big Leaf Ln)				Stormwater & Drainage Improvements	$13,000	$40,542

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 15 (19 Tumbling Water Dr)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert 162 (188 Sudden Valley Dr)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert 17 (3 Shetland Ct)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert 28 (67 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert 315				Stormwater & Drainage Improvements	$500,880	$1,562,070
Culvert 403 (230 Polo Park Dr)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert 408.2 (7 Larkspur Ct)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert 63 (52 Lake Louise Dr)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert FND 13 (5 Meadow Ct)				Stormwater & Drainage Improvements	$13,000	$40,542
Culvert FND 67 (Gate 1 Mailboxes)				Stormwater & Drainage Improvements	$13,000	$40,542
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements	$125,320	$390,829
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements	$88,400	$275,689
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	$41,600	$129,736
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	$36,400	$113,519
					Total for 2053:	**$4,603,890**