



# RESERVE ANALYSIS REPORT

**Sudden Valley Community Association - Roads**

Bellingham, WA

**Report Period:** Jan 01, 2026 - Dec 31, 2026

Property Description		Financial Summary	
<b>Property Name:</b>	Sudden Valley Community Association - Roads	<b>Starting Reserve Balance:</b>	\$1,975,479
<b>Location:</b>	Bellingham, WA	<b>Fully Funded Reserve Balance:</b>	\$7,577,695
<b>Project Type:</b>	Master Association	<b>Percent Funded:</b>	26%
<b>Number of Units:</b>	3116	<b>Current Replacement Cost:</b>	\$12,327,072
<b>Age of Project:</b>	52 Year(s)	<b>Deficit/Surplus vs. Fully Funded Reserve:</b>	(\$5,602,216) or (\$1,797.89) Per Unit Avg

2025 RS Completed: Level 2 (update with visual site inspection). The Reserve Study has been completed by Smartproperty.com (Independent Certified Reserve Specialists). Final report issued on August 22, 2025. 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
2026	\$1,411,305	\$37.74	\$1,429,334	\$1,996,779	\$7,315,134	27%
2027	\$1,453,644	\$38.88	\$1,418,769	\$2,071,939	\$7,089,892	29%
2028	\$1,497,253	\$40.04	\$1,757,830	\$1,850,195	\$6,541,324	28%
2029	\$1,542,171	\$41.24	\$1,621,674	\$1,806,901	\$6,152,254	29%
2030	\$1,588,436	\$42.48	\$1,241,284	\$2,193,662	\$6,184,660	35%

### Recommended Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2026	\$1,351,420	\$36.14	\$1,429,334	\$1,936,295	\$7,315,134	26%
2027	\$1,391,963	\$37.23	\$1,418,769	\$1,947,947	\$7,089,892	27%
2028	\$1,433,721	\$38.34	\$1,757,830	\$1,659,556	\$6,541,324	25%
2029	\$1,476,733	\$39.49	\$1,621,674	\$1,546,357	\$6,152,254	25%
2030	\$1,521,035	\$40.68	\$1,241,284	\$1,859,832	\$6,184,660	30%

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?

Yes  No

If reserve account balances are not projected to be sufficient, 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.

[RCW 64.90.550 (3)] 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.

[RCW 64.90.560] Except for an award for attorneys' fees and costs under RCW 64.90.555(2), monetary damages or other liability may not be awarded against or imposed upon the association or its officers or board members, or upon any person who may have provided advice or assistance to the association or its officers or board members, for failure to: Establish or replenish a reserve account, have a current reserve study prepared or updated in accordance with the requirements of this chapter, or make reserve disclosures in accordance with this chapter.

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## Reserve Study Introduction

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

## Reserve Study Introduction

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,  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ . 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

## Reserve Study Introduction

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

## Reserve Study Introduction

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.

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## 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.

## Reserve Study Introduction

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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.

Executive Summary

Property Description	Financial Summary
<b>Property Name:</b> Sudden Valley Community Association - Roads <b>Location:</b> Bellingham, WA <b>Project Type:</b> Master Association <b>Number of Units:</b> 3116 <b>Age of Project:</b> 52 Year(s)	<b>Starting Reserve Balance:</b> \$1,975,479 <b>Fully Funded Reserve Balance:</b> \$7,577,695 <b>Percent Funded on 1/1/2026:</b> 26% <b>Current Replacement Cost:</b> \$12,327,072 <b>Deficit/Surplus vs. Fully Funded Reserve:</b> (\$5,602,216) or (\$1,797.89) Per Unit Avg

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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:

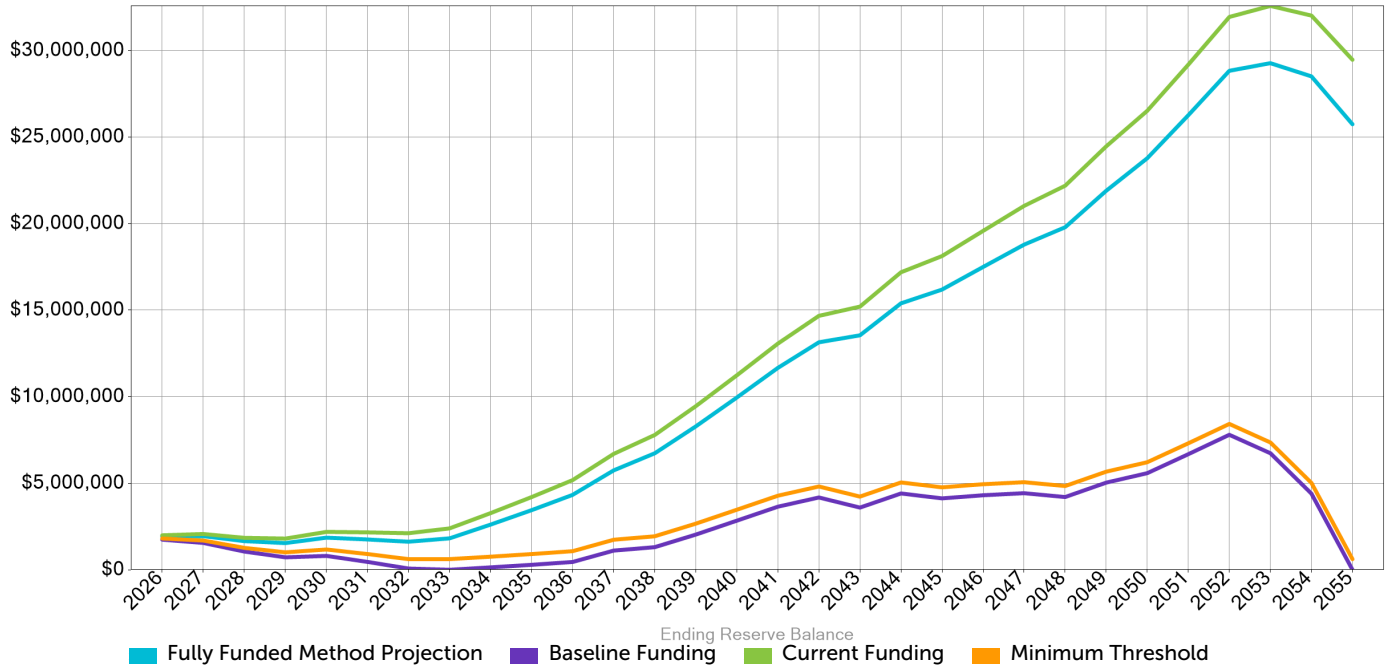
<b>Inflation:</b> <b>4.00 %</b> Applied to the anticipated expenditures	<b>Interest:</b> <b>2.00 %</b> Applied to the average annual reserve balance	<b>Annual Reserve Contribution Increase:</b> <b>Varies</b> See individual funding models
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Executive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

Summary of Funding Plans

★ Recommended funding plan

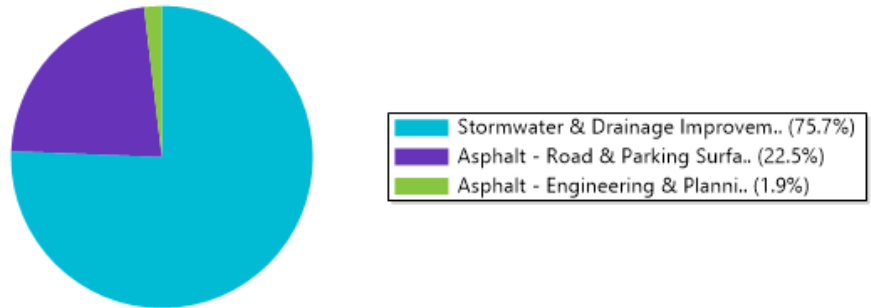
Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Fully Funded Method Projection ★	\$1,351,420	\$36.14	Yes	N/A	\$12,188,032	74%
Baseline Funding	\$1,162,478	\$31.09	Yes	N/A	\$2,793,554	18%
Current Funding	\$1,411,305	\$37.74	Yes	N/A	\$13,724,975	84%
Minimum Threshold	\$1,228,750	\$32.86	Yes	N/A	\$3,344,796	23%



Executive Summary

Expenditures by Category

Current Replacement Cost: \$12,327,072.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt - Engineering & Planning	1-5	0-3	\$232,330	\$39,968	\$84,266	\$153,312	\$134,315
Asphalt - Road & Parking Surfaces	1-12	0-11	\$2,769,084	\$324,986	\$266,846	\$1,246,606	\$425,336
Stormwater & Drainage Improvements & Bridges	1-30	0-29	\$9,325,658	\$1,610,525	\$534,309	\$6,177,777	\$851,655
<b>Totals</b>			<b>\$12,327,072</b>	<b>\$1,975,479</b>	<b>\$885,422</b>	<b>\$7,577,695</b>	<b>\$1,411,305</b>

Component Inventory

Current Replacement Cost: \$12,327,072

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Asphalt - Engineering &amp; Planning</b>								
Capital Improvement Plan (CIP) - Update		5	2	\$148,873.50 / Total	1	\$148,874	\$161,022	On File
Large Culvert & Bridge Inspection (2 Yr Cycle)		2	0	\$6,014.32 / Total	1	\$6,014	\$6,014	On File
On-Call Engineering Services for CIP - Annual		1	0	\$44,994.56 / Total	1	\$44,995	\$44,995	On File
Whatcom County Programmatic Permit (maintenance of gravel surfaces)		5	3	\$16,224.00 / Total	1	\$16,224	\$18,250	On File
Whatcom County Programmatic Permit (NOA permit)		5	3	\$16,224.00 / Total	1	\$16,224	\$18,250	On File
<b>Totals</b>						<b>\$232,330</b>	<b>\$248,530</b>	
<b>Asphalt - Road &amp; Parking Surfaces</b>								
2023 Road Reconstruction & Drainage		12	9	\$364,741.65 / Total	1	\$364,742	\$519,141	On File
2024 Deer Run Lane Asphalt Overlay		12	10	\$288,787.20 / Total	1	\$288,787	\$427,476	On File
2024 Road Design & Permitting - Deer Run Lane		12	9	\$13,775.84 / Total	1	\$13,776	\$19,607	On File
Appaloosa Court Repair and Overlay		12	0	\$38,338.83 / Total	1	\$38,339	\$38,339	On File
Autumn Vista Place Repair and Overlay		12	8	\$43,509.52 / Total	1	\$43,510	\$59,546	On File
Cold Spring Drainage Construction		12	10	\$70,948.80 / Total	1	\$70,949	\$105,022	On File
Design & Permitting - 2026 Road Projects		12	11	\$21,781.76 / Total	1	\$21,782	\$33,532	On File
Design & Permitting - 2030 Road Repairs and Overlays		12	3	\$21,632.00 / Total	1	\$21,632	\$24,333	On File
Design & Permitting - 2031 Road Repairs and Overlays		12	4	\$21,632.00 / Total	1	\$21,632	\$25,306	On File
Design & Permitting - 2033 Road Repairs and Overlays		12	6	\$10,816.00 / Total	1	\$10,816	\$13,686	On File
Fawn Court Repair and Overlay		12	4	\$48,112.71 / Total	1	\$48,113	\$56,285	On File
Fields Park Place Repair and Overlay		12	0	\$24,314.89 / Total	1	\$24,315	\$24,315	On File
Highwood Circle Repair and Overlay		12	4	\$108,421.20 / Total	1	\$108,421	\$126,837	On File
Holly View Way Repair and Overlay		12	8	\$165,834.34 / Total	1	\$165,834	\$226,956	On File
Horseshow Circle Repair and Overlay		12	7	\$158,904.35 / Total	1	\$158,904	\$209,107	On File
Inlet Circle Repair and Overlay		12	5	\$142,559.90 / Total	1	\$142,560	\$173,446	On File
Kinglet Court Repair and Overlay		12	7	\$60,030.53 / Total	1	\$60,031	\$78,996	On File
Misty Ridge Court Repair and Overlay		12	0	\$32,852.84 / Total	1	\$32,853	\$32,853	On File
Park View Circle Repair and Overlay		12	5	\$89,163.00 / Total	1	\$89,163	\$108,480	On File
Pinto Creek Lane Repair and Overlay		12	5	\$157,088.30 / Total	1	\$157,088	\$191,122	On File

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Pothole Repairs (Annual)		1	0	\$39,370.24 / Total	1	\$39,370	\$39,370	On File
Rocky Ridge Drive Repair and Overlay		12	7	\$295,108.07 / Total	1	\$295,108	\$388,342	On File
Rose Ridge Loop Repair and Overlay		12	8	\$139,356.59 / Total	1	\$139,357	\$190,719	On File
Sanwick Point Court Repair and Overlay		12	7	\$66,966.83 / Total	1	\$66,967	\$88,124	On File
Street Signs & Pavement Marking Repairs		12	11	\$24,680.24 / Total	1	\$24,680	\$37,994	On File
Thunder Peak Way Repair and Overlay		12	5	\$113,629.21 / Total	1	\$113,629	\$138,247	On File
Twinflower Circle Repair and Overlay		12	5	\$108,660.30 / Total	1	\$108,660	\$132,202	On File
Yearling Place Repair and Overlay		12	0	\$98,066.69 / Total	1	\$98,067	\$98,067	On File
<b>Totals</b>						<b>\$2,769,084</b>	<b>\$3,607,450</b>	
<b>Stormwater &amp; Drainage Improvements &amp; Bridges</b>								
2024 Culvert Design & Permitting		30	28	\$25,830.48 / Total	1	\$25,830	\$77,458	On File
2024 Culvert Utility Work		30	28	\$72,467.20 / Total	1	\$72,467	\$217,308	On File
2025 Area Z Bridge Replacement		30	29	\$242,320.00 / Total	1	\$242,320	\$755,712	On File
2026 Culvert Design & Permitting		30	29	\$21,781.76 / Total	1	\$21,782	\$67,930	On File
2030 Culvert Design & Permitting		30	3	\$10,816.00 / Total	1	\$10,816	\$12,167	On File
2031 Culvert Design & Permitting		30	4	\$10,816.00 / Total	1	\$10,816	\$12,653	On File
2033 Culvert Design & Permitting		30	6	\$10,816.00 / Total	1	\$10,816	\$13,686	On File
Culvert #22: Remove and Install Prefabricated Metal Bridge		30	2	\$1,061,242.12 / Total	1	\$1,061,242	\$1,147,839	On File
Culvert #23: Remove and Install Prefabricated Metal Bridge		30	3	\$1,061,242.12 / Total	1	\$1,061,242	\$1,193,753	On File
Culvert #24: Remove and Install Prefabricated Metal Bridge		30	1	\$955,117.91 / Total	1	\$955,118	\$993,323	On File
Culvert #4 with Bridge Replacement		30	29	\$889,682.56 / Total	1	\$889,683	\$2,774,610	On File
Culvert #54: Remove and Install Prefabricated Metal Bridge		30	6	\$1,061,242.12 / Total	1	\$1,061,242	\$1,342,810	On File
Culvert 1 (150 Polo Park Dr)		30	28	\$13,116.67 / Total	1	\$13,117	\$39,333	On File
Culvert 10 (N/A)		30	5	\$9,085.44 / Total	1	\$9,085	\$11,054	On File
Culvert 100 (7 Sundew Ct)		30	4	\$10,599.68 / Total	1	\$10,600	\$12,400	On File
Culvert 101 (7 Sundew Ct)		30	5	\$6,273.28 / Total	1	\$6,273	\$7,632	On File
Culvert 102 (2 Plum Ln)		30	5	\$8,436.48 / Total	1	\$8,436	\$10,264	On File
Culvert 103 (142 Harbor View Dr)		30	28	\$10,201.85 / Total	1	\$10,202	\$30,592	On File
Culvert 105 (136 Harbor View Dr)		30	5	\$8,652.80 / Total	1	\$8,653	\$10,527	On File
Culvert 109 (55 Green Hill Rd)		30	28	\$9,958.95 / Total	1	\$9,959	\$29,864	On File
Culvert 11 (15 Big Leaf Ln)		30	27	\$15,466.88 / Total	1	\$15,467	\$44,597	On File
Culvert 110 (125 Harbor View)		30	28	\$12,630.87 / Total	1	\$12,631	\$37,876	On File
Culvert 111 (113 Harbor View Dr)		30	28	\$9,716.05 / Total	1	\$9,716	\$29,136	On File

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Culvert 113 (19 Pinto Creek Ln)		30	0	\$10,816.00 / Total	1	\$10,816	\$10,816	On File
Culvert 114 (174 Maple Ct)		30	5	\$8,220.16 / Total	1	\$8,220	\$10,001	On File
Culvert 116 (87 Harbor View Dr)		30	0	\$9,734.40 / Total	1	\$9,734	\$9,734	On File
Culvert 117 (54 Harbor View Dr)		30	28	\$8,501.54 / Total	1	\$8,502	\$25,494	On File
Culvert 118 (46 Harbor View Dr)		30	28	\$10,444.75 / Total	1	\$10,445	\$31,321	On File
Culvert 12 (23 Big Leaf Ln)		30	7	\$7,571.20 / Total	1	\$7,571	\$9,963	On File
Culvert 120 (10 Harbor View Dr)		30	28	\$10,201.85 / Total	1	\$10,202	\$30,592	On File
Culvert 122 (2 Rocky Ridge Dr)		30	28	\$7,044.14 / Total	1	\$7,044	\$21,123	On File
Culvert 125 (9 Sudden Valley Dr)		30	5	\$19,901.44 / Total	1	\$19,901	\$24,213	On File
Culvert 126 (1 Sudden Valley Dr)		30	28	\$29,148.15 / Total	1	\$29,148	\$87,407	On File
Culvert 13 (18 Big Leaf Ln)		30	28	\$14,574.08 / Total	1	\$14,574	\$43,703	On File
Culvert 133 (4 North Summit Dr)		30	28	\$20,160.81 / Total	1	\$20,161	\$60,456	On File
Culvert 134 (4 North Summit Dr)		30	5	\$9,734.40 / Total	1	\$9,734	\$11,843	On File
Culvert 136 (32 Twinflower Cir)		30	4	\$7,138.56 / Total	1	\$7,139	\$8,351	On File
Culvert 138 (72 Marigold Dr)		30	5	\$8,220.16 / Total	1	\$8,220	\$10,001	On File
Culvert 139 (17 Clear Lake Ct)		30	28	\$7,772.84 / Total	1	\$7,773	\$23,308	On File
Culvert 140 (47 North Point Dr)		30	0	\$6,489.60 / Total	1	\$6,490	\$6,490	On File
Culvert 142 (65 Windward Dr)		30	28	\$8,744.45 / Total	1	\$8,744	\$26,222	On File
Culvert 143 (26 Longshore Ln)		30	28	\$15,934.32 / Total	1	\$15,934	\$47,782	On File
Culvert 144 (26 Longshore Ln)		30	28	\$6,023.95 / Total	1	\$6,024	\$18,064	On File
Culvert 145 (17 Marina Dr)		30	5	\$15,575.04 / Total	1	\$15,575	\$18,949	On File
Culvert 146 (6 Spinnaker Ln)		30	0	\$22,064.64 / Total	1	\$22,065	\$22,065	On File
Culvert 15 (19 Tumbling Water Dr)		30	27	\$13,048.88 / Total	1	\$13,049	\$37,625	On File
Culvert 151 (64 North Point Dr)		30	5	\$8,436.48 / Total	1	\$8,436	\$10,264	On File
Culvert 154 (1 Fairway Ln)		30	4	\$8,436.48 / Total	1	\$8,436	\$9,869	On File
Culvert 155 (83 Winward Dr)		30	28	\$6,801.24 / Total	1	\$6,801	\$20,395	On File
Culvert 156 (73 Windward Dr)		30	4	\$12,979.20 / Total	1	\$12,979	\$15,184	On File
Culvert 157 (5 North Point Dr)		30	28	\$5,829.63 / Total	1	\$5,830	\$17,481	On File
Culvert 161 (16 Sunflower Cir)		30	4	\$34,827.52 / Total	1	\$34,828	\$40,743	On File
Culvert 162 (188 Sudden Valley Dr)		30	27	\$9,223.76 / Total	1	\$9,224	\$26,595	On File
Culvert 163 (192 Sudden Valley Dr)		30	4	\$10,167.04 / Total	1	\$10,167	\$11,894	On File
Culvert 165 (201 Sudden Valley Dr)		30	4	\$19,468.80 / Total	1	\$19,469	\$22,776	On File
Culvert 169 (21 Parkview Cir)		30	4	\$7,354.88 / Total	1	\$7,355	\$8,604	On File
Culvert 17 (3 Shetland Ct)		30	27	\$11,529.44 / Total	1	\$11,529	\$33,244	On File
Culvert 171 (32 Stable Ln)		30	4	\$6,922.24 / Total	1	\$6,922	\$8,098	On File
Culvert 173 (10 Stable Ln)		30	0	\$9,950.72 / Total	1	\$9,951	\$9,951	On File
Culvert 174 (3 Stable Ln)		30	4	\$6,273.28 / Total	1	\$6,273	\$7,339	On File
Culvert 175 (1 Stable Ln)		30	0	\$22,280.96 / Total	1	\$22,281	\$22,281	On File
Culvert 176 (24 Lost Fork Ln)		30	28	\$9,716.05 / Total	1	\$9,716	\$29,136	On File
Culvert 177 (36 Canyon Ct)		30	4	\$7,138.56 / Total	1	\$7,139	\$8,351	On File
Culvert 179 (10 Tawny Cir)		30	4	\$6,273.28 / Total	1	\$6,273	\$7,339	On File
Culvert 18 (9 Tumbling Water Dr)		30	7	\$10,599.68 / Total	1	\$10,600	\$13,948	On File
Culvert 180 (9 Strawberry Cyn		30	5	\$10,167.04 / Total	1	\$10,167	\$12,370	On File

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Ct)								
Culvert 183 (2 Canyon Ct)		30	5	\$15,575.04 / Total	1	\$15,575	\$18,949	On File
Culvert 186 (127 Polo Park Dr)		30	7	\$12,979.20 / Total	1	\$12,979	\$17,080	On File
Culvert 187 (128 Polo Park Dr)		30	5	\$8,869.12 / Total	1	\$8,869	\$10,791	On File
Culvert 189 (33 Little Strawberry Ln)		30	4	\$18,387.20 / Total	1	\$18,387	\$21,510	On File
Culvert 190 (16 Little Strawberry Ln)		30	5	\$8,220.16 / Total	1	\$8,220	\$10,001	On File
Culvert 191 (10 Little Strawberry Ln)		30	5	\$9,518.08 / Total	1	\$9,518	\$11,580	On File
Culvert 192 (36 Rocky Ridge Dr)		30	4	\$6,705.92 / Total	1	\$6,706	\$7,845	On File
Culvert 199 (5 Meadow Ct)		30	4	\$9,518.08 / Total	1	\$9,518	\$11,135	On File
Culvert 2 (34 Western Ln)		30	4	\$9,085.44 / Total	1	\$9,085	\$10,629	On File
Culvert 20 (168 Polo Park Dr)		30	28	\$8,161.48 / Total	1	\$8,161	\$24,474	On File
Culvert 202 (1 Autumn Vista Pl)		30	0	\$7,138.56 / Total	1	\$7,139	\$7,139	On File
Culvert 203 (14 Lake Louise Dr)		30	28	\$14,816.98 / Total	1	\$14,817	\$44,432	On File
Culvert 204 (30 Lake Louise Dr)		30	7	\$9,734.40 / Total	1	\$9,734	\$12,810	On File
Culvert 205 (15 Spring Rd)		30	28	\$9,716.05 / Total	1	\$9,716	\$29,136	On File
Culvert 209 (22 Creekside Ln)		30	5	\$5,840.64 / Total	1	\$5,841	\$7,106	On File
Culvert 21 (15 Sunnyside Ln)		30	5	\$7,571.20 / Total	1	\$7,571	\$9,212	On File
Culvert 210 (40 Honeycomb Ln)		30	7	\$10,167.04 / Total	1	\$10,167	\$13,379	On File
Culvert 211 (93B Sudden Valley Dr)		30	0	\$8,652.80 / Total	1	\$8,653	\$8,653	On File
Culvert 214 (46 Maple Ct)		30	28	\$16,274.39 / Total	1	\$16,274	\$48,802	On File
Culvert 216 (2 Sunnyside Ln)		30	7	\$11,248.64 / Total	1	\$11,249	\$14,802	On File
Culvert 219 (13 Meadow Ct)		30	5	\$5,840.64 / Total	1	\$5,841	\$7,106	On File
Culvert 221 (39 Inglewood Pl)		30	5	\$5,840.64 / Total	1	\$5,841	\$7,106	On File
Culvert 222 (6 Ridge Crest Way)		30	0	\$12,330.24 / Total	1	\$12,330	\$12,330	On File
Culvert 223 (37 North Point Dr)		30	5	\$13,411.84 / Total	1	\$13,412	\$16,318	On File
Culvert 25 (3 Huckleberry Ct)		30	28	\$14,574.08 / Total	1	\$14,574	\$43,703	On File
Culvert 25 - Remove and Replace with Box Culvert		30	0	\$594,880.00 / Total	1	\$594,880	\$594,880	On File
Culvert 27 (66 Polo Park Dr)		30	28	\$7,578.52 / Total	1	\$7,579	\$22,726	On File
Culvert 28 (67 Polo Park Dr)		30	27	\$15,523.04 / Total	1	\$15,523	\$44,759	On File
Culvert 3 (153 Polo Park Dr)		30	4	\$9,950.72 / Total	1	\$9,951	\$11,641	On File
Culvert 30 (90 Polo Park Dr)		30	4	\$11,248.64 / Total	1	\$11,249	\$13,159	On File
Culvert 31 (306 Sudden Valley Dr)		30	5	\$8,003.84 / Total	1	\$8,004	\$9,738	On File
Culvert 315		30	27	\$498,807.44 / Total	1	\$498,807	\$1,438,246	On File
Culvert 315 (225 Polo Park Dr)		30	5	\$9,734.40 / Total	1	\$9,734	\$11,843	On File
Culvert 32 (37 Holly View Way)		30	4	\$12,762.88 / Total	1	\$12,763	\$14,931	On File
Culvert 33 (35 Holly View Way)		30	0	\$7,138.56 / Total	1	\$7,139	\$7,139	On File
Culvert 36 (12 Morning Glory Dr)		30	5	\$7,787.52 / Total	1	\$7,788	\$9,475	On File
Culvert 38 (42 Morning Glory Dr)		30	4	\$10,383.36 / Total	1	\$10,383	\$12,147	On File
Culvert 39 (8 Horseshoe Cir)		30	28	\$6,606.91 / Total	1	\$6,607	\$19,812	On File
Culvert 400 (2 Holly View Way)		30	4	\$8,220.16 / Total	1	\$8,220	\$9,616	On File
Culvert 401 (76 Honeycomb Ln)		30	7	\$9,085.44 / Total	1	\$9,085	\$11,956	On File
Culvert 402 (7 Lost Fork Ln)		30	28	\$9,473.15 / Total	1	\$9,473	\$28,407	On File
Culvert 402 (76 Honeycomb Ln)		30	5	\$6,705.92 / Total	1	\$6,706	\$8,159	On File

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Ln)								
Culvert 403 (230 Polo Park Dr)		30	28	\$14,331.18 / Total	1	\$14,331	\$42,975	On File
Culvert 404 (230 Polo Park Dr)		30	28	\$19,189.20 / Total	1	\$19,189	\$57,543	On File
Culvert 406 (30 Rocky Ridge Dr)		30	4	\$23,578.88 / Total	1	\$23,579	\$27,584	On File
Culvert 408.1 (7 Larkspur Ct)		30	27	\$7,311.20 / Total	1	\$7,311	\$21,081	On File
Culvert 408.2 (7 Larkspur Ct)		30	27	\$7,311.20 / Total	1	\$7,311	\$21,081	On File
Culvert 41 (8 Baywood Ct)		30	5	\$11,681.28 / Total	1	\$11,681	\$14,212	On File
Culvert 410 (22 Lake Louise Dr)		30	28	\$23,318.52 / Total	1	\$23,319	\$69,925	On File
Culvert 412/413 (3 Longshore Ln)		30	4	\$33,529.60 / Total	1	\$33,530	\$39,225	On File
Culvert 415 (28 Windward Dr)		30	28	\$10,299.01 / Total	1	\$10,299	\$30,884	On File
Culvert 417 (20 Longshore Ln)		30	0	\$7,138.56 / Total	1	\$7,139	\$7,139	On File
Culvert 42 (41 Honeycomb Ln)		30	5	\$6,922.24 / Total	1	\$6,922	\$8,422	On File
Culvert 429 (225 Polo Park Dr)		30	4	\$5,191.68 / Total	1	\$5,192	\$6,074	On File
Culvert 43 (54 Honeycomb Ln)		30	5	\$10,816.00 / Total	1	\$10,816	\$13,159	On File
Culvert 430 (5 Berrywood Pl)		30	0	\$5,624.32 / Total	1	\$5,624	\$5,624	On File
Culvert 431 (29 Lost Lake Ln)		30	28	\$18,217.60 / Total	1	\$18,218	\$54,629	On File
Culvert 432/433 (13 Strawberry Cyn Ct)		30	28	\$11,173.46 / Total	1	\$11,173	\$33,506	On File
Culvert 436 (8 Pinedrop Pl)		30	0	\$4,542.72 / Total	1	\$4,543	\$4,543	On File
Culvert 437 (11 Wisteria Ln)		30	4	\$11,032.32 / Total	1	\$11,032	\$12,906	On File
Culvert 44 (1 Ridge Crest Way)		30	4	\$12,113.92 / Total	1	\$12,114	\$14,172	On File
Culvert 445 (20 Lake Louise Dr (Outlet))		30	28	\$38,864.20 / Total	1	\$38,864	\$116,542	On File
Culvert 48/49 (389 Sudden Valley Dr)		30	4	\$16,656.64 / Total	1	\$16,657	\$19,486	On File
Culvert 50 (33 Valley Crest Way)		30	0	\$7,571.20 / Total	1	\$7,571	\$7,571	On File
Culvert 51 (2 Acorn Pl)		30	7	\$8,652.80 / Total	1	\$8,653	\$11,386	On File
Culvert 52 (7 Austin Ck Ln)		30	0	\$7,354.88 / Total	1	\$7,355	\$7,355	On File
Culvert 53 (20 Austin Creek Ln)		30	0	\$10,383.36 / Total	1	\$10,383	\$10,383	On File
Culvert 55 (5 River Ridge Loop)		30	28	\$8,744.45 / Total	1	\$8,744	\$26,222	On File
Culvert 58 (1 Catkin Ct)		30	0	\$10,383.36 / Total	1	\$10,383	\$10,383	On File
Culvert 62 (18 Clematis Ln)		30	4	\$8,652.80 / Total	1	\$8,653	\$10,123	On File
Culvert 63 (52 Lake Louise Dr)		30	28	\$17,003.09 / Total	1	\$17,003	\$50,987	On File
Culvert 67 (12 Sweetclover Cir)		30	0	\$10,383.36 / Total	1	\$10,383	\$10,383	On File
Culvert 71 (13 Honeycomb Ln)		30	5	\$6,922.24 / Total	1	\$6,922	\$8,422	On File
Culvert 72 (12 Honeycomb Ln)		30	0	\$7,354.88 / Total	1	\$7,355	\$7,355	On File
Culvert 73 (22 Morning Beach Dr)		30	4	\$9,734.40 / Total	1	\$9,734	\$11,388	On File
Culvert 75 (43 Marigold Dr)		30	28	\$7,772.84 / Total	1	\$7,773	\$23,308	On File
Culvert 76 (41 Marigold Dr)		30	4	\$12,546.56 / Total	1	\$12,547	\$14,678	On File
Culvert 77 (106 Grand View Ln)		30	4	\$6,489.60 / Total	1	\$6,490	\$7,592	On File
Culvert 78 (29 Sunnyside Ln)		30	28	\$12,145.06 / Total	1	\$12,145	\$36,419	On File
Culvert 80 (1 Sparrow Ct)		30	7	\$8,220.16 / Total	1	\$8,220	\$10,817	On File
Culvert 81 (1 Sparrow Ct)		30	27	\$17,097.60 / Total	1	\$17,098	\$49,299	On File
Culvert 82 (68 Lake Louise Dr)		30	7	\$7,787.52 / Total	1	\$7,788	\$10,248	On File
Culvert 85 (46 Sudden Valley Dr)		30	0	\$10,383.36 / Total	1	\$10,383	\$10,383	On File
Culvert 86 (50 Sudden Valley Dr)		30	0	\$11,248.64 / Total	1	\$11,249	\$11,249	On File



Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Culvert 89 (39 Sudden Valley Dr)		30	5	\$18,603.52 / Total	1	\$18,604	\$22,634	On File
Culvert 91 (8 Inglewood Pl)		30	0	\$7,787.52 / Total	1	\$7,788	\$7,788	On File
Culvert 92 (34 Basin View Cir)		30	5	\$6,705.92 / Total	1	\$6,706	\$8,159	On File
Culvert 93 (119 Sudden Valley Dr)		30	5	\$10,816.00 / Total	1	\$10,816	\$13,159	On File
Culvert 94 (17 Basin View Cir)		30	4	\$7,138.56 / Total	1	\$7,139	\$8,351	On File
Culvert 95 (93A Sudden Valley Dr)		30	5	\$6,922.24 / Total	1	\$6,922	\$8,422	On File
Culvert 96 (3 Green Hill Rd)		30	4	\$7,354.88 / Total	1	\$7,355	\$8,604	On File
Culvert 98 (28 Plum Ln)		30	5	\$10,383.36 / Total	1	\$10,383	\$12,633	On File
Culvert 99 (28 Plum Ln)		30	28	\$9,910.37 / Total	1	\$9,910	\$29,718	On File
Culvert BOGEY (48 Windward Dr)		30	5	\$9,950.72 / Total	1	\$9,951	\$12,107	On File
Culvert FND 13 (5 Meadow Ct)		30	27	\$6,299.28 / Total	1	\$6,299	\$18,163	On File
Culvert FND 14 (29 Lost Lake Ln)		30	4	\$8,652.80 / Total	1	\$8,653	\$10,123	On File
Culvert FND 19 (8 Acorn Pl)		30	5	\$12,330.24 / Total	1	\$12,330	\$15,002	On File
Culvert FND 2 (70-80 Louise View Dr)		30	4	\$94,315.52 / Total	1	\$94,316	\$110,336	On File
Culvert FND 21.2 (Newberry Ct)		30	28	\$6,558.33 / Total	1	\$6,558	\$19,666	On File
Culvert FND 23 (2 Gooseberry Cir)		30	4	\$8,003.84 / Total	1	\$8,004	\$9,363	On File
Culvert FND 25 (3 Tawny Cir)		30	4	\$17,305.60 / Total	1	\$17,306	\$20,245	On File
Culvert FND 30 (99 Harbor View Dr)		30	28	\$9,473.15 / Total	1	\$9,473	\$28,407	On File
Culvert FND 4 (2 Bracken Pl)		30	4	\$13,628.16 / Total	1	\$13,628	\$15,943	On File
Culvert FND 42 (6 Lake Louise Dr)		30	28	\$49,357.54 / Total	1	\$49,358	\$148,009	On File
Culvert FND 43 (120 Grand View Ln)		30	4	\$5,840.64 / Total	1	\$5,841	\$6,833	On File
Culvert FND 45 (23 Sunflower Cir)		30	28	\$3,886.42 / Total	1	\$3,886	\$11,654	On File
Culvert FND 48 (20 Par Ln)		30	28	\$10,687.66 / Total	1	\$10,688	\$32,049	On File
Culvert FND 49 (17 Marina Dr)		30	28	\$7,772.84 / Total	1	\$7,773	\$23,308	On File
Culvert FND 51 (16 Inlet Cir)		30	0	\$18,387.20 / Total	1	\$18,387	\$18,387	On File
Culvert FND 53 (142 Windward Dr)		30	28	\$7,967.16 / Total	1	\$7,967	\$23,891	On File
Culvert FND 57 (6 Barn View)		30	5	\$6,922.24 / Total	1	\$6,922	\$8,422	On File
Culvert FND 6 (77 Honeycomb Ln)		30	4	\$14,926.08 / Total	1	\$14,926	\$17,461	On File
Culvert FND 61 (37-30 Marigold Dr)		30	28	\$54,992.85 / Total	1	\$54,993	\$164,907	On File
Culvert FND 62 (3 Barn View Ct)		30	28	\$16,128.64 / Total	1	\$16,129	\$48,365	On File
Culvert FND 67 (Gate 1 Mailboxes)		30	28	\$7,578.52 / Total	1	\$7,579	\$22,726	On File
Culvert FND 68.1 (Toward Community Garden)		30	28	\$7,189.88 / Total	1	\$7,190	\$21,560	On File
Culvert FND 68.2 (Maintenance Parking)		30	28	\$2,331.85 / Total	1	\$2,332	\$6,993	On File
Culvert FND 68.3 (Maintenance Parking)		30	28	\$17,488.89 / Total	1	\$17,489	\$52,444	On File
Culvert FND 68.4 (Between		30	28	\$7,772.84 / Total	1	\$7,773	\$23,308	On File

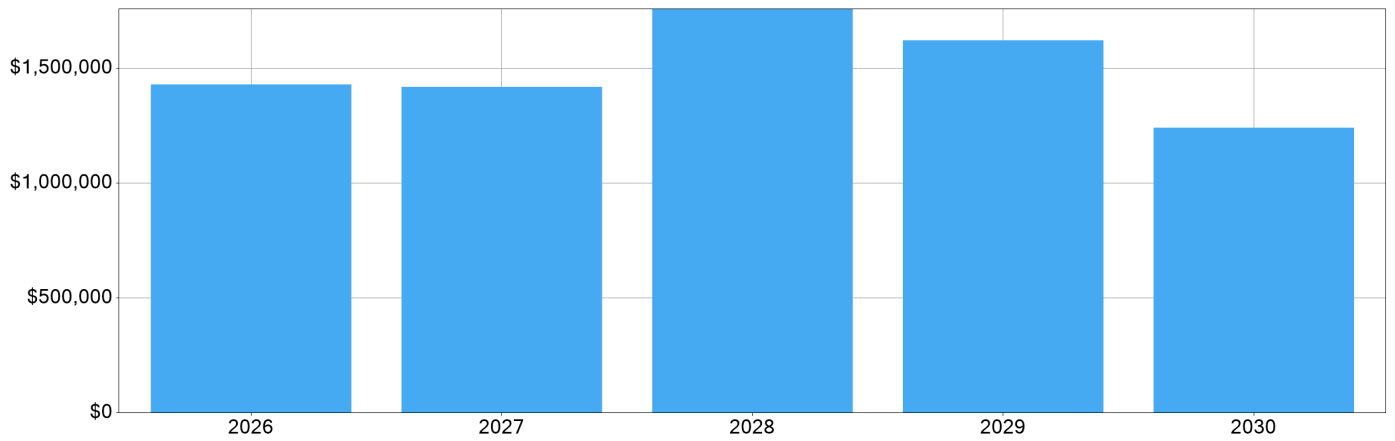
Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Maintenance/Tall Barn)								
Culvert FND 8 (76 Honeycomb Ln)		30	5	\$10,816.00 / Total	1	\$10,816	\$13,159	On File
Culvert FND 9 (5 Dawn Break Ct)		30	5	\$10,167.04 / Total	1	\$10,167	\$12,370	On File
Culvert FND 99 (124 Lost Fork Ln)		30	5	\$16,872.96 / Total	1	\$16,873	\$20,529	On File
Design & Permitting - Area Z Access Bridge & Culvert #4 with Road Bridge		30	28	\$141,693.93 / Total	1	\$141,694	\$424,898	On File
Design & Permitting - Culvert #22: Remove and Install Metal Bridge		30	1	\$93,558.40 / Total	1	\$93,558	\$97,301	On File
Design & Permitting - Culvert #23: Remove and Install Metal Bridge		30	2	\$93,558.40 / Total	1	\$93,558	\$101,193	On File
Design & Permitting - Culvert #24: Remove and Install Metal Bridge		30	0	\$84,202.56 / Total	1	\$84,203	\$84,203	On File
Design & Permitting - Culvert #54: Remove and Install Metal Bridge		30	5	\$93,558.40 / Total	1	\$93,558	\$113,828	On File
Ditches, Culverts and Swales (Annual)		1	0	\$135,546.11 / Total	1	\$135,546	\$135,546	On File
Notes: 2016 SGM mandate								
Fast Response for Unforeseen Drainage Issues (Annual)		1	0	\$95,613.44 / Total	1	\$95,613	\$95,613	On File
<b>Totals</b>						<b>\$9,325,658</b>	<b>\$15,573,013</b>	

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)

Units: 3,116 | Start Date: 1/1/2026



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2026</b>						
Appaloosa Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$38,339	\$38,339
Culvert 113	(19 Pinto Creek Ln)			Stormwater & Drainage Improvements & Bridges	\$10,816	\$10,816
Culvert 116	(87 Harbor View Dr)			Stormwater & Drainage Improvements & Bridges	\$9,734	\$9,734
Culvert 140	(47 North Point Dr)			Stormwater & Drainage Improvements & Bridges	\$6,490	\$6,490
Culvert 146	(6 Spinnaker Ln)			Stormwater & Drainage Improvements & Bridges	\$22,065	\$22,065
Culvert 173	(10 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$9,951	\$9,951
Culvert 175	(1 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$22,281	\$22,281
Culvert 202	(1 Autumn Vista Pl)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$7,139
Culvert 211	(93B Sudden Valley Dr)			Stormwater & Drainage Improvements & Bridges	\$8,653	\$8,653
Culvert 222	(6 Ridge Crest Way)			Stormwater & Drainage Improvements & Bridges	\$12,330	\$12,330
Culvert 25 - Remove and Replace with Box Culvert				Stormwater & Drainage Improvements & Bridges	\$594,880	\$594,880
Culvert 33	(35 Holly View Way)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$7,139
Culvert 417	(20 Longshore Ln)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$7,139
Culvert 430	(5 Berrywood Pl)			Stormwater & Drainage Improvements & Bridges	\$5,624	\$5,624
Culvert 436	(8 Pinedrop Pl)			Stormwater & Drainage Improvements & Bridges	\$4,543	\$4,543
Culvert 50	(33 Valley Crest Way)			Stormwater & Drainage Improvements & Bridges	\$7,571	\$7,571
Culvert 52	(7 Austin Ck Ln)			Stormwater & Drainage Improvements & Bridges	\$7,355	\$7,355
Culvert 53	(20 Austin Creek Ln)			Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383
Culvert 58	(1 Catkin Ct)			Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383

Anticipated Expenditures (5 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 67 (12 Sweetclover Cir)				Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383
Culvert 72 (12 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$7,355	\$7,355
Culvert 85 (46 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383
Culvert 86 (50 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$11,249	\$11,249
Culvert 91 (8 Inglewood Pl)				Stormwater & Drainage Improvements & Bridges	\$7,788	\$7,788
Culvert FND 51 (16 Inlet Cir)				Stormwater & Drainage Improvements & Bridges	\$18,387	\$18,387
Design & Permitting - Culvert #24: Remove and Install Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$84,203	\$84,203
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$135,546
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$95,613
Fields Park Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$24,315	\$24,315
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$6,014
Misty Ridge Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$32,853	\$32,853
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$44,995
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$39,370
Yearling Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$98,067	\$98,067
<b>Total for 2026:</b>						<b>\$1,429,334</b>
<b>2027</b>						
Culvert #24: Remove and Install Prefabricated Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$955,118	\$993,323
Design & Permitting - Culvert #22: Remove and Install Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$93,558	\$97,301
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$140,968
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$99,438
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$46,794
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$40,945
<b>Total for 2027:</b>						<b>\$1,418,769</b>
<b>2028</b>						
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$148,874	\$161,022
Culvert #22: Remove and Install Prefabricated Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$1,061,242	\$1,147,839
Design & Permitting - Culvert				Stormwater & Drainage	\$93,558	\$101,193

Anticipated Expenditures (5 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
#23: Remove and Install Metal Bridge				Improvements & Bridges		
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$146,607
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$103,415
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$6,505
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$48,666
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$42,583
					<b>Total for 2028:</b>	<b>\$1,757,830</b>
<b>2029</b>						
2030 Culvert Design & Permitting				Stormwater & Drainage Improvements & Bridges	\$10,816	\$12,167
Culvert #23: Remove and Install Prefabricated Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$1,061,242	\$1,193,753
Design & Permitting - 2030 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$24,333
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$152,471
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$107,552
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$50,613
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$44,286
Whatcom County Programmatic Permit (maintenance of gravel surfaces)				Asphalt - Engineering & Planning	\$16,224	\$18,250
Whatcom County Programmatic Permit (NOA permit)				Asphalt - Engineering & Planning	\$16,224	\$18,250
					<b>Total for 2029:</b>	<b>\$1,621,674</b>
<b>2030</b>						
2031 Culvert Design & Permitting				Stormwater & Drainage Improvements & Bridges	\$10,816	\$12,653
Culvert 100 (7 Sundew Ct)				Stormwater & Drainage Improvements & Bridges	\$10,600	\$12,400
Culvert 136 (32 Twinflower Cir)				Stormwater & Drainage Improvements & Bridges	\$7,139	\$8,351
Culvert 154 (1 Fairway Ln)				Stormwater & Drainage Improvements & Bridges	\$8,436	\$9,869
Culvert 156 (73 Windward Dr)				Stormwater & Drainage Improvements & Bridges	\$12,979	\$15,184
Culvert 161 (16 Sunflower Cir)				Stormwater & Drainage Improvements & Bridges	\$34,828	\$40,743
Culvert 163 (192 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$10,167	\$11,894
Culvert 165 (201 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$19,469	\$22,776
Culvert 169 (21 Parkview Cir)				Stormwater & Drainage Improvements & Bridges	\$7,355	\$8,604

Anticipated Expenditures (5 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 171	(32 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$6,922	\$8,098
Culvert 174	(3 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$6,273	\$7,339
Culvert 177	(36 Canyon Ct)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$8,351
Culvert 179	(10 Tawny Cir)			Stormwater & Drainage Improvements & Bridges	\$6,273	\$7,339
Culvert 189	(33 Little Strawberry Ln)			Stormwater & Drainage Improvements & Bridges	\$18,387	\$21,510
Culvert 192	(36 Rocky Ridge Dr)			Stormwater & Drainage Improvements & Bridges	\$6,706	\$7,845
Culvert 199	(5 Meadow Ct)			Stormwater & Drainage Improvements & Bridges	\$9,518	\$11,135
Culvert 2	(34 Western Ln)			Stormwater & Drainage Improvements & Bridges	\$9,085	\$10,629
Culvert 3	(153 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$9,951	\$11,641
Culvert 30	(90 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$11,249	\$13,159
Culvert 32	(37 Holly View Way)			Stormwater & Drainage Improvements & Bridges	\$12,763	\$14,931
Culvert 38	(42 Morning Glory Dr)			Stormwater & Drainage Improvements & Bridges	\$10,383	\$12,147
Culvert 400	(2 Holly View Way)			Stormwater & Drainage Improvements & Bridges	\$8,220	\$9,616
Culvert 406	(30 Rocky Ridge Dr)			Stormwater & Drainage Improvements & Bridges	\$23,579	\$27,584
Culvert 412/413	(3 Longshore Ln)			Stormwater & Drainage Improvements & Bridges	\$33,530	\$39,225
Culvert 429	(225 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$5,192	\$6,074
Culvert 437	(11 Wisteria Ln)			Stormwater & Drainage Improvements & Bridges	\$11,032	\$12,906
Culvert 44	(1 Ridge Crest Way)			Stormwater & Drainage Improvements & Bridges	\$12,114	\$14,172
Culvert 48/49	(389 Sudden Valley Dr)			Stormwater & Drainage Improvements & Bridges	\$16,657	\$19,486
Culvert 62	(18 Clematis Ln)			Stormwater & Drainage Improvements & Bridges	\$8,653	\$10,123
Culvert 73	(22 Morning Beach Dr)			Stormwater & Drainage Improvements & Bridges	\$9,734	\$11,388
Culvert 76	(41 Marigold Dr)			Stormwater & Drainage Improvements & Bridges	\$12,547	\$14,678
Culvert 77	(106 Grand View Ln)			Stormwater & Drainage Improvements & Bridges	\$6,490	\$7,592
Culvert 94	(17 Basin View Cir)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$8,351
Culvert 96	(3 Green Hill Rd)			Stormwater & Drainage Improvements & Bridges	\$7,355	\$8,604
Culvert FND 14	(29 Lost Lake Ln)			Stormwater & Drainage Improvements & Bridges	\$8,653	\$10,123
Culvert FND 2	(70-80 Louise View Dr)			Stormwater & Drainage Improvements & Bridges	\$94,316	\$110,336

## Anticipated Expenditures (5 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert FND 23 (2 Gooseberry Cir)				Stormwater & Drainage Improvements & Bridges	\$8,004	\$9,363
Culvert FND 25 (3 Tawny Cir)				Stormwater & Drainage Improvements & Bridges	\$17,306	\$20,245
Culvert FND 4 (2 Bracken Pl)				Stormwater & Drainage Improvements & Bridges	\$13,628	\$15,943
Culvert FND 43 (120 Grand View Ln)				Stormwater & Drainage Improvements & Bridges	\$5,841	\$6,833
Culvert FND 6 (77 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$14,926	\$17,461
Design & Permitting - 2031 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$25,306
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$158,570
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$111,854
Fawn Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$48,113	\$56,285
Highwood Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$108,421	\$126,837
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$7,036
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$52,637
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$46,058
					<b>Total for 2030:</b>	<b>\$1,241,284</b>

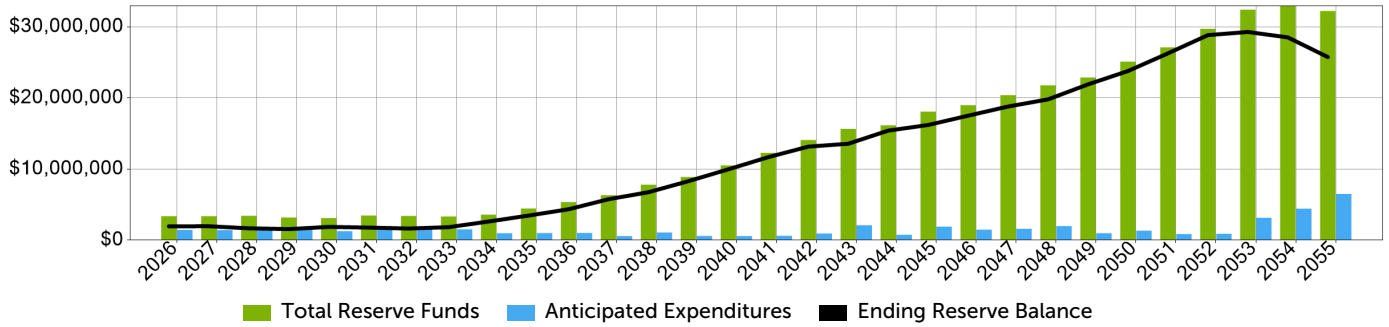


# Fully Funded Method Projection

Target - 100% Funded in 30 Years

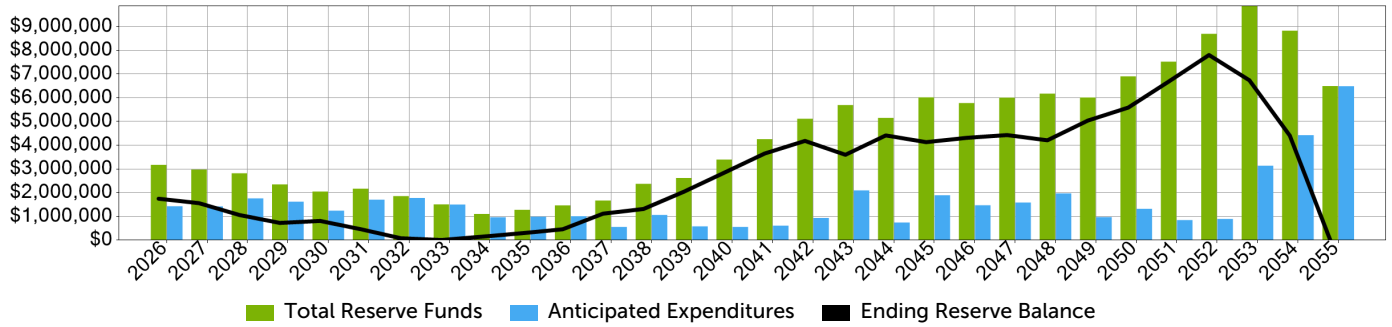
Units: 3,116 | Start Date: 1/1/2026

This plan represents a first-year reserve contribution of \$1,351,420 or \$36.14 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	Ending Percent Funded
2026	\$1,351,420	\$36.14	\$1,975,479	\$38,730	\$3,365,629	\$1,429,334	\$1,936,295	\$7,315,134	26%
2027	\$1,391,963	\$37.23	\$1,936,295	\$38,458	\$3,366,716	\$1,418,769	\$1,947,947	\$7,089,892	27%
2028	\$1,433,721	\$38.34	\$1,947,947	\$35,718	\$3,417,386	\$1,757,830	\$1,659,556	\$6,541,324	25%
2029	\$1,476,733	\$39.49	\$1,659,556	\$31,742	\$3,168,031	\$1,621,674	\$1,546,357	\$6,152,254	25%
2030	\$1,521,035	\$40.68	\$1,546,357	\$33,725	\$3,101,117	\$1,241,284	\$1,859,832	\$6,184,660	30%
2031	\$1,566,666	\$41.90	\$1,859,832	\$35,798	\$3,462,297	\$1,706,523	\$1,755,774	\$5,777,604	30%
2032	\$1,613,666	\$43.16	\$1,755,774	\$33,482	\$3,402,922	\$1,777,030	\$1,625,892	\$5,325,751	31%
2033	\$1,662,076	\$44.45	\$1,625,892	\$34,118	\$3,322,086	\$1,502,075	\$1,820,010	\$5,188,384	35%
2034	\$1,711,938	\$45.78	\$1,820,010	\$43,903	\$3,575,852	\$961,676	\$2,614,176	\$5,656,008	46%
2035	\$1,763,297	\$47.16	\$2,614,176	\$60,038	\$4,437,511	\$987,838	\$3,449,673	\$6,165,538	56%
2036	\$1,816,195	\$48.57	\$3,449,673	\$77,071	\$5,342,939	\$1,008,453	\$4,334,486	\$6,726,434	64%
2037	\$1,870,681	\$50.03	\$4,334,486	\$99,824	\$6,304,991	\$557,261	\$5,747,730	\$7,833,529	73%
2038	\$1,926,802	\$51.53	\$5,747,730	\$123,592	\$7,798,124	\$1,063,062	\$6,735,062	\$8,515,578	79%
2039	\$1,984,606	\$53.08	\$6,735,062	\$148,753	\$8,868,421	\$579,400	\$8,289,021	\$9,786,890	85%
2040	\$2,044,144	\$54.67	\$8,289,021	\$180,654	\$10,513,819	\$556,801	\$9,957,018	\$11,193,887	89%
2041	\$2,105,468	\$56.31	\$9,957,018	\$214,123	\$12,276,609	\$607,200	\$11,669,410	\$12,668,534	92%
2042	\$2,168,632	\$58.00	\$11,669,410	\$245,715	\$14,083,757	\$935,937	\$13,147,820	\$13,926,614	94%
2043	\$2,233,691	\$59.74	\$13,147,820	\$264,344	\$15,645,855	\$2,094,964	\$13,550,891	\$14,098,618	96%
2044	\$2,300,702	\$61.53	\$13,550,891	\$286,635	\$16,138,228	\$739,023	\$15,399,204	\$15,759,429	98%
2045	\$2,369,723	\$63.38	\$15,399,204	\$312,793	\$18,081,720	\$1,888,862	\$16,192,858	\$16,365,458	99%
2046	\$2,440,815	\$65.28	\$16,192,858	\$333,580	\$18,967,252	\$1,468,576	\$17,498,676	\$17,510,428	100%
2047	\$2,514,039	\$67.23	\$17,498,676	\$359,298	\$20,372,014	\$1,581,560	\$18,790,453	\$18,664,400	101%
2048	\$2,589,460	\$69.25	\$18,790,453	\$382,030	\$21,761,943	\$1,967,384	\$19,794,560	\$19,547,210	101%
2049	\$2,667,144	\$71.33	\$19,794,560	\$412,841	\$22,874,545	\$972,168	\$21,902,377	\$21,587,649	101%
2050	\$2,747,159	\$73.47	\$21,902,377	\$452,315	\$25,101,850	\$1,320,389	\$23,781,462	\$23,438,341	101%
2051	\$2,829,573	\$75.67	\$23,781,462	\$495,514	\$27,106,549	\$841,136	\$26,265,413	\$25,955,898	101%
2052	\$2,914,461	\$77.94	\$26,265,413	\$545,538	\$29,725,411	\$891,456	\$28,833,955	\$28,620,017	101%
2053	\$3,001,894	\$80.28	\$28,833,955	\$575,337	\$32,411,187	\$3,136,092	\$29,275,095	\$29,158,400	100%
2054	\$3,091,951	\$82.69	\$29,275,095	\$572,160	\$32,939,206	\$4,426,157	\$28,513,049	\$28,482,855	100%
2055	\$3,184,710	\$85.17	\$28,513,049	\$537,227	\$32,234,987	\$6,488,072	\$25,746,915	\$25,746,350	100%

This plan represents the minimum annual reserve contribution of \$1,162,478 or \$31.09 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.



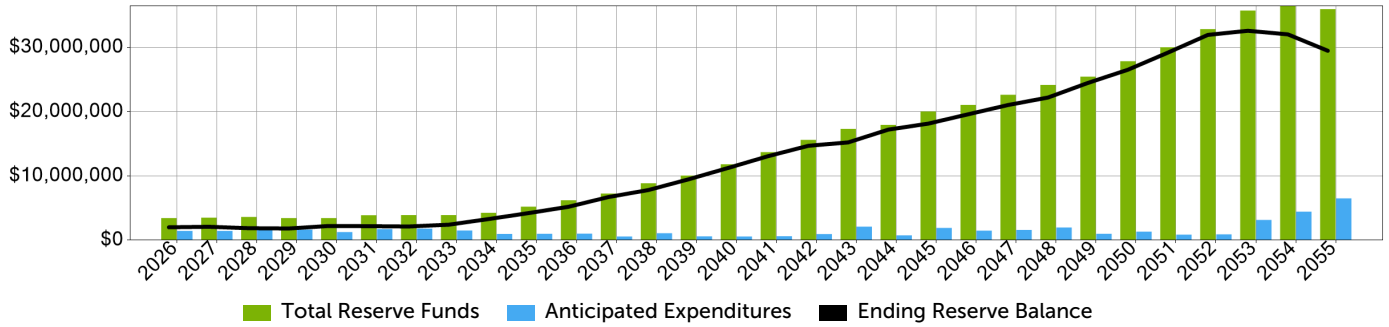
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$1,162,478	\$31.09	\$1,975,479	\$36,841	\$3,174,798	\$1,429,334	\$1,745,464	\$7,315,134	24%
2027	\$1,197,352	\$32.02	\$1,745,464	\$32,695	\$2,975,511	\$1,418,769	\$1,556,743	\$7,089,892	22%
2028	\$1,233,273	\$32.98	\$1,556,743	\$25,889	\$2,815,905	\$1,757,830	\$1,058,075	\$6,541,324	16%
2029	\$1,270,271	\$33.97	\$1,058,075	\$17,647	\$2,345,993	\$1,621,674	\$724,319	\$6,152,254	12%
2030	\$1,308,379	\$34.99	\$724,319	\$15,157	\$2,047,856	\$1,241,284	\$806,572	\$6,184,660	13%
2031	\$1,347,631	\$36.04	\$806,572	\$12,543	\$2,166,745	\$1,706,523	\$460,222	\$5,777,604	8%
2032	\$1,388,060	\$37.12	\$460,222	\$5,315	\$1,853,596	\$1,777,030	\$76,566	\$5,325,751	1%
2033	\$1,429,701	\$38.24	\$76,566	\$808	\$1,507,075	\$1,502,075	\$5,000	\$5,188,384	0%
2034	\$1,098,391	\$29.38	\$5,000	\$1,467	\$1,104,858	\$961,676	\$143,182	\$5,656,008	3%
2035	\$1,131,342	\$30.26	\$143,182	\$4,299	\$1,278,823	\$987,838	\$290,985	\$6,165,538	5%
2036	\$1,165,283	\$31.16	\$290,985	\$7,388	\$1,463,656	\$1,008,453	\$455,203	\$6,726,434	7%
2037	\$1,200,241	\$32.10	\$455,203	\$15,534	\$1,670,978	\$557,261	\$1,113,717	\$7,833,529	14%
2038	\$1,236,248	\$33.06	\$1,113,717	\$24,006	\$2,373,971	\$1,063,062	\$1,310,909	\$8,515,578	15%
2039	\$1,273,336	\$34.05	\$1,310,909	\$33,158	\$2,617,403	\$579,400	\$2,038,003	\$9,786,890	21%
2040	\$1,311,536	\$35.08	\$2,038,003	\$48,307	\$3,397,847	\$556,801	\$2,841,046	\$11,193,887	25%
2041	\$1,350,882	\$36.13	\$2,841,046	\$64,258	\$4,256,186	\$607,200	\$3,648,986	\$12,668,534	29%
2042	\$1,391,409	\$37.21	\$3,648,986	\$77,534	\$5,117,929	\$935,937	\$4,181,992	\$13,926,614	30%
2043	\$1,433,151	\$38.33	\$4,181,992	\$77,022	\$5,692,164	\$2,094,964	\$3,597,200	\$14,098,618	26%
2044	\$1,476,145	\$39.48	\$3,597,200	\$79,315	\$5,152,660	\$739,023	\$4,413,637	\$15,759,429	28%
2045	\$1,520,430	\$40.66	\$4,413,637	\$84,588	\$6,018,655	\$1,888,862	\$4,129,793	\$16,365,458	25%
2046	\$1,566,043	\$41.88	\$4,129,793	\$83,571	\$5,779,406	\$1,468,576	\$4,310,830	\$17,510,428	25%
2047	\$1,613,024	\$43.14	\$4,310,830	\$86,531	\$6,010,385	\$1,581,560	\$4,428,824	\$18,664,400	24%
2048	\$1,661,415	\$44.43	\$4,428,824	\$85,517	\$6,175,756	\$1,967,384	\$4,208,372	\$19,547,210	22%
2049	\$1,711,257	\$45.77	\$4,208,372	\$91,558	\$6,011,187	\$972,168	\$5,039,019	\$21,587,649	23%
2050	\$1,762,595	\$47.14	\$5,039,019	\$105,202	\$6,906,816	\$1,320,389	\$5,586,427	\$23,438,341	24%
2051	\$1,815,473	\$48.55	\$5,586,427	\$121,472	\$7,523,372	\$841,136	\$6,682,235	\$25,955,898	26%
2052	\$1,869,937	\$50.01	\$6,682,235	\$143,430	\$8,695,602	\$891,456	\$7,804,145	\$28,620,017	27%
2053	\$1,926,035	\$51.51	\$7,804,145	\$143,982	\$9,874,163	\$3,136,092	\$6,738,071	\$29,158,400	23%
2054	\$1,983,816	\$53.05	\$6,738,071	\$110,338	\$8,832,225	\$4,426,157	\$4,406,068	\$28,482,855	15%
2055	\$2,043,330	\$54.65	\$4,406,068	\$43,674	\$6,493,072	\$6,488,072	\$5,001	\$25,746,350	0%

# Current Funding

Annual Reserve Contribution Increase of 3%

Units: 3,116 | Start Date: 1/1/2026

This plan represents a first-year reserve contribution of \$1,411,305 or \$37.74 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 \$1,975,479 as of Jan 1, 2026, 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.



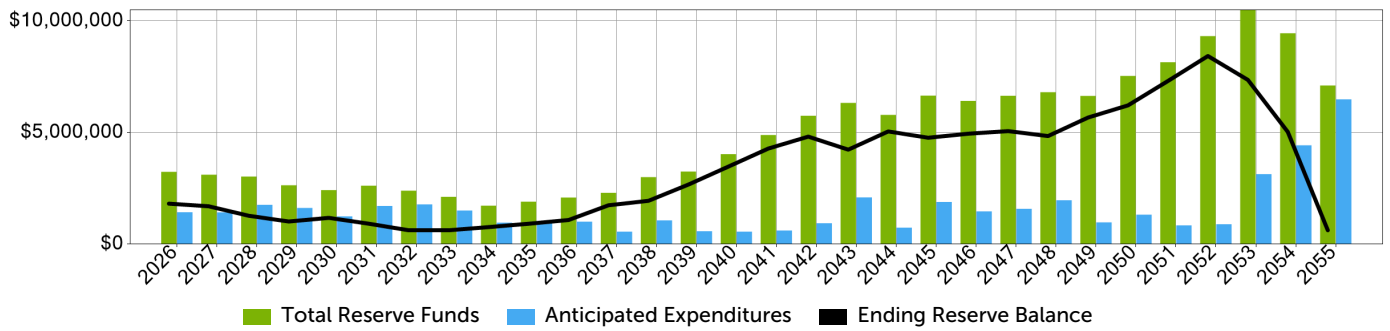
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$1,411,305	\$37.74	\$1,975,479	\$39,329	\$3,426,113	\$1,429,334	\$1,996,779	\$7,315,134	27%
2027	\$1,453,644	\$38.88	\$1,996,779	\$40,284	\$3,490,707	\$1,418,769	\$2,071,939	\$7,089,892	29%
2028	\$1,497,253	\$40.04	\$2,071,939	\$38,833	\$3,608,025	\$1,757,830	\$1,850,195	\$6,541,324	28%
2029	\$1,542,171	\$41.24	\$1,850,195	\$36,209	\$3,428,575	\$1,621,674	\$1,806,901	\$6,152,254	29%
2030	\$1,588,436	\$42.48	\$1,806,901	\$39,610	\$3,434,947	\$1,241,284	\$2,193,662	\$6,184,660	35%
2031	\$1,636,089	\$43.76	\$2,193,662	\$43,169	\$3,872,921	\$1,706,523	\$2,166,398	\$5,777,604	37%
2032	\$1,685,172	\$45.07	\$2,166,398	\$42,409	\$3,893,979	\$1,777,030	\$2,116,949	\$5,325,751	40%
2033	\$1,735,727	\$46.42	\$2,116,949	\$44,676	\$3,897,352	\$1,502,075	\$2,395,277	\$5,188,384	46%
2034	\$1,787,799	\$47.81	\$2,395,277	\$56,167	\$4,239,242	\$961,676	\$3,277,566	\$5,656,008	58%
2035	\$1,841,433	\$49.25	\$3,277,566	\$74,087	\$5,193,087	\$987,838	\$4,205,249	\$6,165,538	68%
2036	\$1,896,676	\$50.72	\$4,205,249	\$92,987	\$6,194,912	\$1,008,453	\$5,186,459	\$6,726,434	77%
2037	\$1,953,576	\$52.25	\$5,186,459	\$117,692	\$7,257,727	\$557,261	\$6,700,466	\$7,833,529	86%
2038	\$2,012,183	\$53.81	\$6,700,466	\$143,501	\$8,856,150	\$1,063,062	\$7,793,088	\$8,515,578	92%
2039	\$2,072,549	\$55.43	\$7,793,088	\$170,793	\$10,036,430	\$579,400	\$9,457,031	\$9,786,890	97%
2040	\$2,134,725	\$57.09	\$9,457,031	\$204,920	\$11,796,676	\$556,801	\$11,239,875	\$11,193,887	100%
2041	\$2,198,767	\$58.80	\$11,239,875	\$240,713	\$13,679,355	\$607,200	\$13,072,156	\$12,668,534	103%
2042	\$2,264,730	\$60.57	\$13,072,156	\$274,731	\$15,611,617	\$935,937	\$14,675,680	\$13,926,614	105%
2043	\$2,332,672	\$62.38	\$14,675,680	\$295,891	\$17,304,243	\$2,094,964	\$15,209,278	\$14,098,618	108%
2044	\$2,402,652	\$64.26	\$15,209,278	\$320,822	\$17,932,753	\$739,023	\$17,193,729	\$15,759,429	109%
2045	\$2,474,732	\$66.18	\$17,193,729	\$349,733	\$20,018,194	\$1,888,862	\$18,129,332	\$16,365,458	111%
2046	\$2,548,974	\$68.17	\$18,129,332	\$373,391	\$21,051,697	\$1,468,576	\$19,583,120	\$17,510,428	112%
2047	\$2,625,443	\$70.21	\$19,583,120	\$402,101	\$22,610,664	\$1,581,560	\$21,029,104	\$18,664,400	113%
2048	\$2,704,206	\$72.32	\$21,029,104	\$427,950	\$24,161,261	\$1,967,384	\$22,193,877	\$19,547,210	114%
2049	\$2,785,333	\$74.49	\$22,193,877	\$462,009	\$25,441,219	\$972,168	\$24,469,050	\$21,587,649	113%
2050	\$2,868,892	\$76.72	\$24,469,050	\$504,866	\$27,842,809	\$1,320,389	\$26,522,420	\$23,438,341	113%
2051	\$2,954,959	\$79.03	\$26,522,420	\$551,587	\$30,028,966	\$841,136	\$29,187,830	\$25,955,898	112%
2052	\$3,043,608	\$81.40	\$29,187,830	\$605,278	\$32,836,716	\$891,456	\$31,945,260	\$28,620,017	112%
2053	\$3,134,916	\$83.84	\$31,945,260	\$638,893	\$35,719,069	\$3,136,092	\$32,582,978	\$29,158,400	112%
2054	\$3,228,964	\$86.35	\$32,582,978	\$639,688	\$36,451,629	\$4,426,157	\$32,025,473	\$28,482,855	112%
2055	\$3,325,833	\$88.95	\$32,025,473	\$608,887	\$35,960,192	\$6,488,072	\$29,472,121	\$25,746,350	114%

# Minimum Threshold

Min Balance: \$620,000 (5% of Current Replacement Cost)

Units: 3,116 | Start Date: 1/1/2026

This plan represents the minimum annual reserve contribution of \$1,228,750 or \$32.86 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 \$620,000 (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	Ending Percent Funded
2026	\$1,228,750	\$32.86	\$1,975,479	\$37,504	\$3,241,733	\$1,429,334	\$1,812,399	\$7,315,134	25%
2027	\$1,265,613	\$33.85	\$1,812,399	\$34,716	\$3,112,728	\$1,418,769	\$1,693,960	\$7,089,892	24%
2028	\$1,303,581	\$34.86	\$1,693,960	\$29,337	\$3,026,878	\$1,757,830	\$1,269,047	\$6,541,324	19%
2029	\$1,342,689	\$35.91	\$1,269,047	\$22,591	\$2,634,327	\$1,621,674	\$1,012,653	\$6,152,254	16%
2030	\$1,382,969	\$36.99	\$1,012,653	\$21,670	\$2,417,292	\$1,241,284	\$1,176,008	\$6,184,660	19%
2031	\$1,424,459	\$38.10	\$1,176,008	\$20,700	\$2,621,166	\$1,706,523	\$914,644	\$5,777,604	16%
2032	\$1,467,192	\$39.24	\$914,644	\$15,194	\$2,397,030	\$1,777,030	\$620,000	\$5,325,751	12%
2033	\$1,489,798	\$39.84	\$620,000	\$12,277	\$2,122,075	\$1,502,075	\$620,000	\$5,188,384	12%
2034	\$1,089,409	\$29.13	\$620,000	\$13,677	\$1,723,086	\$961,676	\$761,410	\$5,656,008	13%
2035	\$1,122,091	\$30.01	\$761,410	\$16,571	\$1,900,071	\$987,838	\$912,234	\$6,165,538	15%
2036	\$1,155,753	\$30.91	\$912,234	\$19,718	\$2,087,705	\$1,008,453	\$1,079,252	\$6,726,434	16%
2037	\$1,190,426	\$31.84	\$1,079,252	\$27,917	\$2,297,595	\$557,261	\$1,740,333	\$7,833,529	22%
2038	\$1,226,139	\$32.79	\$1,740,333	\$36,437	\$3,002,909	\$1,063,062	\$1,939,847	\$8,515,578	23%
2039	\$1,262,923	\$33.78	\$1,939,847	\$45,632	\$3,248,403	\$579,400	\$2,669,003	\$9,786,890	27%
2040	\$1,300,811	\$34.79	\$2,669,003	\$60,820	\$4,030,634	\$556,801	\$3,473,833	\$11,193,887	31%
2041	\$1,339,835	\$35.83	\$3,473,833	\$76,803	\$4,890,471	\$607,200	\$4,283,272	\$12,668,534	34%
2042	\$1,380,030	\$36.91	\$4,283,272	\$90,106	\$5,753,408	\$935,937	\$4,817,471	\$13,926,614	35%
2043	\$1,421,431	\$38.01	\$4,817,471	\$89,614	\$6,328,516	\$2,094,964	\$4,233,552	\$14,098,618	30%
2044	\$1,464,074	\$39.15	\$4,233,552	\$91,922	\$5,789,547	\$739,023	\$5,050,524	\$15,759,429	32%
2045	\$1,507,996	\$40.33	\$5,050,524	\$97,202	\$6,655,722	\$1,888,862	\$4,766,860	\$16,365,458	29%
2046	\$1,553,236	\$41.54	\$4,766,860	\$96,184	\$6,416,280	\$1,468,576	\$4,947,703	\$17,510,428	28%
2047	\$1,599,833	\$42.79	\$4,947,703	\$99,137	\$6,646,673	\$1,581,560	\$5,065,113	\$18,664,400	27%
2048	\$1,647,828	\$44.07	\$5,065,113	\$98,107	\$6,811,047	\$1,967,384	\$4,843,664	\$19,547,210	25%
2049	\$1,697,263	\$45.39	\$4,843,664	\$104,124	\$6,645,051	\$972,168	\$5,672,882	\$21,587,649	26%
2050	\$1,748,181	\$46.75	\$5,672,882	\$117,736	\$7,538,799	\$1,320,389	\$6,218,410	\$23,438,341	27%
2051	\$1,800,626	\$48.16	\$6,218,410	\$133,963	\$8,153,000	\$841,136	\$7,311,863	\$25,955,898	28%
2052	\$1,854,645	\$49.60	\$7,311,863	\$155,869	\$9,322,378	\$891,456	\$8,430,921	\$28,620,017	29%
2053	\$1,910,284	\$51.09	\$8,430,921	\$156,360	\$10,497,566	\$3,136,092	\$7,361,474	\$29,158,400	25%
2054	\$1,967,593	\$52.62	\$7,361,474	\$122,644	\$9,451,711	\$4,426,157	\$5,025,555	\$28,482,855	18%
2055	\$2,026,621	\$54.20	\$5,025,555	\$55,897	\$7,108,072	\$6,488,072	\$620,000	\$25,746,350	2%

Percent Funded Analysis

Current Percent Funded: 26%

Component	UL RUL		Effective	Current	Starting	Annual	Fully	Annual
	Age	Replacement	Cost	Reserve	Fully	Funded	Reserve	Contrib.
	A	B	C	D	E	F	G	H
<b>ASPHALT - ENGINEERING &amp; PLANNING</b>								
Capital Improvement Plan (CIP) - Update	5	2	3	\$148,874	\$23,286	\$29,775	\$89,324	\$47,459
Large Culvert & Bridge Inspection (2 Yr Cycle)	2	0	2	\$6,014	\$1,568	\$3,007	\$6,014	\$4,793
On-Call Engineering Services for CIP - Annual	1	0	1	\$44,995	\$11,730	\$44,995	\$44,995	\$71,718
Whatcom County Programmatic Permit (maintenance of gravel surfaces)	5	3	2	\$16,224	\$1,692	\$3,245	\$6,490	\$5,172
Whatcom County Programmatic Permit (NOA permit)	5	3	2	\$16,224	\$1,692	\$3,245	\$6,490	\$5,172
			<b>Total</b>	<b>\$232,330</b>	<b>\$39,968</b>	<b>\$84,266</b>	<b>\$153,312</b>	<b>\$134,315</b>
<b>ASPHALT - ROAD &amp; PARKING SURFACES</b>								
2023 Road Reconstruction & Drainage	12	9	3	\$364,742	\$23,772	\$30,395	\$91,185	\$48,448
2024 Deer Run Lane Asphalt Overlay	12	10	2	\$288,787	\$12,548	\$24,066	\$48,131	\$38,359
2024 Road Design & Permitting - Deer Run Lane	12	9	3	\$13,776	\$898	\$1,148	\$3,444	\$1,830
Appaloosa Court Repair and Overlay	12	0	12	\$38,339	\$9,995	\$3,195	\$38,339	\$5,092
Autumn Vista Place Repair and Overlay	12	8	4	\$43,510	\$3,781	\$3,626	\$14,503	\$5,779
Cold Spring Drainage Construction	12	10	2	\$70,949	\$3,083	\$5,912	\$11,825	\$9,424
Design & Permitting - 2026 Road Projects	12	11	1	\$21,782	\$473	\$1,815	\$1,815	\$2,893
Design & Permitting - 2030 Road Repairs and Overlays	12	3	9	\$21,632	\$4,230	\$1,803	\$16,224	\$2,873
Design & Permitting - 2031 Road Repairs and Overlays	12	4	8	\$21,632	\$3,760	\$1,803	\$14,421	\$2,873
Design & Permitting - 2033 Road Repairs and Overlays	12	6	6	\$10,816	\$1,410	\$901	\$5,408	\$1,437
Fawn Court Repair and Overlay	12	4	8	\$48,113	\$8,362	\$4,009	\$32,075	\$6,391
Fields Park Place Repair and Overlay	12	0	12	\$24,315	\$6,339	\$2,026	\$24,315	\$3,230
Highwood Circle Repair and Overlay	12	4	8	\$108,421	\$18,843	\$9,035	\$72,281	\$14,401
Holly View Way Repair and Overlay	12	8	4	\$165,834	\$14,411	\$13,820	\$55,278	\$22,027
Horseshow Circle Repair and Overlay	12	7	5	\$158,904	\$17,261	\$13,242	\$66,210	\$21,107
Inlet Circle Repair and Overlay	12	5	7	\$142,560	\$21,680	\$11,880	\$83,160	\$18,936
Kinglet Court Repair and Overlay	12	7	5	\$60,031	\$6,521	\$5,003	\$25,013	\$7,974
Misty Ridge Court Repair and Overlay	12	0	12	\$32,853	\$8,565	\$2,738	\$32,853	\$4,364
Park View Circle Repair and Overlay	12	5	7	\$89,163	\$13,559	\$7,430	\$52,012	\$11,843
Pinto Creek Lane Repair and Overlay	12	5	7	\$157,088	\$23,889	\$13,091	\$91,635	\$20,866
Pothole Repairs (Annual)	1	0	1	\$39,370	\$10,264	\$39,370	\$39,370	\$62,754
Rocky Ridge Drive Repair and Overlay	12	7	5	\$295,108	\$32,056	\$24,592	\$122,962	\$39,199
Rose Ridge Loop Repair and Overlay	12	8	4	\$139,357	\$12,110	\$11,613	\$46,452	\$18,510
Sanwick Point Court Repair and Overlay	12	7	5	\$66,967	\$7,274	\$5,581	\$27,903	\$8,895
Street Signs & Pavement Marking Repairs	12	11	1	\$24,680	\$536	\$2,057	\$2,057	\$3,278
Thunder Peak Way Repair and Overlay	12	5	7	\$113,629	\$17,280	\$9,469	\$66,284	\$15,093
Twinflower Circle Repair and Overlay	12	5	7	\$108,660	\$16,524	\$9,055	\$63,385	\$14,433
Yearling Place Repair and Overlay	12	0	12	\$98,067	\$25,566	\$8,172	\$98,067	\$13,026
			<b>Total</b>	<b>\$2,769,084</b>	<b>\$324,986</b>	<b>\$266,846</b>	<b>\$1,246,606</b>	<b>\$425,336</b>
<b>STORMWATER &amp; DRAINAGE IMPROVEMENTS &amp; BRIDGES</b>								
2024 Culvert Design & Permitting	30	28	2	\$25,830	\$449	\$861	\$1,722	\$1,372
2024 Culvert Utility Work	30	28	2	\$72,467	\$1,259	\$2,416	\$4,831	\$3,850
2025 Area Z Bridge Replacement	30	29	1	\$242,320	\$2,106	\$8,077	\$8,077	\$12,875
2026 Culvert Design & Permitting	30	29	1	\$21,782	\$189	\$726	\$726	\$1,157
2030 Culvert Design & Permitting	30	3	27	\$10,816	\$2,538	\$361	\$9,734	\$575
2031 Culvert Design & Permitting	30	4	26	\$10,816	\$2,444	\$361	\$9,374	\$575
2033 Culvert Design & Permitting	30	6	24	\$10,816	\$2,256	\$361	\$8,653	\$575
Culvert #22: Remove and Install Prefabricated Metal Bridge	30	2	28	\$1,061,242	\$258,218	\$35,375	\$990,493	\$56,385
Culvert #23: Remove and Install Prefabricated Metal Bridge	30	3	27	\$1,061,242	\$248,996	\$35,375	\$955,118	\$56,385

Percent Funded Analysis

Component	UL RUL		Effective	Current	Starting	Annual	Fully	Annual
	A	B	Age	Replacement	Reserve	Fully	Funded	Reserve
			C	Cost	Balance	Funding	Reserve	Contrib.
	A	B	C	D	E	F	G	H
Culvert #24: Remove and Install Prefabricated Metal Bridge	30	1	29	\$955,118	\$240,696	\$31,837	\$923,281	\$50,747
Culvert #4 with Bridge Replacement	30	29	1	\$889,683	\$7,731	\$29,656	\$29,656	\$47,270
Culvert #54: Remove and Install Prefabricated Metal Bridge	30	6	24	\$1,061,242	\$221,330	\$35,375	\$848,994	\$56,385
Culvert 1 (150 Polo Park Dr)	30	28	2	\$13,117	\$228	\$437	\$874	\$697
Culvert 10 (N/A)	30	5	25	\$9,085	\$1,974	\$303	\$7,571	\$483
Culvert 100 (7 Sundew Ct)	30	4	26	\$10,600	\$2,395	\$353	\$9,186	\$563
Culvert 101 (7 Sundew Ct)	30	5	25	\$6,273	\$1,363	\$209	\$5,228	\$333
Culvert 102 (2 Plum Ln)	30	5	25	\$8,436	\$1,833	\$281	\$7,030	\$448
Culvert 103 (142 Harbor View Dr)	30	28	2	\$10,202	\$177	\$340	\$680	\$542
Culvert 105 (136 Harbor View Dr)	30	5	25	\$8,653	\$1,880	\$288	\$7,211	\$460
Culvert 109 (55 Green Hill Rd)	30	28	2	\$9,959	\$173	\$332	\$664	\$529
Culvert 11 (15 Big Leaf Ln)	30	27	3	\$15,467	\$403	\$516	\$1,547	\$822
Culvert 110 (125 Harbor View)	30	28	2	\$12,631	\$220	\$421	\$842	\$671
Culvert 111 (113 Harbor View Dr)	30	28	2	\$9,716	\$169	\$324	\$648	\$516
Culvert 113 (19 Pinto Creek Ln)	30	0	30	\$10,816	\$2,820	\$361	\$10,816	\$575
Culvert 114 (174 Maple Ct)	30	5	25	\$8,220	\$1,786	\$274	\$6,850	\$437
Culvert 116 (87 Harbor View Dr)	30	0	30	\$9,734	\$2,538	\$324	\$9,734	\$517
Culvert 117 (54 Harbor View Dr)	30	28	2	\$8,502	\$148	\$283	\$567	\$452
Culvert 118 (46 Harbor View Dr)	30	28	2	\$10,445	\$182	\$348	\$696	\$555
Culvert 12 (23 Big Leaf Ln)	30	7	23	\$7,571	\$1,513	\$252	\$5,805	\$402
Culvert 120 (10 Harbor View Dr)	30	28	2	\$10,202	\$177	\$340	\$680	\$542
Culvert 122 (2 Rocky Ridge Dr)	30	28	2	\$7,044	\$122	\$235	\$470	\$374
Culvert 125 (9 Sudden Valley Dr)	30	5	25	\$19,901	\$4,324	\$663	\$16,585	\$1,057
Culvert 126 (1 Sudden Valley Dr)	30	28	2	\$29,148	\$507	\$972	\$1,943	\$1,549
Culvert 13 (18 Big Leaf Ln)	30	28	2	\$14,574	\$253	\$486	\$972	\$774
Culvert 133 (4 North Summit Dr)	30	28	2	\$20,161	\$350	\$672	\$1,344	\$1,071
Culvert 134 (4 North Summit Dr)	30	5	25	\$9,734	\$2,115	\$324	\$8,112	\$517
Culvert 136 (32 Twinflower Cir)	30	4	26	\$7,139	\$1,613	\$238	\$6,187	\$379
Culvert 138 (72 Marigold Dr)	30	5	25	\$8,220	\$1,786	\$274	\$6,850	\$437
Culvert 139 (17 Clear Lake Ct)	30	28	2	\$7,773	\$135	\$259	\$518	\$413
Culvert 140 (47 North Point Dr)	30	0	30	\$6,490	\$1,692	\$216	\$6,490	\$345
Culvert 142 (65 Windward Dr)	30	28	2	\$8,744	\$152	\$291	\$583	\$465
Culvert 143 (26 Longshore Ln)	30	28	2	\$15,934	\$277	\$531	\$1,062	\$847
Culvert 144 (26 Longshore Ln)	30	28	2	\$6,024	\$105	\$201	\$402	\$320
Culvert 145 (17 Marina Dr)	30	5	25	\$15,575	\$3,384	\$519	\$12,979	\$828
Culvert 146 (6 Spinnaker Ln)	30	0	30	\$22,065	\$5,752	\$735	\$22,065	\$1,172
Culvert 15 (19 Tumbling Water Dr)	30	27	3	\$13,049	\$340	\$435	\$1,305	\$693
Culvert 151 (64 North Point Dr)	30	5	25	\$8,436	\$1,833	\$281	\$7,030	\$448
Culvert 154 (1 Fairway Ln)	30	4	26	\$8,436	\$1,906	\$281	\$7,312	\$448
Culvert 155 (83 Winward Dr)	30	28	2	\$6,801	\$118	\$227	\$453	\$361
Culvert 156 (73 Windward Dr)	30	4	26	\$12,979	\$2,932	\$433	\$11,249	\$690
Culvert 157 (5 North Point Dr)	30	28	2	\$5,830	\$101	\$194	\$389	\$310
Culvert 161 (16 Sunflower Cir)	30	4	26	\$34,828	\$7,869	\$1,161	\$30,184	\$1,850
Culvert 162 (188 Sudden Valley Dr)	30	27	3	\$9,224	\$240	\$307	\$922	\$490
Culvert 163 (192 Sudden Valley Dr)	30	4	26	\$10,167	\$2,297	\$339	\$8,811	\$540
Culvert 165 (201 Sudden Valley Dr)	30	4	26	\$19,469	\$4,399	\$649	\$16,873	\$1,034
Culvert 169 (21 Parkview Cir)	30	4	26	\$7,355	\$1,662	\$245	\$6,374	\$391
Culvert 17 (3 Shetland Ct)	30	27	3	\$11,529	\$301	\$384	\$1,153	\$613
Culvert 171 (32 Stable Ln)	30	4	26	\$6,922	\$1,564	\$231	\$5,999	\$368



Percent Funded Analysis

Component	UL RUL		Effective	Current	Starting	Annual	Fully	Annual
	A	B	Age	Replacement	Reserve	Fully	Funded	Reserve
			C	Cost	Balance	Funding	Reserve	Contrib.
	A	B	C	D	E	F	G	H
Culvert 173 (10 Stable Ln)	30	0	30	\$9,951	\$2,594	\$332	\$9,951	\$529
Culvert 174 (3 Stable Ln)	30	4	26	\$6,273	\$1,417	\$209	\$5,437	\$333
Culvert 175 (1 Stable Ln)	30	0	30	\$22,281	\$5,809	\$743	\$22,281	\$1,184
Culvert 176 (24 Lost Fork Ln)	30	28	2	\$9,716	\$169	\$324	\$648	\$516
Culvert 177 (36 Canyon Ct)	30	4	26	\$7,139	\$1,613	\$238	\$6,187	\$379
Culvert 179 (10 Tawny Cir)	30	4	26	\$6,273	\$1,417	\$209	\$5,437	\$333
Culvert 18 (9 Tumbling Water Dr)	30	7	23	\$10,600	\$2,119	\$353	\$8,126	\$563
Culvert 180 (9 Strawberry Cyn Ct)	30	5	25	\$10,167	\$2,209	\$339	\$8,473	\$540
Culvert 183 (2 Canyon Ct)	30	5	25	\$15,575	\$3,384	\$519	\$12,979	\$828
Culvert 186 (127 Polo Park Dr)	30	7	23	\$12,979	\$2,594	\$433	\$9,951	\$690
Culvert 187 (128 Polo Park Dr)	30	5	25	\$8,869	\$1,927	\$296	\$7,391	\$471
Culvert 189 (33 Little Strawberry Ln)	30	4	26	\$18,387	\$4,154	\$613	\$15,936	\$977
Culvert 190 (16 Little Strawberry Ln)	30	5	25	\$8,220	\$1,786	\$274	\$6,850	\$437
Culvert 191 (10 Little Strawberry Ln)	30	5	25	\$9,518	\$2,068	\$317	\$7,932	\$506
Culvert 192 (36 Rocky Ridge Dr)	30	4	26	\$6,706	\$1,515	\$224	\$5,812	\$356
Culvert 199 (5 Meadow Ct)	30	4	26	\$9,518	\$2,150	\$317	\$8,249	\$506
Culvert 2 (34 Western Ln)	30	4	26	\$9,085	\$2,053	\$303	\$7,874	\$483
Culvert 20 (168 Polo Park Dr)	30	28	2	\$8,161	\$142	\$272	\$544	\$434
Culvert 202 (1 Autumn Vista Pl)	30	0	30	\$7,139	\$1,861	\$238	\$7,139	\$379
Culvert 203 (14 Lake Louise Dr)	30	28	2	\$14,817	\$258	\$494	\$988	\$787
Culvert 204 (30 Lake Louise Dr)	30	7	23	\$9,734	\$1,946	\$324	\$7,463	\$517
Culvert 205 (15 Spring Rd)	30	28	2	\$9,716	\$169	\$324	\$648	\$516
Culvert 209 (2 Creekside Ln)	30	5	25	\$5,841	\$1,269	\$195	\$4,867	\$310
Culvert 21 (15 Sunnyside Ln)	30	5	25	\$7,571	\$1,645	\$252	\$6,309	\$402
Culvert 210 (40 Honeycomb Ln)	30	7	23	\$10,167	\$2,032	\$339	\$7,795	\$540
Culvert 211 (93B Sudden Valley Dr)	30	0	30	\$8,653	\$2,256	\$288	\$8,653	\$460
Culvert 214 (46 Maple Ct)	30	28	2	\$16,274	\$283	\$542	\$1,085	\$865
Culvert 216 (2 Sunnyside Ln)	30	7	23	\$11,249	\$2,248	\$375	\$8,624	\$598
Culvert 219 (13 Meadow Ct)	30	5	25	\$5,841	\$1,269	\$195	\$4,867	\$310
Culvert 221 (39 Inglewood Pl)	30	5	25	\$5,841	\$1,269	\$195	\$4,867	\$310
Culvert 222 (6 Ridge Crest Way)	30	0	30	\$12,330	\$3,214	\$411	\$12,330	\$655
Culvert 223 (37 North Point Dr)	30	5	25	\$13,412	\$2,914	\$447	\$11,177	\$713
Culvert 25 (3 Huckleberry Ct)	30	28	2	\$14,574	\$253	\$486	\$972	\$774
Culvert 25 - Remove and Replace with Box Culvert	30	0	30	\$594,880	\$155,083	\$19,829	\$594,880	\$31,607
Culvert 27 (66 Polo Park Dr)	30	28	2	\$7,579	\$132	\$253	\$505	\$403
Culvert 28 (67 Polo Park Dr)	30	27	3	\$15,523	\$405	\$517	\$1,552	\$825
Culvert 3 (153 Polo Park Dr)	30	4	26	\$9,951	\$2,248	\$332	\$8,624	\$529
Culvert 30 (90 Polo Park Dr)	30	4	26	\$11,249	\$2,541	\$375	\$9,749	\$598
Culvert 31 (306 Sudden Valley Dr)	30	5	25	\$8,004	\$1,739	\$267	\$6,670	\$425
Culvert 315	30	27	3	\$498,807	\$13,004	\$16,627	\$49,881	\$26,502
Culvert 315 (225 Polo Park Dr)	30	5	25	\$9,734	\$2,115	\$324	\$8,112	\$517
Culvert 32 (37 Holly View Way)	30	4	26	\$12,763	\$2,884	\$425	\$11,061	\$678
Culvert 33 (35 Holly View Way)	30	0	30	\$7,139	\$1,861	\$238	\$7,139	\$379
Culvert 36 (12 Morning Glory Dr)	30	5	25	\$7,788	\$1,692	\$260	\$6,490	\$414
Culvert 38 (42 Morning Glory Dr)	30	4	26	\$10,383	\$2,346	\$346	\$8,999	\$552
Culvert 39 (8 Horseshoe Cir)	30	28	2	\$6,607	\$115	\$220	\$440	\$351
Culvert 400 (2 Holly View Way)	30	4	26	\$8,220	\$1,857	\$274	\$7,124	\$437
Culvert 401 (76 Honeycomb Ln)	30	7	23	\$9,085	\$1,816	\$303	\$6,966	\$483
Culvert 402 (7 Lost Fork Ln)	30	28	2	\$9,473	\$165	\$316	\$632	\$503

Percent Funded Analysis

Component	UL RUL		Effective	Current	Starting	Annual	Fully	Annual
	A	B	Age	Replacement	Reserve	Fully	Funded	Reserve
			C	Cost	Balance	Funding	Reserve	Contrib.
	A	B	C	D	E	F	G	H
Culvert 402 (76 Honeycomb Ln)	30	5	25	\$6,706	\$1,457	\$224	\$5,588	\$356
Culvert 403 (230 Polo Park Dr)	30	28	2	\$14,331	\$249	\$478	\$955	\$761
Culvert 404 (230 Polo Park Dr)	30	28	2	\$19,189	\$334	\$640	\$1,279	\$1,020
Culvert 406 (30 Rocky Ridge Dr)	30	4	26	\$23,579	\$5,327	\$786	\$20,435	\$1,253
Culvert 408.1 (7 Larkspur Ct)	30	27	3	\$7,311	\$191	\$244	\$731	\$388
Culvert 408.2 (7 Larkspur Ct)	30	27	3	\$7,311	\$191	\$244	\$731	\$388
Culvert 41 (8 Baywood Ct)	30	5	25	\$11,681	\$2,538	\$389	\$9,734	\$621
Culvert 410 (22 Lake Louise Dr)	30	28	2	\$23,319	\$405	\$777	\$1,555	\$1,239
Culvert 412/413 (3 Longshore Ln)	30	4	26	\$33,530	\$7,576	\$1,118	\$29,059	\$1,781
Culvert 415 (28 Windward Dr)	30	28	2	\$10,299	\$179	\$343	\$687	\$547
Culvert 417 (20 Longshore Ln)	30	0	30	\$7,139	\$1,861	\$238	\$7,139	\$379
Culvert 42 (41 Honeycomb Ln)	30	5	25	\$6,922	\$1,504	\$231	\$5,769	\$368
Culvert 429 (225 Polo Park Dr)	30	4	26	\$5,192	\$1,173	\$173	\$4,499	\$276
Culvert 43 (54 Honeycomb Ln)	30	5	25	\$10,816	\$2,350	\$361	\$9,013	\$575
Culvert 430 (5 Berrywood Pl)	30	0	30	\$5,624	\$1,466	\$187	\$5,624	\$299
Culvert 431 (29 Lost Lake Ln)	30	28	2	\$18,218	\$317	\$607	\$1,215	\$968
Culvert 432/433 (13 Strawberry Cyn Ct)	30	28	2	\$11,173	\$194	\$372	\$745	\$594
Culvert 436 (8 Pinedrop Pl)	30	0	30	\$4,543	\$1,184	\$151	\$4,543	\$241
Culvert 437 (11 Wisteria Ln)	30	4	26	\$11,032	\$2,493	\$368	\$9,561	\$586
Culvert 44 (1 Ridge Crest Way)	30	4	26	\$12,114	\$2,737	\$404	\$10,499	\$644
Culvert 445 (20 Lake Louise Dr (Outlet))	30	28	2	\$38,864	\$675	\$1,295	\$2,591	\$2,065
Culvert 48/49 (389 Sudden Valley Dr)	30	4	26	\$16,657	\$3,763	\$555	\$14,436	\$885
Culvert 50 (33 Valley Crest Way)	30	0	30	\$7,571	\$1,974	\$252	\$7,571	\$402
Culvert 51 (2 Acorn Pl)	30	7	23	\$8,653	\$1,729	\$288	\$6,634	\$460
Culvert 52 (7 Austin Ck Ln)	30	0	30	\$7,355	\$1,917	\$245	\$7,355	\$391
Culvert 53 (20 Austin Creek Ln)	30	0	30	\$10,383	\$2,707	\$346	\$10,383	\$552
Culvert 55 (5 River Ridge Loop)	30	28	2	\$8,744	\$152	\$291	\$583	\$465
Culvert 58 (1 Catkin Ct)	30	0	30	\$10,383	\$2,707	\$346	\$10,383	\$552
Culvert 62 (18 Clematis Ln)	30	4	26	\$8,653	\$1,955	\$288	\$7,499	\$460
Culvert 63 (52 Lake Louise Dr)	30	28	2	\$17,003	\$296	\$567	\$1,134	\$903
Culvert 67 (12 Sweetclover Cir)	30	0	30	\$10,383	\$2,707	\$346	\$10,383	\$552
Culvert 71 (13 Honeycomb Ln)	30	5	25	\$6,922	\$1,504	\$231	\$5,769	\$368
Culvert 72 (12 Honeycomb Ln)	30	0	30	\$7,355	\$1,917	\$245	\$7,355	\$391
Culvert 73 (22 Morning Beach Dr)	30	4	26	\$9,734	\$2,199	\$324	\$8,436	\$517
Culvert 75 (43 Marigold Dr)	30	28	2	\$7,773	\$135	\$259	\$518	\$413
Culvert 76 (41 Marigold Dr)	30	4	26	\$12,547	\$2,835	\$418	\$10,874	\$667
Culvert 77 (106 Grand View Ln)	30	4	26	\$6,490	\$1,466	\$216	\$5,624	\$345
Culvert 78 (29 Sunnyside Ln)	30	28	2	\$12,145	\$211	\$405	\$810	\$645
Culvert 80 (1 Sparrow Ct)	30	7	23	\$8,220	\$1,643	\$274	\$6,302	\$437
Culvert 81 (1 Sparrow Ct)	30	27	3	\$17,098	\$446	\$570	\$1,710	\$908
Culvert 82 (68 Lake Louise Dr)	30	7	23	\$7,788	\$1,556	\$260	\$5,970	\$414
Culvert 85 (46 Sudden Valley Dr)	30	0	30	\$10,383	\$2,707	\$346	\$10,383	\$552
Culvert 86 (50 Sudden Valley Dr)	30	0	30	\$11,249	\$2,932	\$375	\$11,249	\$598
Culvert 89 (39 Sudden Valley Dr)	30	5	25	\$18,604	\$4,042	\$620	\$15,503	\$988
Culvert 91 (8 Inglewood Pl)	30	0	30	\$7,788	\$2,030	\$260	\$7,788	\$414
Culvert 92 (34 Basin View Cir)	30	5	25	\$6,706	\$1,457	\$224	\$5,588	\$356
Culvert 93 (119 Sudden Valley Dr)	30	5	25	\$10,816	\$2,350	\$361	\$9,013	\$575
Culvert 94 (17 Basin View Cir)	30	4	26	\$7,139	\$1,613	\$238	\$6,187	\$379
Culvert 95 (93A Sudden Valley Dr)	30	5	25	\$6,922	\$1,504	\$231	\$5,769	\$368

Percent Funded Analysis

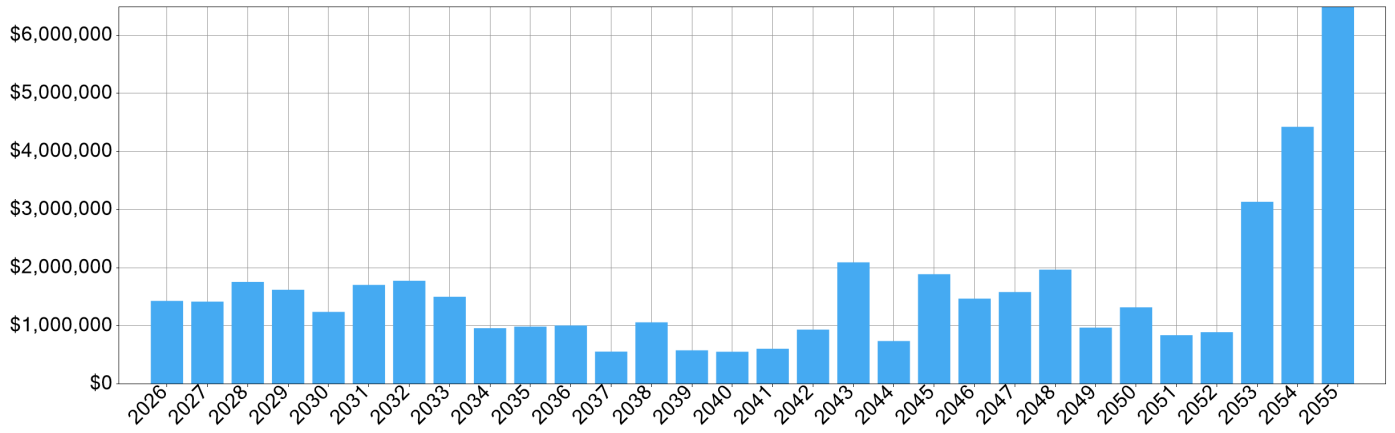
Component	UL RUL		Effective	Current	Starting	Annual	Fully	Annual
			Age	Replacement	Reserve	Fully	Funded	Reserve
	A	B	C	Cost	Balance	Funding	Reserve	Contrib.
						Reqmt.	Balance	
Culvert 96 (3 Green Hill Rd)	30	4	26	\$7,355	\$1,662	\$245	\$6,374	\$391
Culvert 98 (28 Plum Ln)	30	5	25	\$10,383	\$2,256	\$346	\$8,653	\$552
Culvert 99 (28 Plum Ln)	30	28	2	\$9,910	\$172	\$330	\$661	\$527
Culvert BOGEY (48 Windward Dr)	30	5	25	\$9,951	\$2,162	\$332	\$8,292	\$529
Culvert FND 13 (5 Meadow Ct)	30	27	3	\$6,299	\$164	\$210	\$630	\$335
Culvert FND 14 (29 Lost Lake Ln)	30	4	26	\$8,653	\$1,955	\$288	\$7,499	\$460
Culvert FND 19 (8 Acorn Pl)	30	5	25	\$12,330	\$2,679	\$411	\$10,275	\$655
Culvert FND 2 (70-80 Louise View Dr)	30	4	26	\$94,316	\$21,309	\$3,144	\$81,740	\$5,011
Culvert FND 21.2 (Newberry Ct)	30	28	2	\$6,558	\$114	\$219	\$437	\$348
Culvert FND 23 (2 Gooseberry Cir)	30	4	26	\$8,004	\$1,808	\$267	\$6,937	\$425
Culvert FND 25 (3 Tawny Cir)	30	4	26	\$17,306	\$3,910	\$577	\$14,998	\$919
Culvert FND 30 (99 Harbor View Dr)	30	28	2	\$9,473	\$165	\$316	\$632	\$503
Culvert FND 4 (2 Bracken Pl)	30	4	26	\$13,628	\$3,079	\$454	\$11,811	\$724
Culvert FND 42 (6 Lake Louise Dr)	30	28	2	\$49,358	\$858	\$1,645	\$3,291	\$2,622
Culvert FND 43 (120 Grand View Ln)	30	4	26	\$5,841	\$1,320	\$195	\$5,062	\$310
Culvert FND 45 (23 Sunflower Cir)	30	28	2	\$3,886	\$68	\$130	\$259	\$206
Culvert FND 48 (20 Par Ln)	30	28	2	\$10,688	\$186	\$356	\$713	\$568
Culvert FND 49 (17 Marina Dr)	30	28	2	\$7,773	\$135	\$259	\$518	\$413
Culvert FND 51 (16 Inlet Cir)	30	0	30	\$18,387	\$4,793	\$613	\$18,387	\$977
Culvert FND 53 (142 Windward Dr)	30	28	2	\$7,967	\$138	\$266	\$531	\$423
Culvert FND 57 (6 Barn View)	30	5	25	\$6,922	\$1,504	\$231	\$5,769	\$368
Culvert FND 6 (77 Honeycomb Ln)	30	4	26	\$14,926	\$3,372	\$498	\$12,936	\$793
Culvert FND 61 (37-30 Marigold Dr)	30	28	2	\$54,993	\$956	\$1,833	\$3,666	\$2,922
Culvert FND 62 (3 Barn View Ct)	30	28	2	\$16,129	\$280	\$538	\$1,075	\$857
Culvert FND 67 (Gate 1 Mailboxes)	30	28	2	\$7,579	\$132	\$253	\$505	\$403
Culvert FND 68.1 (Toward Community Garden)	30	28	2	\$7,190	\$125	\$240	\$479	\$382
Culvert FND 68.2 (Maintenance Parking)	30	28	2	\$2,332	\$41	\$78	\$155	\$124
Culvert FND 68.3 (Maintenance Parking)	30	28	2	\$17,489	\$304	\$583	\$1,166	\$929
Culvert FND 68.4 (Between Maintenance/Tall Barn)	30	28	2	\$7,773	\$135	\$259	\$518	\$413
Culvert FND 8 (76 Honeycomb Ln)	30	5	25	\$10,816	\$2,350	\$361	\$9,013	\$575
Culvert FND 9 (5 Dawn Break Ct)	30	5	25	\$10,167	\$2,209	\$339	\$8,473	\$540
Culvert FND 99 (124 Lost Fork Ln)	30	5	25	\$16,873	\$3,666	\$562	\$14,061	\$896
Design & Permitting - Area Z Access Bridge & Culvert #4 with Road Bridge	30	28	2	\$141,694	\$2,463	\$4,723	\$9,446	\$7,528
Design & Permitting - Culvert #22: Remove and Install Metal Bridge	30	1	29	\$93,558	\$23,577	\$3,119	\$90,440	\$4,971
Design & Permitting - Culvert #23: Remove and Install Metal Bridge	30	2	28	\$93,558	\$22,764	\$3,119	\$87,321	\$4,971
Design & Permitting - Culvert #24: Remove and Install Metal Bridge	30	0	30	\$84,203	\$21,951	\$2,807	\$84,203	\$4,474
Design & Permitting - Culvert #54: Remove and Install Metal Bridge	30	5	25	\$93,558	\$20,325	\$3,119	\$77,965	\$4,971
Ditches, Culverts and Swales (Annual)	1	0	1	\$135,546	\$35,336	\$135,546	\$135,546	\$216,052
Fast Response for Unforeseen Drainage Issues (Annual)	1	0	1	\$95,613	\$24,926	\$95,613	\$95,613	\$152,402
			<b>Total</b>	<b>\$9,325,658</b>	<b>\$1,610,525</b>	<b>\$534,309</b>	<b>\$6,177,777</b>	<b>\$851,655</b>
			<b>Totals</b>	<b>\$12,327,072</b>	<b>\$1,975,479</b>	<b>\$885,422</b>	<b>\$7,577,695</b>	<b>\$1,411,305</b>

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)

Units: 3,116 | Start Date: 1/1/2026



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2026</b>						
Appaloosa Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$38,339	\$38,339
Culvert 113	(19 Pinto Creek Ln)			Stormwater & Drainage Improvements & Bridges	\$10,816	\$10,816
Culvert 116	(87 Harbor View Dr)			Stormwater & Drainage Improvements & Bridges	\$9,734	\$9,734
Culvert 140	(47 North Point Dr)			Stormwater & Drainage Improvements & Bridges	\$6,490	\$6,490
Culvert 146	(6 Spinnaker Ln)			Stormwater & Drainage Improvements & Bridges	\$22,065	\$22,065
Culvert 173	(10 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$9,951	\$9,951
Culvert 175	(1 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$22,281	\$22,281
Culvert 202	(1 Autumn Vista Pl)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$7,139
Culvert 211	(93B Sudden Valley Dr)			Stormwater & Drainage Improvements & Bridges	\$8,653	\$8,653
Culvert 222	(6 Ridge Crest Way)			Stormwater & Drainage Improvements & Bridges	\$12,330	\$12,330
Culvert 25 - Remove and Replace with Box Culvert				Stormwater & Drainage Improvements & Bridges	\$594,880	\$594,880
Culvert 33	(35 Holly View Way)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$7,139
Culvert 417	(20 Longshore Ln)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$7,139
Culvert 430	(5 Berrywood Pl)			Stormwater & Drainage Improvements & Bridges	\$5,624	\$5,624
Culvert 436	(8 Pinedrop Pl)			Stormwater & Drainage Improvements & Bridges	\$4,543	\$4,543
Culvert 50	(33 Valley Crest Way)			Stormwater & Drainage Improvements & Bridges	\$7,571	\$7,571
Culvert 52	(7 Austin Ck Ln)			Stormwater & Drainage Improvements & Bridges	\$7,355	\$7,355
Culvert 53	(20 Austin Creek Ln)			Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383
Culvert 58	(1 Catkin Ct)			Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 67 (12 Sweetclover Cir)				Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383
Culvert 72 (12 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$7,355	\$7,355
Culvert 85 (46 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$10,383	\$10,383
Culvert 86 (50 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$11,249	\$11,249
Culvert 91 (8 Inglewood Pl)				Stormwater & Drainage Improvements & Bridges	\$7,788	\$7,788
Culvert FND 51 (16 Inlet Cir)				Stormwater & Drainage Improvements & Bridges	\$18,387	\$18,387
Design & Permitting - Culvert #24: Remove and Install Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$84,203	\$84,203
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$135,546
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$95,613
Fields Park Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$24,315	\$24,315
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$6,014
Misty Ridge Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$32,853	\$32,853
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$44,995
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$39,370
Yearling Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$98,067	\$98,067
					<b>Total for 2026:</b>	<b>\$1,429,334</b>
<b>2027</b>						
Culvert #24: Remove and Install Prefabricated Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$955,118	\$993,323
Design & Permitting - Culvert #22: Remove and Install Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$93,558	\$97,301
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$140,968
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$99,438
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$46,794
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$40,945
					<b>Total for 2027:</b>	<b>\$1,418,769</b>
<b>2028</b>						
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$148,874	\$161,022
Culvert #22: Remove and Install Prefabricated Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$1,061,242	\$1,147,839
Design & Permitting - Culvert				Stormwater & Drainage	\$93,558	\$101,193

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
#23: Remove and Install Metal Bridge				Improvements & Bridges		
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$146,607
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$103,415
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$6,505
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$48,666
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$42,583
					<b>Total for 2028:</b>	<b>\$1,757,830</b>
<b>2029</b>						
2030 Culvert Design & Permitting				Stormwater & Drainage Improvements & Bridges	\$10,816	\$12,167
Culvert #23: Remove and Install Prefabricated Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$1,061,242	\$1,193,753
Design & Permitting - 2030 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$24,333
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$152,471
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$107,552
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$50,613
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$44,286
Whatcom County Programmatic Permit (maintenance of gravel surfaces)				Asphalt - Engineering & Planning	\$16,224	\$18,250
Whatcom County Programmatic Permit (NOA permit)				Asphalt - Engineering & Planning	\$16,224	\$18,250
					<b>Total for 2029:</b>	<b>\$1,621,674</b>
<b>2030</b>						
2031 Culvert Design & Permitting				Stormwater & Drainage Improvements & Bridges	\$10,816	\$12,653
Culvert 100 (7 Sundew Ct)				Stormwater & Drainage Improvements & Bridges	\$10,600	\$12,400
Culvert 136 (32 Twinflower Cir)				Stormwater & Drainage Improvements & Bridges	\$7,139	\$8,351
Culvert 154 (1 Fairway Ln)				Stormwater & Drainage Improvements & Bridges	\$8,436	\$9,869
Culvert 156 (73 Windward Dr)				Stormwater & Drainage Improvements & Bridges	\$12,979	\$15,184
Culvert 161 (16 Sunflower Cir)				Stormwater & Drainage Improvements & Bridges	\$34,828	\$40,743
Culvert 163 (192 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$10,167	\$11,894
Culvert 165 (201 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$19,469	\$22,776
Culvert 169 (21 Parkview Cir)				Stormwater & Drainage Improvements & Bridges	\$7,355	\$8,604



Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 171	(32 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$6,922	\$8,098
Culvert 174	(3 Stable Ln)			Stormwater & Drainage Improvements & Bridges	\$6,273	\$7,339
Culvert 177	(36 Canyon Ct)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$8,351
Culvert 179	(10 Tawny Cir)			Stormwater & Drainage Improvements & Bridges	\$6,273	\$7,339
Culvert 189	(33 Little Strawberry Ln)			Stormwater & Drainage Improvements & Bridges	\$18,387	\$21,510
Culvert 192	(36 Rocky Ridge Dr)			Stormwater & Drainage Improvements & Bridges	\$6,706	\$7,845
Culvert 199	(5 Meadow Ct)			Stormwater & Drainage Improvements & Bridges	\$9,518	\$11,135
Culvert 2	(34 Western Ln)			Stormwater & Drainage Improvements & Bridges	\$9,085	\$10,629
Culvert 3	(153 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$9,951	\$11,641
Culvert 30	(90 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$11,249	\$13,159
Culvert 32	(37 Holly View Way)			Stormwater & Drainage Improvements & Bridges	\$12,763	\$14,931
Culvert 38	(42 Morning Glory Dr)			Stormwater & Drainage Improvements & Bridges	\$10,383	\$12,147
Culvert 400	(2 Holly View Way)			Stormwater & Drainage Improvements & Bridges	\$8,220	\$9,616
Culvert 406	(30 Rocky Ridge Dr)			Stormwater & Drainage Improvements & Bridges	\$23,579	\$27,584
Culvert 412/413	(3 Longshore Ln)			Stormwater & Drainage Improvements & Bridges	\$33,530	\$39,225
Culvert 429	(225 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$5,192	\$6,074
Culvert 437	(11 Wisteria Ln)			Stormwater & Drainage Improvements & Bridges	\$11,032	\$12,906
Culvert 44	(1 Ridge Crest Way)			Stormwater & Drainage Improvements & Bridges	\$12,114	\$14,172
Culvert 48/49	(389 Sudden Valley Dr)			Stormwater & Drainage Improvements & Bridges	\$16,657	\$19,486
Culvert 62	(18 Clematis Ln)			Stormwater & Drainage Improvements & Bridges	\$8,653	\$10,123
Culvert 73	(22 Morning Beach Dr)			Stormwater & Drainage Improvements & Bridges	\$9,734	\$11,388
Culvert 76	(41 Marigold Dr)			Stormwater & Drainage Improvements & Bridges	\$12,547	\$14,678
Culvert 77	(106 Grand View Ln)			Stormwater & Drainage Improvements & Bridges	\$6,490	\$7,592
Culvert 94	(17 Basin View Cir)			Stormwater & Drainage Improvements & Bridges	\$7,139	\$8,351
Culvert 96	(3 Green Hill Rd)			Stormwater & Drainage Improvements & Bridges	\$7,355	\$8,604
Culvert FND 14	(29 Lost Lake Ln)			Stormwater & Drainage Improvements & Bridges	\$8,653	\$10,123
Culvert FND 2	(70-80 Louise View Dr)			Stormwater & Drainage Improvements & Bridges	\$94,316	\$110,336

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert FND 23 (2 Gooseberry Cir)				Stormwater & Drainage Improvements & Bridges	\$8,004	\$9,363
Culvert FND 25 (3 Tawny Cir)				Stormwater & Drainage Improvements & Bridges	\$17,306	\$20,245
Culvert FND 4 (2 Bracken Pl)				Stormwater & Drainage Improvements & Bridges	\$13,628	\$15,943
Culvert FND 43 (120 Grand View Ln)				Stormwater & Drainage Improvements & Bridges	\$5,841	\$6,833
Culvert FND 6 (77 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$14,926	\$17,461
Design & Permitting - 2031 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$25,306
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$158,570
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$111,854
Fawn Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$48,113	\$56,285
Highwood Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$108,421	\$126,837
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$7,036
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$52,637
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$46,058
<b>Total for 2030:</b>						<b>\$1,241,284</b>
<b>2031</b>						
Culvert 10 (N/A)				Stormwater & Drainage Improvements & Bridges	\$9,085	\$11,054
Culvert 101 (7 Sundew Ct)				Stormwater & Drainage Improvements & Bridges	\$6,273	\$7,632
Culvert 102 (2 Plum Ln)				Stormwater & Drainage Improvements & Bridges	\$8,436	\$10,264
Culvert 105 (136 Harbor View Dr)				Stormwater & Drainage Improvements & Bridges	\$8,653	\$10,527
Culvert 114 (174 Maple Ct)				Stormwater & Drainage Improvements & Bridges	\$8,220	\$10,001
Culvert 125 (9 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$19,901	\$24,213
Culvert 134 (4 North Summit Dr)				Stormwater & Drainage Improvements & Bridges	\$9,734	\$11,843
Culvert 138 (72 Marigold Dr)				Stormwater & Drainage Improvements & Bridges	\$8,220	\$10,001
Culvert 145 (17 Marina Dr)				Stormwater & Drainage Improvements & Bridges	\$15,575	\$18,949
Culvert 151 (64 North Point Dr)				Stormwater & Drainage Improvements & Bridges	\$8,436	\$10,264
Culvert 180 (9 Strawberry Cyn Ct)				Stormwater & Drainage Improvements & Bridges	\$10,167	\$12,370
Culvert 183 (2 Canyon Ct)				Stormwater & Drainage Improvements & Bridges	\$15,575	\$18,949
Culvert 187 (128 Polo Park Dr)				Stormwater & Drainage Improvements & Bridges	\$8,869	\$10,791



Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 190 (16 Little Strawberry Ln)				Stormwater & Drainage Improvements & Bridges	\$8,220	\$10,001
Culvert 191 (10 Little Strawberry Ln)				Stormwater & Drainage Improvements & Bridges	\$9,518	\$11,580
Culvert 209 (22 Creekside Ln)				Stormwater & Drainage Improvements & Bridges	\$5,841	\$7,106
Culvert 21 (15 Sunnyside Ln)				Stormwater & Drainage Improvements & Bridges	\$7,571	\$9,212
Culvert 219 (13 Meadow Ct)				Stormwater & Drainage Improvements & Bridges	\$5,841	\$7,106
Culvert 221 (39 Inglewood Pl)				Stormwater & Drainage Improvements & Bridges	\$5,841	\$7,106
Culvert 223 (37 North Point Dr)				Stormwater & Drainage Improvements & Bridges	\$13,412	\$16,318
Culvert 31 (306 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$8,004	\$9,738
Culvert 315 (225 Polo Park Dr)				Stormwater & Drainage Improvements & Bridges	\$9,734	\$11,843
Culvert 36 (12 Morning Glory Dr)				Stormwater & Drainage Improvements & Bridges	\$7,788	\$9,475
Culvert 402 (76 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$6,706	\$8,159
Culvert 41 (8 Baywood Ct)				Stormwater & Drainage Improvements & Bridges	\$11,681	\$14,212
Culvert 42 (41 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$6,922	\$8,422
Culvert 43 (54 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$10,816	\$13,159
Culvert 71 (13 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$6,922	\$8,422
Culvert 89 (39 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$18,604	\$22,634
Culvert 92 (34 Basin View Cir)				Stormwater & Drainage Improvements & Bridges	\$6,706	\$8,159
Culvert 93 (119 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$10,816	\$13,159
Culvert 95 (93A Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$6,922	\$8,422
Culvert 98 (28 Plum Ln)				Stormwater & Drainage Improvements & Bridges	\$10,383	\$12,633
Culvert BOGEY (48 Windward Dr)				Stormwater & Drainage Improvements & Bridges	\$9,951	\$12,107
Culvert FND 19 (8 Acorn Pl)				Stormwater & Drainage Improvements & Bridges	\$12,330	\$15,002
Culvert FND 57 (6 Barn View)				Stormwater & Drainage Improvements & Bridges	\$6,922	\$8,422
Culvert FND 8 (76 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$10,816	\$13,159
Culvert FND 9 (5 Dawn Break Ct)				Stormwater & Drainage Improvements & Bridges	\$10,167	\$12,370
Culvert FND 99 (124 Lost Fork Ln)				Stormwater & Drainage Improvements & Bridges	\$16,873	\$20,529
Design & Permitting - Culvert #54: Remove and Install Metal				Stormwater & Drainage Improvements & Bridges	\$93,558	\$113,828

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Bridge						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$164,913
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$116,328
Inlet Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$142,560	\$173,446
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$54,743
Park View Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$89,163	\$108,480
Pinto Creek Lane Repair and Overlay				Asphalt - Road & Parking Surfaces	\$157,088	\$191,122
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$47,900
Thunder Peak Way Repair and Overlay				Asphalt - Road & Parking Surfaces	\$113,629	\$138,247
Twinflower Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$108,660	\$132,202
					<b>Total for 2031:</b>	<b>\$1,706,523</b>
<b>2032</b>						
2033 Culvert Design & Permitting				Stormwater & Drainage Improvements & Bridges	\$10,816	\$13,686
Culvert #54: Remove and Install Prefabricated Metal Bridge				Stormwater & Drainage Improvements & Bridges	\$1,061,242	\$1,342,810
Design & Permitting - 2033 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$10,816	\$13,686
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$171,509
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$120,982
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$7,610
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$56,932
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$49,816
					<b>Total for 2032:</b>	<b>\$1,777,030</b>
<b>2033</b>						
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$148,874	\$195,907
Culvert 12 (23 Big Leaf Ln)				Stormwater & Drainage Improvements & Bridges	\$7,571	\$9,963
Culvert 18 (9 Tumbling Water Dr)				Stormwater & Drainage Improvements & Bridges	\$10,600	\$13,948
Culvert 186 (127 Polo Park Dr)				Stormwater & Drainage Improvements & Bridges	\$12,979	\$17,080
Culvert 204 (30 Lake Louise Dr)				Stormwater & Drainage Improvements & Bridges	\$9,734	\$12,810
Culvert 210 (40 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$10,167	\$13,379
Culvert 216 (2 Sunnyside Ln)				Stormwater & Drainage Improvements & Bridges	\$11,249	\$14,802



Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 401 (76 Honeycomb Ln)				Stormwater & Drainage Improvements & Bridges	\$9,085	\$11,956
Culvert 51 (2 Acorn Pl)				Stormwater & Drainage Improvements & Bridges	\$8,653	\$11,386
Culvert 80 (1 Sparrow Ct)				Stormwater & Drainage Improvements & Bridges	\$8,220	\$10,817
Culvert 82 (68 Lake Louise Dr)				Stormwater & Drainage Improvements & Bridges	\$7,788	\$10,248
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$178,369
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$125,821
Horseshow Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$158,904	\$209,107
Kinglet Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$60,031	\$78,996
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$59,210
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$51,809
Rocky Ridge Drive Repair and Overlay				Asphalt - Road & Parking Surfaces	\$295,108	\$388,342
Sanwick Point Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$66,967	\$88,124
<b>Total for 2033:</b>						<b>\$1,502,075</b>
<b>2034</b>						
Autumn Vista Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$43,510	\$59,546
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$185,504
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$130,854
Holly View Way Repair and Overlay				Asphalt - Road & Parking Surfaces	\$165,834	\$226,956
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$8,231
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$61,578
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$53,881
Rose Ridge Loop Repair and Overlay				Asphalt - Road & Parking Surfaces	\$139,357	\$190,719
Whatcom County Programmatic Permit (maintenance of gravel surfaces)				Asphalt - Engineering & Planning	\$16,224	\$22,204
Whatcom County Programmatic Permit (NOA permit)				Asphalt - Engineering & Planning	\$16,224	\$22,204
<b>Total for 2034:</b>						<b>\$961,676</b>
<b>2035</b>						
2023 Road Reconstruction & Drainage				Asphalt - Road & Parking Surfaces	\$364,742	\$519,141
2024 Road Design & Permitting - Deer Run Lane				Asphalt - Road & Parking Surfaces	\$13,776	\$19,607

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$192,924
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$136,088
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$64,041
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$56,036
<b>Total for 2035:</b>						<b>\$987,838</b>
<b>2036</b>						
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	\$288,787	\$427,476
Cold Spring Drainage Construction				Asphalt - Road & Parking Surfaces	\$70,949	\$105,022
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$200,641
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$141,531
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$8,903
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$66,603
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$58,278
<b>Total for 2036:</b>						<b>\$1,008,453</b>
<b>2037</b>						
Design & Permitting - 2026 Road Projects				Asphalt - Road & Parking Surfaces	\$21,782	\$33,532
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$208,667
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$147,192
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$69,267
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$60,609
Street Signs & Pavement Marking Repairs				Asphalt - Road & Parking Surfaces	\$24,680	\$37,994
<b>Total for 2037:</b>						<b>\$557,261</b>
<b>2038</b>						
Appaloosa Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$38,339	\$61,382
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$148,874	\$238,351
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$217,014
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$153,080
Fields Park Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$24,315	\$38,929
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$9,629
Misty Ridge Court Repair and				Asphalt - Road & Parking	\$32,853	\$52,598



Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Overlay				Surfaces		
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$72,038
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$63,033
Yearling Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$98,067	\$157,008
<b>Total for 2038:</b>						<b>\$1,063,062</b>
<b>2039</b>						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$225,694
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$159,203
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$74,919
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$65,554
Whatcom County Programmatic Permit (maintenance of gravel surfaces)				Asphalt - Engineering & Planning	\$16,224	\$27,014
Whatcom County Programmatic Permit (NOA permit)				Asphalt - Engineering & Planning	\$16,224	\$27,014
<b>Total for 2039:</b>						<b>\$579,400</b>
<b>2040</b>						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$234,722
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$165,572
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$10,415
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$77,916
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$68,177
<b>Total for 2040:</b>						<b>\$556,801</b>
<b>2041</b>						
Design & Permitting - 2030 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$38,958
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$244,111
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$172,194
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$81,033
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$70,904
<b>Total for 2041:</b>						<b>\$607,200</b>
<b>2042</b>						
Design & Permitting - 2031 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$40,516
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$253,875
Fast Response for Unforeseen				Stormwater & Drainage	\$95,613	\$179,082



Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Drainage Issues (Annual)				Improvements & Bridges		
Fawn Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$48,113	\$90,114
Highwood Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$108,421	\$203,071
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$11,265
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$84,274
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$73,740
<b>Total for 2042:</b>						<b>\$935,937</b>
<b>2043</b>						
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$148,874	\$289,991
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$264,030
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$186,245
Inlet Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$142,560	\$277,693
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$87,645
Park View Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$89,163	\$173,681
Pinto Creek Lane Repair and Overlay				Asphalt - Road & Parking Surfaces	\$157,088	\$305,992
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$76,689
Thunder Peak Way Repair and Overlay				Asphalt - Road & Parking Surfaces	\$113,629	\$221,338
Twinflower Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$108,660	\$211,659
<b>Total for 2043:</b>						<b>\$2,094,964</b>
<b>2044</b>						
Design & Permitting - 2033 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$10,816	\$21,911
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$274,592
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$193,695
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$12,184
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$91,151
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$79,757
Whatcom County Programmatic Permit (maintenance of gravel surfaces)				Asphalt - Engineering & Planning	\$16,224	\$32,867
Whatcom County Programmatic Permit (NOA permit)				Asphalt - Engineering & Planning	\$16,224	\$32,867
<b>Total for 2044:</b>						<b>\$739,023</b>



Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2045</b>						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$285,575
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$201,443
Horseshow Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$158,904	\$334,787
Kinglet Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$60,031	\$126,475
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$94,797
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$82,947
Rocky Ridge Drive Repair and Overlay				Asphalt - Road & Parking Surfaces	\$295,108	\$621,748
Sanwick Point Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$66,967	\$141,089
					<b>Total for 2045:</b>	<b>\$1,888,862</b>
<b>2046</b>						
Autumn Vista Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$43,510	\$95,335
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$296,998
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$209,501
Holly View Way Repair and Overlay				Asphalt - Road & Parking Surfaces	\$165,834	\$363,363
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$13,178
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$98,589
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$86,265
Rose Ridge Loop Repair and Overlay				Asphalt - Road & Parking Surfaces	\$139,357	\$305,347
					<b>Total for 2046:</b>	<b>\$1,468,576</b>
<b>2047</b>						
2023 Road Reconstruction & Drainage				Asphalt - Road & Parking Surfaces	\$364,742	\$831,162
2024 Road Design & Permitting - Deer Run Lane				Asphalt - Road & Parking Surfaces	\$13,776	\$31,392
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$308,878
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$217,881
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$102,532
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$89,716
					<b>Total for 2047:</b>	<b>\$1,581,560</b>
<b>2048</b>						
2024 Deer Run Lane Asphalt Overlay				Asphalt - Road & Parking Surfaces	\$288,787	\$684,402

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$148,874	\$352,818
Cold Spring Drainage Construction				Asphalt - Road & Parking Surfaces	\$70,949	\$168,143
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$321,233
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$226,596
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$14,253
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$106,633
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$93,304
<b>Total for 2048:</b>						<b>\$1,967,384</b>
<b>2049</b>						
Design & Permitting - 2026 Road Projects				Asphalt - Road & Parking Surfaces	\$21,782	\$53,686
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$334,083
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$235,660
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$110,899
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$97,036
Street Signs & Pavement Marking Repairs				Asphalt - Road & Parking Surfaces	\$24,680	\$60,830
Whatcom County Programmatic Permit (maintenance of gravel surfaces)				Asphalt - Engineering & Planning	\$16,224	\$39,988
Whatcom County Programmatic Permit (NOA permit)				Asphalt - Engineering & Planning	\$16,224	\$39,988
<b>Total for 2049:</b>						<b>\$972,168</b>
<b>2050</b>						
Appaloosa Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$38,339	\$98,274
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$347,446
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$245,086
Fields Park Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$24,315	\$62,326
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$15,417
Misty Ridge Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$32,853	\$84,212
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$115,335
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$100,918
Yearling Place Repair and Overlay				Asphalt - Road & Parking Surfaces	\$98,067	\$251,375

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					<b>Total for 2050:</b>	<b>\$1,320,389</b>
<b>2051</b>						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$361,344
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$254,890
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$119,948
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$104,955
					<b>Total for 2051:</b>	<b>\$841,136</b>
<b>2052</b>						
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$375,797
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$265,085
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$16,675
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$124,746
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$109,153
					<b>Total for 2052:</b>	<b>\$891,456</b>
<b>2053</b>						
Capital Improvement Plan (CIP) - Update				Asphalt - Engineering & Planning	\$148,874	\$429,257
Culvert 11 (15 Big Leaf Ln)				Stormwater & Drainage Improvements & Bridges	\$15,467	\$44,597
Culvert 15 (19 Tumbling Water Dr)				Stormwater & Drainage Improvements & Bridges	\$13,049	\$37,625
Culvert 162 (188 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$9,224	\$26,595
Culvert 17 (3 Shetland Ct)				Stormwater & Drainage Improvements & Bridges	\$11,529	\$33,244
Culvert 28 (67 Polo Park Dr)				Stormwater & Drainage Improvements & Bridges	\$15,523	\$44,759
Culvert 315				Stormwater & Drainage Improvements & Bridges	\$498,807	\$1,438,246
Culvert 408.1 (7 Larkspur Ct)				Stormwater & Drainage Improvements & Bridges	\$7,311	\$21,081
Culvert 408.2 (7 Larkspur Ct)				Stormwater & Drainage Improvements & Bridges	\$7,311	\$21,081
Culvert 81 (1 Sparrow Ct)				Stormwater & Drainage Improvements & Bridges	\$17,098	\$49,299
Culvert FND 13 (5 Meadow Ct)				Stormwater & Drainage Improvements & Bridges	\$6,299	\$18,163
Design & Permitting - 2030 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$62,373
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$390,829
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$275,689
On-Call Engineering Services for				Asphalt - Engineering & Planning	\$44,995	\$129,736



Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
CIP - Annual						
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$113,519
					<b>Total for 2053:</b>	<b>\$3,136,092</b>
<b>2054</b>						
2024 Culvert Design & Permitting				Stormwater & Drainage Improvements & Bridges	\$25,830	\$77,458
2024 Culvert Utility Work				Stormwater & Drainage Improvements & Bridges	\$72,467	\$217,308
Culvert 1 (150 Polo Park Dr)				Stormwater & Drainage Improvements & Bridges	\$13,117	\$39,333
Culvert 103 (142 Harbor View Dr)				Stormwater & Drainage Improvements & Bridges	\$10,202	\$30,592
Culvert 109 (55 Green Hill Rd)				Stormwater & Drainage Improvements & Bridges	\$9,959	\$29,864
Culvert 110 (125 Harbor View)				Stormwater & Drainage Improvements & Bridges	\$12,631	\$37,876
Culvert 111 (113 Harbor View Dr)				Stormwater & Drainage Improvements & Bridges	\$9,716	\$29,136
Culvert 117 (54 Harbor View Dr)				Stormwater & Drainage Improvements & Bridges	\$8,502	\$25,494
Culvert 118 (46 Harbor View Dr)				Stormwater & Drainage Improvements & Bridges	\$10,445	\$31,321
Culvert 120 (10 Harbor View Dr)				Stormwater & Drainage Improvements & Bridges	\$10,202	\$30,592
Culvert 122 (2 Rocky Ridge Dr)				Stormwater & Drainage Improvements & Bridges	\$7,044	\$21,123
Culvert 126 (1 Sudden Valley Dr)				Stormwater & Drainage Improvements & Bridges	\$29,148	\$87,407
Culvert 13 (18 Big Leaf Ln)				Stormwater & Drainage Improvements & Bridges	\$14,574	\$43,703
Culvert 133 (4 North Summit Dr)				Stormwater & Drainage Improvements & Bridges	\$20,161	\$60,456
Culvert 139 (17 Clear Lake Ct)				Stormwater & Drainage Improvements & Bridges	\$7,773	\$23,308
Culvert 142 (65 Windward Dr)				Stormwater & Drainage Improvements & Bridges	\$8,744	\$26,222
Culvert 143 (26 Longshore Ln)				Stormwater & Drainage Improvements & Bridges	\$15,934	\$47,782
Culvert 144 (26 Longshore Ln)				Stormwater & Drainage Improvements & Bridges	\$6,024	\$18,064
Culvert 155 (83 Winward Dr)				Stormwater & Drainage Improvements & Bridges	\$6,801	\$20,395
Culvert 157 (5 North Point Dr)				Stormwater & Drainage Improvements & Bridges	\$5,830	\$17,481
Culvert 176 (24 Lost Fork Ln)				Stormwater & Drainage Improvements & Bridges	\$9,716	\$29,136
Culvert 20 (168 Polo Park Dr)				Stormwater & Drainage Improvements & Bridges	\$8,161	\$24,474
Culvert 203 (14 Lake Louise Dr)				Stormwater & Drainage Improvements & Bridges	\$14,817	\$44,432
Culvert 205 (15 Spring Rd)				Stormwater & Drainage Improvements & Bridges	\$9,716	\$29,136

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert 214	(46 Maple Ct)			Stormwater & Drainage Improvements & Bridges	\$16,274	\$48,802
Culvert 25	(3 Huckleberry Ct)			Stormwater & Drainage Improvements & Bridges	\$14,574	\$43,703
Culvert 27	(66 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$7,579	\$22,726
Culvert 39	(8 Horseshoe Cir)			Stormwater & Drainage Improvements & Bridges	\$6,607	\$19,812
Culvert 402	(7 Lost Fork Ln)			Stormwater & Drainage Improvements & Bridges	\$9,473	\$28,407
Culvert 403	(230 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$14,331	\$42,975
Culvert 404	(230 Polo Park Dr)			Stormwater & Drainage Improvements & Bridges	\$19,189	\$57,543
Culvert 410	(22 Lake Louise Dr)			Stormwater & Drainage Improvements & Bridges	\$23,319	\$69,925
Culvert 415	(28 Windward Dr)			Stormwater & Drainage Improvements & Bridges	\$10,299	\$30,884
Culvert 431	(29 Lost Lake Ln)			Stormwater & Drainage Improvements & Bridges	\$18,218	\$54,629
Culvert 432/433	(13 Strawberry Cyn Ct)			Stormwater & Drainage Improvements & Bridges	\$11,173	\$33,506
Culvert 445	(20 Lake Louise Dr (Outlet))			Stormwater & Drainage Improvements & Bridges	\$38,864	\$116,542
Culvert 55	(5 River Ridge Loop)			Stormwater & Drainage Improvements & Bridges	\$8,744	\$26,222
Culvert 63	(52 Lake Louise Dr)			Stormwater & Drainage Improvements & Bridges	\$17,003	\$50,987
Culvert 75	(43 Marigold Dr)			Stormwater & Drainage Improvements & Bridges	\$7,773	\$23,308
Culvert 78	(29 Sunnyside Ln)			Stormwater & Drainage Improvements & Bridges	\$12,145	\$36,419
Culvert 99	(28 Plum Ln)			Stormwater & Drainage Improvements & Bridges	\$9,910	\$29,718
Culvert FND 21.2	(Newberry Ct)			Stormwater & Drainage Improvements & Bridges	\$6,558	\$19,666
Culvert FND 30	(99 Harbor View Dr)			Stormwater & Drainage Improvements & Bridges	\$9,473	\$28,407
Culvert FND 42	(6 Lake Louise Dr)			Stormwater & Drainage Improvements & Bridges	\$49,358	\$148,009
Culvert FND 45	(23 Sunflower Cir)			Stormwater & Drainage Improvements & Bridges	\$3,886	\$11,654
Culvert FND 48	(20 Par Ln)			Stormwater & Drainage Improvements & Bridges	\$10,688	\$32,049
Culvert FND 49	(17 Marina Dr)			Stormwater & Drainage Improvements & Bridges	\$7,773	\$23,308
Culvert FND 53	(142 Windward Dr)			Stormwater & Drainage Improvements & Bridges	\$7,967	\$23,891
Culvert FND 61	(37-30 Marigold Dr)			Stormwater & Drainage Improvements & Bridges	\$54,993	\$164,907
Culvert FND 62	(3 Barn View Ct)			Stormwater & Drainage Improvements & Bridges	\$16,129	\$48,365
Culvert FND 67	(Gate 1 Mailboxes)			Stormwater & Drainage Improvements & Bridges	\$7,579	\$22,726

Anticipated Expenditures (30 Years)

Units: 3,116 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Culvert FND 68.1 (Toward Community Garden)				Stormwater & Drainage Improvements & Bridges	\$7,190	\$21,560
Culvert FND 68.2 (Maintenance Parking)				Stormwater & Drainage Improvements & Bridges	\$2,332	\$6,993
Culvert FND 68.3 (Maintenance Parking)				Stormwater & Drainage Improvements & Bridges	\$17,489	\$52,444
Culvert FND 68.4 (Between Maintenance/Tall Barn)				Stormwater & Drainage Improvements & Bridges	\$7,773	\$23,308
Design & Permitting - 2031 Road Repairs and Overlays				Asphalt - Road & Parking Surfaces	\$21,632	\$64,868
Design & Permitting - Area Z Access Bridge & Culvert #4 with Road Bridge				Stormwater & Drainage Improvements & Bridges	\$141,694	\$424,898
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$406,463
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$286,716
Fawn Court Repair and Overlay				Asphalt - Road & Parking Surfaces	\$48,113	\$144,276
Highwood Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$108,421	\$325,123
Large Culvert & Bridge Inspection (2 Yr Cycle)				Asphalt - Engineering & Planning	\$6,014	\$18,035
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$134,925
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$118,060
Whatcom County Programmatic Permit (maintenance of gravel surfaces)				Asphalt - Engineering & Planning	\$16,224	\$48,651
Whatcom County Programmatic Permit (NOA permit)				Asphalt - Engineering & Planning	\$16,224	\$48,651
					<b>Total for 2054:</b>	<b>\$4,426,157</b>
<b>2055</b>						
2025 Area Z Bridge Replacement				Stormwater & Drainage Improvements & Bridges	\$242,320	\$755,712
2026 Culvert Design & Permitting				Stormwater & Drainage Improvements & Bridges	\$21,782	\$67,930
Culvert #4 with Bridge Replacement				Stormwater & Drainage Improvements & Bridges	\$889,683	\$2,774,610
Ditches, Culverts and Swales (Annual)				Stormwater & Drainage Improvements & Bridges	\$135,546	\$422,721
Fast Response for Unforeseen Drainage Issues (Annual)				Stormwater & Drainage Improvements & Bridges	\$95,613	\$298,185
Inlet Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$142,560	\$444,595
On-Call Engineering Services for CIP - Annual				Asphalt - Engineering & Planning	\$44,995	\$140,322
Park View Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$89,163	\$278,068
Pinto Creek Lane Repair and Overlay				Asphalt - Road & Parking Surfaces	\$157,088	\$489,904
Pothole Repairs (Annual)				Asphalt - Road & Parking Surfaces	\$39,370	\$122,782



Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Thunder Peak Way Repair and Overlay				Asphalt - Road & Parking Surfaces	\$113,629	\$354,370
Twinflower Circle Repair and Overlay				Asphalt - Road & Parking Surfaces	\$108,660	\$338,874
					<b>Total for 2055:</b>	<b>\$6,488,072</b>