SUNRIVER SERVICE DISTRICT

Managing Board – Meeting Agenda
1:00 p.m. Thursday, July 16, 2026
Sunriver Public Safety Building, Seator Hall Conference Room, 57475 Abbot Drive, Sunriver, OR
* Instructions for joining the meeting remotely are on last page of this document

SSD Board to acknowledge the service of Randy Schneider, former SROA Ex Officio Board Member

Call to Order
Pledge of Allegiance
Roll Call
Public Input

Consent Agenda

1. Motion to approve:
    a. June 18, 2026 regular meeting minutes
    b. SROA invoice in the amount of $10,406.52
    c. Revised SSD/SROA joint meeting minutes 5.15.26
    d. Deschutes County Sheriff's Office invoice in the amount of $28,997.14
    e. Axon invoice in the amount of $22,895.89

Old Business

2. Update: Public Safety Building Construction/Drywell Project – Boos/Fister
3. Review: Draft copy of SSD Reserve Study – Holliday
4. Final Update: Caldera/Crosswater expansion - Shoemaker
5. Final Update: Status of Board Candidate Nominations – Holliday
6. Update: Annual performance reviews of chiefs and administrator - Fister

New Business

7. Monthly Chief/Administrator's Reports
    - Police Chief Rasic
    - Administrator Holliday
    - Fire Chief Boos
8. Review and Vote: Motion to approve Payment Addendum for SROA Rules & Regulations Contract - Holliday
9. Review: June 2026 unaudited financials – Holliday
10. Review: June 2026 SROA Board meeting – Harrison

Individuals needing special accommodations must request such services at least 48 hours prior to the meeting.
To request accommodations or services, call 541-585-1400 or email ssdadmin@sunriversdor.gov.

INSTRUCTIONS TO PARTICIPATE REMOTELY

Microsoft Teams
Join: https://teams.microsoft.com/meet/21537016645166?p=8qELSnQkLLie9SaSbF

Meeting ID: 215 370 166 451 66
Passcode: Hc9N4bC6

SUNRIVER SERVICE DISTRICT

MINUTES OF BOARD REGULAR MEETING
1:00 p.m. Thursday, June 18, 2026
Meeting In Person at Seator Hall Conference Room and Via Microsoft Teams

Call to Order: Vice Chair Shoemaker called the meeting to order at 1:00 PM
Pledge of Allegiance
Roll Call: Chair Fister, Vice Chair Shoemaker, Treasurer Zook, Dir. Kelley and Dir. Stephens were all present.
SROA: Ex Officio Harrison
SSD Staff: Fire Chief Boos, Police Chief Rasic, Lt. Van Meter, Administrator Holliday, and Executive Asst. Popp

Public input: None

Consent Agenda

1. **Motion to approve:**
   a. May 15, 2026, SSD/SROA Joint meeting minutes
   b. May 21, 2026, Regular meeting minutes
   c. SAIF Workers Comp FY26-27 Invoice in the amount of $135,069.97
   d. Hughes Fire Invoice in the amount of $10,987.80
   e. Signature on DC911 Radio Service Agreement and Technical System Support contracts

Director Stephens noted a correction to the May 21, 2026, meeting minutes. In Section 3, the phrase "both fire chiefs" was revised to "both chiefs." The correction has been made.

Vice Chair Shoemaker requested an overview of the workers' compensation insurance costs, including the increase from the previous year and mitigation efforts. Administrator Holliday explained premiums are based on employee salaries and job classifications, with higher rates for police and fire personnel. Salary information is submitted annually to calculate the premium, followed by a year-end audit typically results in a credit due to salary savings from vacancies. She reported an approximately 8% premium increase this year, driven by both overall increases in workers' compensation insurance rates and one significant claim that will remain in the experience rating for one more year. Once that claim is removed, premiums are expected to decrease. She added the SSD Safety Committee focuses on reducing workplace injuries and claims. The annual premium is included in the budget and requested board approval so payment can be made after July 1 to qualify for the early payment discount.

When asked about the Hughes Fire invoice, Chief Boos explained it was for the annual maintenance and inspection of heavy equipment. During the inspection, several safety-related repairs were identified and completed, including replacement of tie rods, a wheel alignment, and repairs to leaking pressure lines.

Treasurer Zook moved to approve the consent agenda; seconded by Director Kelley. The motion passed unanimously.

Old Business

2. **Update: Public Safety Building Construction/Drywell Project**
   Chief Boos reported the engineering work, bid documents, and contract language for the drywall project has been completed, and the project is currently out for bid. Bids are due by 3 p.m. on July 1 and will be evaluated based on price, qualifications, and contractor experience. The evaluation committee, consisting of Chief Boos, John Ralston, and Deputy Chief Bjorvik, will review the bids and present a contract award recommendation to the Board at the July meeting. Construction is expected to begin after August 1 and take approximately two to four weeks to complete. Chair Fister added the project has already received design review approval from SROA.

3. **Update: Status of SSD Reserve Study**
   Administrator Holliday has been working with both chiefs to review the inventory list and identify needed corrections. The updated inventory information and year-end financial data have been submitted to the contracted consultant, CERTA. She noted a meeting is scheduled for the following week to review the project status.

   Once completed, the reserve study will help with planning to improve the budgeting process by providing a comprehensive overview of the district's capital assets and building needs. She explained having all anticipated replacement and maintenance needs consolidated into a single document will help the Board better project future expenses and reserve fund contributions.

4. **Update: Caldera/Crosswater expansion**
   Vice Chair Shoemaker reported the Board received the legal evaluation prepared by the retained law firm. He noted the report was thorough, clearly organized, and provided the Board with a foundation for future discussions regarding potential next steps.

   Administrator Holliday noted legal research was conducted in response to inquiries from Caldera and Crosswater requesting police-only services. She continued to explain that the Board exercised due diligence by retaining legal counsel to evaluate the issue and has now received the information needed to respond. The findings will be shared with Caldera and Crosswater so they can determine their next steps based on the legal guidance provided.

   Administrator Holliday noted the SSD is the only combined police and fire district in Oregon, resulting in limited legal precedent for districts providing multiple services under a single structure. She stated legal counsel advised the district cannot establish separate tax rates for different services within its existing district structure. Because the district provides both police and fire services as a single district, Oregon law requires all properties within the district to be taxed uniformly and does not allow only certain areas to be charged for police services.

   Chair Fister asked whether the legal opinion could be shared with County legal counsel and raised a follow-up question regarding whether separate tax rates could exist within a single district or whether establishing separate districts would be required. He referenced Black Butte's approach to creating two separate tax rates through separate districts and suggested, if the Board pursues additional research, that issue would be an appropriate area for further review. He noted the legal opinion appeared definitive on the remaining issues.

5. **Update: Nominating Committee Update and Status of Board Candidate Nominations**
   Chair Fister reported the Nominating Committee completed its recruitment process and three qualified individuals expressed interest in serving, with two submitting applications after one candidate requested

to defer his application until next year due to other commitments.

The committee interviewed both applicants who successfully completed the interview and background check processes. The Nominating Committee has forwarded its recommendation to the Deschutes County Board of Commissioners for appointment. The recommended candidates are Corey Boudreau and Brian Teinken. Chair Fister noted the appointments are now pending action by the County, expected to be approved by late July.

<u>**New Business**</u>

6. **Monthly Chief/Administrator's Reports**

   Administrator Holliday

   Administrator Holliday reviewed the monthly administrative report with the Board, including updates on financial activities, human resources, and operations. Refer to page 30 of the 6.18.26 Board meeting packet for the full report, or click here.

   Fire Chief Boos

   Fire Chief Boos reviewed the Sunriver Fire Department May Activity Report with the Board, which included updates on calls for service as well as administrative and operational activities. Refer to page 31 of the 6.18.26 Board meeting packet for the full report, or click here.

   Police Chief Rasic

   Police Chief Rasic reviewed the Sunriver Police Department May Activity Report with the Board, which included updates on calls for service as well as administrative and operational activities. Refer to page 35 of the 6.18.26 Board meeting packet for the full report, or click here.

7. **Motion to approve 3% COLA for Fire Chief, Deputy Fire Chief, Police Chief, Police Lieutenant, Administrator, Executive Assistants, Police Sergeants, and Community Service Officer to be effective July 1, 2026**

   Administrator Holliday stated the Board has consistently supported providing cost-of-living adjustments (COLAs) for non-represented staff at or near the same percentage as those negotiated for represented employees. She noted the adjustment has already been included in the FY 2026–27 budget.

   Director Stephens moved to approve 3% COLA for Fire Chief, Deputy Fire Chief, Police Chief, Police Lieutenant, Administrator, Executive Assistants, Police Sergeants, and Community Service Officer to be effective July 1, 2026; seconded by Treasurer Zook. The motion passed unanimously.

8. **Assign annual performance reviews of chiefs and administrator**

   Chair Fister outlined the proposed process for conducting the annual performance evaluations for both chiefs and the administrator. He stated Board members should submit any comments regarding the three employees under evaluation directly to him. He will compile the feedback and distribute a draft evaluation to the Board for review, with members providing any revisions directly back to him to avoid quorum concerns.

   Chair Fister noted if significant issues arise during the review process, the Board could convene an executive session to discuss them. However, his preference is to avoid executive sessions unless necessary. He indicated this process has worked well in previous years and proposed using the same approach for this year's evaluations. His intent is to complete and deliver the performance evaluations before the August Board meeting, allowing time for an executive session if one is needed.

Administrator Holliday noted the Fire Chief, Police Chief, and Administrator have the option to request their performance evaluations be conducted in an open session per ORS.

9. **Review & Vote: Motion to approve May 2026 unaudited**
Administrator Holliday presented the May unaudited financials, noting there is only one month of the fiscal year remaining. She has reminded the chiefs and executive assistants to carefully review incoming invoices to ensure expenses for the next fiscal year are not processed before July 1.

Fund 715

Revenue:

Administrator Holliday reported the budgeted transfer of $150,000 to the 716 Capital Reserve Fund occurred in June and will be reflected in the June financial reports.

Expenses:

Administrator Holliday reported Police Department salaries and benefits are currently under budget, and Materials and Services expenses are also tracking below budget.

For the Fire Department, Administrator Holliday noted salaries are slightly under budget and benefits are on target. She explained conflagration overtime is included in the Fire Department overtime line item but is reimbursed through revenue. When excluding reimbursed conflag overtime, regular Fire Department overtime is well under budget. Materials and Services expenses are also currently below budget overall.

Bike Patrol expenses increased toward the end of May. Under the current agreement with SROA, the program is intended to be cost neutral, with SROA billed on an hourly basis for Bike Patrol services. However, because of the timing of billings, year-end budget impacts are difficult to project, but sufficient funds remain available for the remainder of the fiscal year. Payments from SROA will be recorded as contract service revenue. Administrator Holliday also noted Bike Patrol was not included in the FY 2026–27 budget because the agreement had not been finalized during the budget process. A budget adjustment will be brought forward in September to account for the associated revenues and expenditures.

Administration salaries, benefits, materials and services are all under budget, and overall operations remain on track.

Fund 716

Administrator Holliday reported the fund remains under budget. The $21,000 Police Equipment budget adjustment has been reflected in the financials. Equipment purchases approved for Officer Ardaiz's participation in the CERT program will appear in next month's financial report. All other capital expenditures have been completed and paid.

Fund 717

Administrator Holliday stated there has been limited activity in Fund 717 over the past month, with approximately $187,000 remaining for the fiscal year. She added there does not appear to be significant additional movement anticipated related to the drywall project at this time and these funds will roll over to next fiscal year.

Director Kelley moved to approve the May 2026 unaudited financials; seconded by Treasurer Zook. The motion passed unanimously.

10. **Review: May 2026 SROA Board meeting**
    Ex Officio Harrison provided an update on the recent SROA Board meeting, which included discussion on the fire protection work group, the SROA three empty board positions and three candidates, and the approval of the new SROA Rules & Regulations agreement.

Other Business: None

Treasurer Zook moved to adjourn; seconded by Director Stephens. The motion passed unanimously.

Meeting adjourned at 2:15 p.m.

Submitted by Rachel Popp

SROA

VENDOR #	Vendor	Dept	Description	Month	Amount	Account #
	Fleet	Police	Fuel	Jun-26	3,808.83	715-4000-422-6220
	Fleet	Fire	Vehicle repairs	Jun-26	4,225.89	715-5500-425-4325
	Fleet	Fire	Fuel	Jun-26	2,371.80	715-5500-425-6220
	Public Works	Fire	Snow Removal	Jun-26		715-5500-425-4320
	Total services				$ 10,406.52	715-0000-200-2003

SUNRIVER
OWNERS ASSOCIATION

Public Works Department
P.O. Box 3278 • Sunriver, OR • 97707
Phone (541) 593-2483 • Fax (541) 593-6367 • Email: marks@srowners.org

INVOICE

To: Rod Bjorvik
Fire Department

Date: July 6, 2026
File: SD.3

From: Mark Smith
Public Works Director

Subject: SSD Fire Department Invoices for **June**

Rod,

Attached are the invoices from SROA for SSD charges incurred by the SSD Fire Department from SROA Public Works Department for the month of **June**. Public Works is providing these invoices to you for authorization and processing of payment for services.

Total amount of the invoices for the month of **June** is **$6,597.69.**

RB OK
7-8-26

Regards,

Mark Smith

Attachments:
1. SSD Fire Department Invoice for Vehicle Maint. Services
2. SSD Fire Vehicle Service Individual Work Orders
3. SSD Fire Department Invoice for Fuel

cc: SROA Controller

Invoice/2026/FDJune

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541) 593-6367

Invoice

7/6/2026

To: **Fire Department - SSD**
PO Box 2108
Sunriver, OR 97707

For: **Vehicle Maintenance Services**
6/1/2026 thru **6/30/2026**

		Vehicle		Total			
Date Out:	WO #	Number:	Description:	Labor:	Parts:	Services:	Invoice:
6/1/2026	5417	231-09	09 Freightliner Tender	$467.36	$571.47	$0.00	$1,038.83
6/2/2026	5418	242-08	08 Pierce Challenger	$292.10	$352.90	$0.00	$645.00
6/2/2026	5419	242-08	08 Pierce Challenger	$0.00	$0.00	$0.00	$0.00
6/11/2026	5420	231-09	09 Freightliner Tender	$701.04	$768.10	$0.00	$1,469.14
6/23/2026	5421	231-09	09 Freightliner Tender	$584.20	$488.72	$0.00	$1,072.92
				$2,044.70	$2,181.19	$0.00	$4,225.89

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541) 593-6367

Work Order Number:

5417

To: **Fire Department - SSD**
PO Box 2108
Sunriver, OR 97707

For: **Vehicle Maintenance Services**

Vehicle: **231-09**
09 Freightliner Tender

Date In: 5/18/2026
Date Out: 5/21/2026
Odometer: 3732
Hour Meter:

Request Nature: Request By: Rod Bjorvik

Driver side discharge broken off of discharge manifold. Valve handle also broken off.

Proceedure 1:

Removed discharge manifold and welded discharge pipe back on. Reinstalled and checked for leaks. Water is leaking out of the welded area in small porous pinholes. Removed discharge and brought to Advanced NW Welding and they TIG welded to make repair. Installed discharge manifold and rechecked for leaks. Also replaced valve handle and handle ball.

Comments:

Did not receive invoice from Advanced NW Welding until June, therefore May's invoices are grouped with June invoices.

Part Number:	Description:	Qty:	Price:	Charge:	Surcharge:	Total:
PRC-1779392	Plastic Ball for Handle	1	$17.69	$17.69	$0.88	$18.57
	Adv. NW Welding Services	1	$310.00	$310.00	$15.50	$325.50
PRC-1779389	Valve Handle Rod 9.25"	1	$191.92	$191.92	$9.60	$201.52
Freight	Freight	1	$24.65	$24.65	$1.23	$25.88
					Parts Total:	**$571.47**

Mechanic:	Rate:	Hours:	Total:
Mechanic	$116.84	4.00	$467.36
		Labor Total:	**$467.36**

Total Labor:	Total Parts:	Total Services:	Total Invoice:
$467.36	**$571.47**	**$0.00**	**$1,038.83**

Invoice Printed: 7/6/2026

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541) 593-6367

Work Order Number:
5418

To: **Fire Department - SSD**
PO Box 2108
Sunriver, OR 97707

For: **Vehicle Maintenance Services**

Vehicle: **242-08**
08 Pierce Challenger

Request Nature: Request By: Rod Bjorvik
Driver side lower mirror mount is broken. Passenger side upper mirror mount is broken.

Date In: 5/18/2026
Date Out: 6/2/2026
Odometer: 18083
Hour Meter: 1606

Proceedure 1:
Replaced upper mirror mount and brace on passenger side. Replaced lower mirror mount on driver's side. On driver side lower mount, wire harness has to pass through mount. Cut harness behind door panel so that it can pass through mirror mount and reconnected with removeable butt connectors in case lower mirror mount breaks again. *Installed 3 new air tank fittings that were leaking at annual service.

Comments:
Air tank fittings are unique to International Trucks and are the type that are held in place with a snap ring.

Part Number:	Description:	Qty:	Price:	Charge:	Surcharge:	Total:
2508740C91	Air Tank Fittings 3/8"	3	$40.47	$121.41	$6.07	$127.48
2509069C91	Upper Mirror Mount - Pass side	1	$187.57	$187.57	$9.38	$196.95
2597071C91	Lower Mirror Mount - Driv side	1	$27.11	$27.11	$1.36	$28.47
					Parts Total:	**$352.90**

Mechanic:	Rate:	Hours:	Total:
Mechanic	$116.84	2.50	$292.10
		Labor Total:	**$292.10**

Total Labor:	Total Parts:	Total Services:	Total Invoice:
$292.10	**$352.90**	**$0.00**	**$645.00**

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541) 593-6367

Work Order Number:

5419

To: **Fire Department - SSD**
PO Box 2108
Sunriver, OR 97707

For: **Vehicle Maintenance Services**

Vehicle: **242-08**
08 Pierce Challenger

Request Nature: Request By: Rod Bjorvik

Did mobile attack drill. Could not get transmission to switch into low range. Tried backing up, switching multiple times & driving.

Date In: 5/30/2026
Date Out: 6/2/2026
Odometer: 18083
Hour Meter: 1606

Proceedure 1:

Followed steps in manual for shifting into low range and it worked. Vehicle stopped, transmission in neutral, park brake set, then engage transfer case switch to low, release park brake and shift transmission to drive. Tried multiple times and it worked every time. No charge. Truck was already in shop for mirror repairs.

Mechanic:	Rate:	Hours:	Total:
Mechanic	$116.84	0.00	$0.00
		Labor Total:	**$0.00**

Total Labor:	Total Parts:	Total Services:	Total Invoice:
$0.00	$0.00	$0.00	$0.00

Invoice Printed: 7/6/2026

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541) 593-6367

Work Order Number:
5420

To: **Fire Department - SSD**
PO Box 2108
Sunriver, OR 97707

For: **Vehicle Maintenance Services**

Vehicle: **231-09**
09 Freightliner Tender

Request Nature: Request By: Rod Bjorvik
Annual Service/Inspection. Verbal request for service.

Date In: 6/1/2026
Date Out: 6/11/2026
Odometer: 3733
Hour Meter:

Proceedure 1:
Performed annual service/inspection. Took samples of engine & transmission. Greased chassis. Checked all fluid levels. Replaced engine oil, oil filter, air filter, both fuel filters. Serviced air dryer & purge valve. Replaced backup camera antenna. See inspection notes.

Comments:
Antenna is OEM from Fire Research Corp. Ordered part from www.a1indsupply.com in Hermiston, Or. Part# FRC-XE-BCAWT03-A0A

Part Number:	Description:	Qty:	Price:	Charge:	Surcharge:	Total:
FRCXEBCAW703	Backup cam. Antenna	1	$75.25	$75.25	$3.76	$79.01
AT346594	Oil Sample Kit	2	$18.50	$37.00	$1.85	$38.85
4324319242	Purge Valve (Wabco)	1	$191.07	$191.07	$9.55	$200.62
35130010860	Air Dryer Cart. (All.)	2	$26.18	$52.36	$2.62	$54.98
3120	Fuel Filter (Napa)	1	$9.29	$9.29	$0.46	$9.75
03-43876-000	Fuel/Water Separator (Det.)	1	$33.28	$33.28	$1.66	$34.94
7194B	Oil 10w-40 Qt.	32	$3.61	$115.52	$5.78	$121.30
1971	Oil Filter (Napa)	2	$18.24	$36.48	$1.82	$38.30
P548796	Air Filter (Donaldson)	1	$181.29	$181.29	$9.06	$190.35

Parts Total: **$768.10**

Mechanic:	Rate:	Hours:	Total:
Mechanic	$116.84	6.00	$701.04

Labor Total: **$701.04**

Total Labor:	Total Parts:	Total Services:	Total Invoice:
$701.04	**$768.10**	**$0.00**	**$1,469.14**

Invoice Printed: 7/6/2026

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541) 593-6367

Work Order Number:
5421

To: **Fire Department - SSD**
PO Box 2108
Sunriver, OR 97707

For: **Vehicle Maintenance Services**
Vehicle: **231-09**
09 Freightliner Tender

Request Nature: Request By: Rod Bjorvik
AC not working.

Proceedure 1:
Replaced AC compressor and receiver dryer. Vacuum tested - passed. Added 3lbs of refrigerant 134A. Operated system and it works great.

Date In: 6/12/2026
Date Out: 6/23/2026
Odometer: 3760
Hour Meter:

Part Number:	Description:	Qty:	Price:	Charge:	Surcharge:	Total:
	Compression O-Ring Kit	1	$2.00	$2.00	$0.10	$2.10
WR134Au30	Refrigerant R134A	3	$14.28	$42.84	$2.14	$44.98
ABPN83319615	Receiver Dryer	1	$29.80	$29.80	$1.49	$31.29
253V/ABPN83	AC Compressor (York)	1	$390.81	$390.81	$19.54	$410.35
					Parts Total:	**$488.72**

Mechanic:	Rate:	Hours:	Total:
Mechanic	$116.84	5.00	$584.20
		Labor Total:	**$584.20**

Total Labor:	Total Parts:	Total Services:	Total Invoice:
$584.20	**$488.72**	**$0.00**	**$1,072.92**

Invoice Printed: 7/6/2026

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541)-593-6367

Invoice

To: Sunriver Service District
Fire Department
P.O. Box 2108
Sunriver, OR 97707

For: Fueling Services
June

Fuel Useage:	Gasoline	229.2 gallons	$1,024.81
	Diesel	254.4 gallons	$1,234.05
Administrative Fee:		5%	$112.94
		Total:	$2,371.80

Sunriver Owners Association (Sunriver, OR)

Detail Invoice By Account For Vehicle

Date Range From: 6/1/2026 00:00 To: 6/30/2026 00:00

Date	Vehicle	Vehicle Name	Driver ID	Driver Name	Odom	Pump	Price	Total Quantity	Total Amount
Account:	0003 - Fire Department								
Product:	01	UNLEADED							
06/02/2026	61730295	295-25 F-150	2034	Boos, Bill		02-1	$4.472	10.100	$45.16
06/02/2026	61730294	294-24 Ford F-150	2003	Bjorvik, Rod		02-1	$4.472	24.300	$108.66
06/03/2026	61730292	292-18 Ford F-150	2012	Newcomb, Nic	2	02-1	$4.472	9.800	$43.82
06/04/2026	61730295	295-25 F-150	2034	Boos, Bill		02-1	$4.472	11.200	$50.08
06/04/2026	61730292	292-18 Ford F-150	2012	Newcomb, Nic	132921	02-1	$4.472	0.400	$1.79
06/06/2026	61730293	293-04 Ford F-250	2012	Newcomb, Nic		02-1	$4.472	3.300	$14.76
06/07/2026	61730293	293-04 Ford F-250	2012	Newcomb, Nic		02-1	$4.472	10.600	$47.40
06/08/2026	61730292	292-18 Ford F-150	2012	Newcomb, Nic	2	02-1	$4.472	10.700	$47.85
06/08/2026	61730294	294-24 Ford F-150	2003	Bjorvik, Rod		02-1	$4.471	20.100	$89.87
06/10/2026	61730295	295-25 F-150	2034	Boos, Bill		02-1	$4.471	10.000	$44.71
06/12/2026	61730292	292-18 Ford F-150	2012	Newcomb, Nic	133765	02-1	$4.471	4.500	$20.12
06/12/2026	61730295	295-25 F-150	2034	Boos, Bill		02-1	$4.471	6.300	$28.17
06/16/2026	61730294	294-24 Ford F-150	2003	Bjorvik, Rod		02-1	$4.471	27.300	$122.06
06/19/2026	61730295	295-25 F-150	2034	Boos, Bill		02-1	$4.471	13.300	$59.46
06/23/2026	61730294	294-24 Ford F-150	2003	Bjorvik, Rod		02-1	$4.471	24.300	$108.65
06/23/2026	61730295	295-25 F-150	2034	Boos, Bill		02-1	$4.471	7.500	$33.53
06/24/2026	61730292	292-18 Ford F-150	2012	Newcomb, Nic	133316	02-1	$4.471	7.600	$33.98
06/26/2026	61730295	295-25 F-150	2034	Boos, Bill		02-1	$4.471	9.800	$43.82
06/26/2026	61730293	293-04 Ford F-250	2026	Sphatt, Nick	100825	02-1	$4.471	9.900	$44.26
06/27/2026	61730292	292-18 Ford F-150	2012	Newcomb, Nic	133468	02-1	$4.471	8.200	$36.66
				Totals For Card:		**# of Trans:**	**20**	**229.200**	**$1,024.81**
				Totals for Product:		**# of Trans:**	**20**	**229.200**	**$1,024.81**
Product:	04	UL DSL#2							
06/01/2026	61730251	251-09 Ladder Truck	2007	Gaede, Bob	16261	01-1	$5.005	29.700	$148.65
06/01/2026	61730272	272-16 Ford F450 Ambulance	2012	Newcomb, Nic		01-1	$5.005	11.200	$56.06
06/03/2026	61730224	224-16 Pumper	2007	Gaede, Bob	1	01-1	$5.005	28.200	$141.14

Date	Vehicle	Vehicle Name	Driver ID	Driver Name	Odom	Pump	Price	Total Quantity	Total Amount
06/05/2026	61730272	272-16 Ford F450 Ambulance	2102	Summerfield, Patrick	1	01-1	$5.005	8.700	$43.54
06/05/2026	61730271	271-19 Ford F450 Ambulance	2012	Newcomb, Nic	1	01-1	$5.005	14.500	$72.57
06/08/2026	61730272	272-16 Ford F450 Ambulance	2040	Wright, Erik	1	01-1	$5.005	11.300	$56.56
06/10/2026	61730251	251-09 Ladder Truck	2012	Newcomb, Nic		01-1	$5.005	22.000	$110.11
06/10/2026	61730224	224-16 Pumper	2012	Newcomb, Nic	1	01-1	$5.005	18.300	$91.59
06/12/2026	61730272	272-16 Ford F450 Ambulance	2101	Ferns, Kevin	1	01-1	$5.005	9.700	$48.55
06/15/2026	61730272	272-16 Ford F450 Ambulance	2019	Rasmussen, Ryan		01-1	$5.005	10.700	$53.55
06/16/2026	61730272	272-16 Ford F450 Ambulance	2019	Rasmussen, Ryan		01-1	$5.005	7.200	$36.04
06/17/2026	61730242	242-08 International	2012	Newcomb, Nic		01-1	$5.005	14.200	$71.07
06/17/2026	61730271	271-19 Ford F450 Ambulance	2012	Newcomb, Nic	1	01-1	$5.005	6.200	$31.03
06/18/2026	61730272	272-16 Ford F450 Ambulance	2012	Newcomb, Nic	1	01-1	$5.005	7.800	$39.04
06/24/2026	61730251	251-09 Ladder Truck	2012	Newcomb, Nic	1	01-1	$4.288	18.600	$79.76
06/24/2026	61730272	272-16 Ford F450 Ambulance	2040	Wright, Erik	1	01-1	$4.288	6.300	$27.01
06/26/2026	61730272	272-16 Ford F450 Ambulance	2101	Ferns, Kevin	1	01-1	$4.288	8.500	$36.45
06/29/2026	61730271	271-19 Ford F450 Ambulance	2012	Newcomb, Nic	1	01-1	$4.288	11.500	$49.31
06/29/2026	61730272	272-16 Ford F450 Ambulance	2012	Newcomb, Nic		01-1	$4.288	9.800	$42.02
				Totals For Card:		**# of Trans:**	**19**	**254.400**	**$1,234.05**
				Totals for Product:		**# of Trans:**	**19**	**254.400**	**$1,234.05**
				Totals for Account:		**Avg Price:**	**$4.639**	**483.600**	**$2,258.87**

Sunriver Owners Association

Public Works Department
P.O. Box 3278 • Sunriver, OR • 97707
Phone (541) 593-2483 • Fax (541) 593-6367 • Email: marks@srowners.org

INVOICE

To: Sunriver Police Dept.

Date: July 6, 2026
File: SD.3

From: Mark Smith
Public Works Director

Subject: SSD Police Department Invoices for **June**

Attached are the invoices from SROA for SSD charges incurred by the SSD Police Department from SROA Public Works Department for the month of **June**. Public Works is providing these invoices to you for authorization and processing of payment for services.

Total amount of the invoices for the month of **June** is **$3,808.83.**

Regards,

Mark Smith

Attachment: 1. SSD Police Department Invoice for Fuel

cc: SROA Controller

Sunriver Owners Association
Public Works Department
PO Box 3278 Sunriver, OR 97707
Phone (541) 593-2483 Fax (541)-593-6367

Invoice

): Sunriver Service District
Police Department
P.O. Box 4788
Sunriver, OR 97707

For: Fueling Services
June

Fuel Useage: Gasoline	811.3 gallons	$3,627.46
Administrative Fee:	5%	$181.37
	Total:	$3,808.83

Sunriver Owners Association (Sunriver, OR)

Detail Invoice By Account For Vehicle

Date Range From: 6/1/2026 00:00 To: 6/30/2026 00:00

Date	Vehicle	Vehicle Name	Driver ID	Driver Name	Odom	Pump	Price	Total Quantity	Total Amount
Account:	0004 - Police Department								
Product:	01	UNLEADED							
06/01/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.472	7.500	$33.54
06/02/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.472	10.200	$45.61
06/02/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan		02-1	$4.472	8.700	$38.90
06/03/2026	61730211	2023 Ford F-150 (211-23)	4540	Lyman, Travis		02-1	$4.472	22.900	$102.40
06/03/2026	61730209	2021 Ford Interceptor (209 -21)	4528	Beck, John		02-1	$4.472	14.500	$64.84
06/03/2026	61730205	2016 Ford Interceptor (205 -16)	4030	Potts, Howard	113671	02-1	$4.472	6.400	$28.62
06/03/2026	61730220	2023 Toyota Tacoma (220-23)	4550	Rasic, Pete		02-1	$4.472	9.900	$44.27
06/03/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan	48086	02-1	$4.472	9.000	$40.25
06/03/2026	61730201	2023 Toyota Tacoma (201-23)	4536	Van Meter, Jason	10000	02-1	$4.472	17.600	$78.70
06/03/2026	61730202	2019 Ford Interceptor (202 -19)	4537	Steinbrecher, Ashley	4	02-1	$4.472	12.500	$55.90
06/04/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.472	11.200	$50.08
06/04/2026	61730220	2023 Toyota Tacoma (220-23)	4550	Rasic, Pete		02-1	$4.472	17.000	$76.02
06/04/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan	48243	02-1	$4.472	10.200	$45.61
06/04/2026	61730211	2023 Ford F-150 (211-23)	4540	Lyman, Travis		02-1	$4.472	9.800	$43.82
06/05/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.472	9.400	$42.03
06/05/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	85004	02-1	$4.472	7.500	$33.54
06/05/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	85074	02-1	$4.472	5.600	$25.04
06/06/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.472	7.000	$31.30

Date	Vehicle	Vehicle Name	Driver ID	Driver Name	Odom	Pump	Price	Total Quantity	Total Amount
06/06/2026	61730204	2023 Ford Interceptor (204-23)	4565	Ardaiz, Tristen	85135	02-1	$4.472	4.900	$21.91
06/06/2026	61730202	2019 Ford Interceptor (202-19)	4537	Steinbrecher, Ashley	4	02-1	$4.472	5.600	$25.04
06/07/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.472	7.600	$33.98
06/07/2026	61730204	2023 Ford Interceptor (204-23)	4565	Ardaiz, Tristen	85196	02-1	$4.472	7.100	$31.75
06/08/2026	61730204	2023 Ford Interceptor (204-23)	4565	Ardaiz, Tristen	85309	02-1	$4.471	8.000	$35.77
06/08/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.471	9.600	$42.92
06/09/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.471	5.500	$24.59
06/09/2026	61730210	2023 Ford F-150 (210-23)	4600	Voll, Kyle		02-1	$4.471	20.300	$90.76
06/10/2026	61730209	2021 Ford Interceptor (209-21)	4528	Beck, John		02-1	$4.471	14.700	$65.72
06/10/2026	61730211	2023 Ford F-150 (211-23)	4540	Lyman, Travis		02-1	$4.471	16.100	$71.98
06/11/2026	61730203	2023 Ford Interceptor (203-23)	4070	Jobert, Morgan	48368	02-1	$4.471	12.200	$54.55
06/11/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.471	12.900	$57.68
06/11/2026	61730201	2023 Toyota Tacoma (201-23)	4536	Van Meter, Jason	10000	02-1	$4.471	14.600	$65.28
06/11/2026	61730202	2019 Ford Interceptor (202-19)	4537	Steinbrecher, Ashley	5	02-1	$4.471	6.100	$27.27
06/12/2026	61730203	2023 Ford Interceptor (203-23)	4070	Jobert, Morgan		02-1	$4.471	8.200	$36.66
06/12/2026	61730209	2021 Ford Interceptor (209-21)	4528	Beck, John		02-1	$4.471	17.100	$76.45
06/12/2026	61730202	2019 Ford Interceptor (202-19)	4537	Steinbrecher, Ashley	5	02-1	$4.471	6.200	$27.72
06/12/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.471	8.200	$36.66
06/13/2026	61730203	2023 Ford Interceptor (203-23)	4070	Jobert, Morgan		02-1	$4.471	6.700	$29.96
06/13/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.471	5.500	$24.59
06/13/2026	61730204	2023 Ford Interceptor (204-23)	4565	Ardaiz, Tristen	85405	02-1	$4.471	7.600	$33.98
06/13/2026	61730202	2019 Ford Interceptor (202-19)	4537	Steinbrecher, Ashley	5	02-1	$4.471	5.100	$22.80

Date	Vehicle	Vehicle Name	Driver ID	Driver Name	Odom	Pump	Price	Total Quantity	Total Amount
06/14/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.471	10.500	$46.95
06/14/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	85483	02-1	$4.471	7.000	$31.30
06/15/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	85601	02-1	$4.471	7.800	$34.87
06/16/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.471	10.700	$47.84
06/16/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	85630	02-1	$4.471	3.000	$13.41
06/16/2026	61730220	2023 Toyota Tacoma (220-23)	4550	Rasic, Pete		02-1	$4.471	17.200	$76.90
06/16/2026	61730210	2023 Ford F-150 (210-23)	4600	Voll, Kyle		02-1	$4.471	10.800	$48.29
06/17/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.471	14.000	$62.59
06/17/2026	61730202	2019 Ford Interceptor (202 -19)	4537	Steinbrecher, Ashley	6	02-1	$4.471	3.400	$15.20
06/17/2026	61730209	2021 Ford Interceptor (209 -21)	4528	Beck, John		02-1	$4.471	15.000	$67.07
06/18/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan		02-1	$4.471	12.400	$55.44
06/19/2026	61730204	2023 Ford Interceptor (204 -23)	4075	Allen, Stephanie	85816	02-1	$4.471	12.000	$53.65
06/19/2026	61730201	2023 Toyota Tacoma (201-23)	4536	Van Meter, Jason	100000	02-1	$4.471	19.500	$87.18
06/19/2026	61730202	2019 Ford Interceptor (202 -19)	4537	Steinbrecher, Ashley	4	02-1	$4.471	6.900	$30.85
06/19/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	85888	02-1	$4.471	7.200	$32.19
06/20/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan		02-1	$4.471	8.100	$36.22
06/20/2026	61730202	2019 Ford Interceptor (202 -19)	4537	Steinbrecher, Ashley	5	02-1	$4.471	4.700	$21.01
06/20/2026	61730210	2023 Ford F-150 (210-23)	4536	Van Meter, Jason		02-1	$4.471	6.000	$26.83
06/21/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan		02-1	$4.471	8.100	$36.22
06/21/2026	61730206	2020 Ford Interceptor (206 -20)	4550	Rasic, Pete		02-1	$4.471	10.000	$44.71
06/22/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	85950	02-1	$4.471	6.400	$28.61

Date	Vehicle	Vehicle Name	Driver ID	Driver Name	Odom	Pump	Price	Total Quantity	Total Amount
06/22/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	86041	02-1	$4.471	6.000	$26.83
06/23/2026	61730201	2023 Toyota Tacoma (201-23)	4536	Van Meter, Jason	10000	02-1	$4.471	4.400	$19.67
06/23/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.471	10.000	$44.71
06/24/2026	61730204	2023 Ford Interceptor (204 -23)	4565	Ardaiz, Tristen	86124	02-1	$4.471	5.800	$25.93
06/24/2026	61730201	2023 Toyota Tacoma (201-23)	4536	Van Meter, Jason	10000	02-1	$4.471	15.000	$67.07
06/24/2026	61730205	2016 Ford Interceptor (205 -16)	4030	Potts, Howard	113866	02-1	$4.471	8.100	$36.22
06/24/2026	61730202	2019 Ford Interceptor (202 -19)	4537	Steinbrecher, Ashley	8	02-1	$4.471	4.100	$18.33
06/24/2026	61730210	2023 Ford F-150 (210-23)	4600	Voll, Kyle		02-1	$4.471	14.000	$62.59
06/25/2026	61730204	2023 Ford Interceptor (204 -23)	4705	Piontek, Rob	86146	02-1	$4.471	2.600	$11.62
06/25/2026	61730420	2008 Radar Trailer (420-08)	4705	Piontek, Rob		02-1	$4.471	16.500	$73.77
06/25/2026	61730220	2023 Toyota Tacoma (220-23)	4550	Rasic, Pete		02-1	$4.471	18.500	$82.71
06/25/2026	61730202	2019 Ford Interceptor (202 -19)	4537	Steinbrecher, Ashley	4	02-1	$4.471	6.300	$28.17
06/26/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan		02-1	$4.471	9.700	$43.37
06/26/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.471	14.400	$64.38
06/26/2026	61730202	2019 Ford Interceptor (202 -19)	4537	Steinbrecher, Ashley	2	02-1	$4.471	6.200	$27.72
06/27/2026	61730203	2023 Ford Interceptor (203 -23)	4070	Jobert, Morgan		02-1	$4.471	10.600	$47.39
06/28/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.471	14.500	$64.83
06/28/2026	61730420	2008 Radar Trailer (420-08)	4075	Allen, Stephanie		02-1	$4.471	5.500	$24.59
06/28/2026	61730203	2023 Ford Interceptor (203 -23)	4700	Lawrence, Elizabeth	49299	02-1	$4.471	6.500	$29.06
06/29/2026	61730211	2023 Ford F-150 (211-23)	4540	Lyman, Travis		02-1	$4.471	25.200	$112.67
				Totals For Card:		**# of Trans:**	**81**	**811.300**	**$3,627.46**
				Totals for Product:		**# of Trans:**	**81**	**811.300**	**$3,627.46**
				Totals for Account:		**Avg Price:**	**$4.471**	**811.300**	**$3,627.46**

SUNRIVER SERVICE DISTRICT

MINUTES OF JOINT SSD/SROA ANNUAL MEETING
9:00 A.M. on Friday, May 15, 2026
Meeting In Person at Seator Hall Conference Room and Via Microsoft Teams

Call to Order: Chair Fister convened the joint meeting at 9:01 a.m.

Pledge of Allegiance

Roll Call

SROA Board/Staff Present: President Burke, Vice President Hays, Treasurer Pederson, Secretary Mobley, Dir. Roni Jacknow, Dir. Brad Banta, Dir. Linda Beard, Dir. Dale Harrison, General Manager Lewis, Asst. General Manager Keith Kessaris, and Public Works Dir. Mark Smith.

SSD Board/Staff Present: Chair Fister, Vice Chair Shoemaker, Treasurer Zook, Dir. Kelley, Police Chief Rasic, Police Lt. Van Meter, Administrator Holliday and Executive Asst. Popp.
Dir. Stephens was not present.

Public Input:
Kris & Harry Lacy
John Hitt
Susan Quesada
Debbie Baker
Carol Lyn Conragen

Public comments emphasized the importance of reaching a rules enforcement agreement between SSD and the Sunriver Owners Association.

Welcome & Overview
President Burke read the following statement into the minutes on behalf of both entities:

The Sunriver Owners Association is highly focused on protecting its natural environment, vibrant quality of life, property values and overall economic vitality of Sunriver. The Sunriver Service District is a county agency responsible for ensuring public safety in the region. While we usually act in concert in our service to the community, the differing missions occasionally result in differing ideas about how we operationally provide such service – ultimately, we discuss and resolve any issues that arise.

Both organizations do their best to be good stewards of the funds given by the homeowners in Sunriver, and both balance the needs of the owners, renters, and businesses in the region. Even as independent boards, we trust that we are doing our work for the benefit of Sunriver, and that we can solve most disagreements in direction by being open to conversation.

This annual joint meeting is one example of the open lines of communication that we strive to create. We are two boards of volunteers willing to take on sometimes difficult topics. We as boards hire capable, professional staff and let them manage this community. As President of SROA and as Chair of the SSD, we jointly thank our board members for their service and willingness to always come to the table for the betterment of Sunriver. We thank our excellent employees for working together daily. And we thank the people who live in Sunriver for choosing to be here and making Sunriver an enjoyable and neighborly community.

1. **SROA Rules Enforcement Update**

Chair Fister provided an update on the rules enforcement agreement negotiations between SSD and the Sunriver Owners Association (SROA). He thanked SROA for re-engaging in discussions and acknowledged SSD staff and board members for staying informed and providing input throughout the process. Both organizations are expected to review the proposed contract in the coming days, with SSD scheduled to consider it at next Thursday's regular meeting. The agreement will be available for public review in the meeting packet online earlier in the week. Chair Fister expressed optimism that both parties are close to reaching a workable agreement.

SROA President Burke encouraged the community to follow both the SSD and SROA meetings, where action on the proposed agreement is expected. He also noted that, based on his experience with negotiations, significant breakthroughs can sometimes occur once discussions reach a certain stage.

Chief Rasic stated that while parties did not always agree during negotiations, they have reached a point where both sides are prepared to vote on a proposed agreement soon. He emphasized rules enforcement is a shared responsibility between the SSD and the SROA and the District takes that obligation seriously. He also discussed the improvements being made to dispatch data collection and reporting processes to increase transparency and accuracy in evaluating calls for service.

SROA General Manager Lewis emphasized the SSD and SROA staff all share a strong commitment to community safety and service. He explained that while negotiations focus on the business details of an agreement, the larger goal is maintaining consistent rules enforcement and public safety services for the community 24/7. Lewis also expressed appreciation for the collaborative efforts between the organizations and highlighted how fortunate the community is to have a special district structure that provides dedicated police and fire services.

Chief Rasic provided a brief update on bike patrol services, noting that staffing will be in place by Memorial Day, with additional coverage anticipated by the Fourth of July.

2. **Pathway and Road/Intersection Updates**

Mark Smith, SROA Public Works Director, discussed updates from the Pathway Safety Task Force and ongoing improvements to Sunriver's pathway system and public works coordination.

He explained the task force developed more than 60 safety recommendations, many of which are being implemented in phases. Key updates include refreshed safety signage, updated informational signs at major entry points, and improved messaging for visitors about pathway rules and navigation.

Smith highlighted a new GIS-based mapping system that provides real-time, location-specific pathway information. This includes QR-code access to maps, better navigation support, and the ability to notify specific homeowners when maintenance or closures affect their area. He noted this system improves communication, especially when work schedules change due to weather or other delays.

Smith also described ongoing pathway maintenance efforts, including annual treatment of roughly five miles of pathways, seasonal work schedules, and improved communication to users when sections are closed. He emphasized users will now receive clearer alerts and alternative route suggestions through the mapping system.

SROA General Manager Lewis provided a brief update on the South Century Drive intersection improvements, noting Deschutes County has been evaluating major changes at key crossings with unusually high levels of public input, including substantial comments submitted by SROA. He reported county incorporated many of those comments into revised designs, balancing safety improvements with cost considerations such as roadway alignment, right-of-way constraints, and utilities. A key focus of the discussion was bicycle and pedestrian safety, particularly at high-use crossing points near the business park.

Chair Fister discussed the Deschutes County comprehensive transportation plan, which includes multiple major infrastructure improvements. He noted that several of the South Century projects are approved and expected to be completed within the next four years. The BNSF Bridge project is currently scheduled for the same timeframe as other major work, though coordination timing is being reconsidered. Other elements, including the Vandevert roundabout and Spring River Bridge improvements, are deferred due to transportation funding fluctuations and are likely about six years out, potentially around 2031.

3. **Police and Fire Statistics Review**
   Fire Chief Boos was unable to attend the meeting to provide a fire statistical update. To review the information, refer to page 3 of the 5.15.26 SSD/SROA joint meeting packet, or click here.

   Police Chief Rasic reviewed the Sunriver Police Department 2025 Annual Report, which included updates on calls for service as well as administrative and operational activities. Please refer to page 6 of the 5.15.26 SSD/SROA joint meeting packet, or click here.

4. **Emergency Communications Update (LRAD and SR Alerts)**
   Chief Rasic discussed the Long Range Acoustic Device (LRAD) system, which functions as a highly directional loudspeaker and can be used for search and rescue operations, locating missing people, and especially emergency evacuation situations. It can project clear, targeted messages over roughly a 2,000-foot range, allowing responders to send instructions to specific areas rather than alerting everyone indiscriminately. Chief Rasic is coordinating with Deschutes County Emergency Management, and the device will be made available to the region once it is fully implemented.

   SROA Board Director Jacknow asked about concerns related to how much time is being spent responding outside of Sunriver and how that information will be reflected with improved reporting. Chair Fister responded this information is already captured in existing reporting systems. He explained that calls for service—whether proactive patrols or response-driven incidents—are included in monthly reports provided at SSD meetings. These reports are also shared with SROA, published in meeting packets, and made available in public reporting.

   Chief Rasic explained that county law enforcement presence in Caldera and Crosswater has increased lately. He noted their involvement has shifted over time. The discussion also touched on broader coordination between agencies, with emphasis on increasing patrol visibility both inside Sunriver and in surrounding areas like Spring River. This expanded presence and cooperation benefits overall public safety.

5. **Fire Protection Workgroup**
   SROA General Manager Lewis provided an overview of the SROA Fire Protection Work Group, which was established following action by the SROA Board in March of this year. It was created as part of broader efforts to strengthen fire safety and align with SROA's strategic priorities around community protection and wildfire risk reduction.

To help inform the public about the effort, education sessions were held, including presentations with representatives from the Oregon State Fire Marshal's Office, to provide context on how fire protection is coordinated in Sunriver and similar communities.

Lewis stated staff and Board liaisons were scheduled to meet the following week to review applicants for the work group. Three applications have been received, and selection would involve coordination among committee liaisons and community representatives. The group is intended to be made up primarily of property owners, including full-time residents and second homeowners, along with input from key stakeholders and agencies as needed.

Lewis noted that the first phase of task force meetings will likely be educational, ensuring participants understand current requirements and responsibilities before moving into evaluation and recommendations. Over time, the group is expected to meet monthly and may bring forward recommendations to the Board. These could include updates to fire protection standards, revisions to mitigation plans, or new design and development guidelines related to wildfire resilience.

SROA President Burke emphasized the importance of including property owners in the Fire Protection Work Group, noting there is strong community interest and potentially room for broad participation. Board liaisons will participate in the process and noted connections to broader regional wildfire efforts, including participation in the Newberry Group's Defensible Space Action Team. Sunriver is often seen as more advanced in its wildfire planning compared to other regions, with growing interest from neighboring communities.

Burke also reiterated that while owners and stakeholders will be heavily involved, any recommendations from the group would still go through formal governance steps—such as review, comment periods, and Board approval—similar to past changes to design and planning standards. He emphasized the importance of gathering broad input while recognizing that final decisions must balance differing viewpoints and follow established processes.

6. **Coordination on External Activities**
SROA General Manager Lewis outlined SROA's coordination on external activities beyond day-to-day operations with the Sunriver Service District. He noted that this includes ongoing rule enforcement, legislative monitoring, and engagement with policy issues such as transient lodging tax and other state-level regulations that may impact SROA or the district.

He also highlighted coordination on infrastructure and safety-related matters, including intersection design and improvements that affect emergency response access as well as resident safety, such as bike crossings.

Lewis emphasized that SROA actively tracks legislation coming out of the state legislature, particularly proposals that could influence fire protection rules or service district responsibilities. He added that communication with the community is also a key external function, referencing past updates on safety systems like the LRAD as an example of ongoing public information efforts.

7. **Transient Lodging Tax (TLT) Update and Discussion**
Chair Fister provided an update on the Transient Lodging Tax (TLT), explaining it is an 8% state-imposed tax on lodging that includes hotels and short-term rentals, with Sunriver and surrounding areas contributing a significant share of Deschutes County's overall revenue.

Sunriver and nearby communities generate a majority of the county's TLT revenue, with a portion of those funds already earmarked by law for tourism promotion and other designated uses. Recent state legislative changes have created some flexibility in how certain TLT funds could be allocated, but Deschutes County has chosen not to make major changes for the upcoming fiscal year, with only potential discussions for future years.

A small portion of unallocated TLT revenue is distributed to services such as the Sheriff's Office and county debt obligations, while other funds support tourism-related efforts like Visit Central Oregon. There was also discussion about whether communities that generate significant TLT revenue receive proportional returns, though the county's position is that it retains discretion over how unallocated funds are distributed.

Additionally, there was mention of ongoing regional coordination opportunities, including potential future funding considerations for public safety resources such as ladder trucks, though no immediate funding changes are expected. The county also encouraged organizations to pursue competitive grant funding, such as through Visit Central Oregon's programs, for additional support.

8. Other Business

SROA General Manager Lewis introduced Brett D'Alessandro, the new SROA Compliance Officer.

Chair Fister shared appreciation to SROA President Burke, Treasurer Pederson, and Secretary Mobley whose terms are ending this year. On the SSD Board, Chair Fister also acknowledged that Director Kelly and Vice Chair Shoemaker terms are ending August 31, 2026. Interviews for those 2 positions are underway.

Meeting adjourned at 10:40 a.m.

Submitted by Rachel Popp, SSD Executive Assistant

SUNRIVER SERVICE DISTRICT
CHECK REQUEST

POLICE	VENDOR #	INVOICE #	DATE
		See Below	7.7.26

Pay to the Order of: Deschutes County Sheriff's Office

For the Payment of: COLES and CODE

Total Amount of Check: $28,997.14

ACCOUNT	AMOUNT	Invoice #	LINE ITEM
715-4000-422-3399	$28,997.14	5563	Contract Services

Mail: X

Return:

Requested by: **Brittany Fobi**

Approved by: [signature]

Date Prepared: 7.7.26

Additional Information: **26/27 FY**

Deschutes County Sheriff's Office
Attn: Business Manager
63333 W Highway 20
Bend, OR 97703-8587
(541) 617-3346

INVOICE

Invoice Date	Invoice No.
07/01/2026	5563
Customer Number	
6236	
Invoice Total Due	
$28,997.14	
Amount Paid	

SUNRIVER POLICE DEPARTMENT
PO BOX 4788
SUNRIVER, OR 97707-1788

Please remit payment within 30 days of invoice date.

Description	Original Invoice	Adjusted	Paid	Amount Due
COLES - LOCAL GOVT PAYMENTS - OTHER	$11,142.14	$0.00	$0.00	$11,142.14
CODE- LOCAL GOVT PAYMENTS	$17,855.00	$0.00	$0.00	$17,855.00

Write Invoice Number on your check.
Make checks payable to: Deschutes County Sheriff's Office
Remit to: PO Box 6005
Bend, OR 97708-6005

Invoice Total: **$28,997.14**

SUNRIVER SERVICE DISTRICT
CHECK REQUEST

POLICE	**VENDOR #**	See Below **INVOICE #**	7.7.26 **DATE**

Pay to the Order of: Axon

For the Payment of: Core +, Body TAP Warrenty, evidence.com, Legacy License

Total Amount of Check: $22,895.89

ACCOUNT	AMOUNT	Invoice #	LINE ITEM
715-4000-422-3399	$22,895.89	458555	Contract Services

Mail: **X**

Return:

Requested by: **Brittany Fobi**

Approved by: [signature]

Date Prepared: 7.7.26

Additional Information: **26/27 FY**

Your Feedback Matters

Invoice

Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-800-978-2737
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice ID	INUS458555
Invoice Account	212586
Date	01-Jul-26
Payment Term	Net 30 days
PO/DO #	
Quote #	Q-352914,
Sales Order #	
Terms of Delivery	FCA
Customer Reference	Q352914,

BILL TO
Sunriver Police Dept. - OR
PO Box 4788
Bend, OR 97707-1788
USA

SHIP TO
Sunriver Police Dept. - OR
57455 ABBOT DR
SUNRIVER, OR 97707
USA

Bundled Item Number	Bundled Description	Bundled Quantity	Invoice Plan %	Amount
Core+	2021 Core+	12.00	20.00000%	22,895.89

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Invoice Plan %	Amount
1	1	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK Tax Date 01-Jul-26 Shipment Date: 09/21/2022	2.00	913.57	20.00000%	
2	1	73746	AXON EVIDENCE - ECOM LICENSE - PRO Tax Date 01-Jul-26 Shipment Date:	12.00	1,696.62	20.00000%	
3	1	73449	AXON BODY - LEGACY LICENSE - CONNECTED CAMERA Tax Date 01-Jul-26 Shipment Date:	12.00	217.52	20.00000%	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)	For Wire Transfers	For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name: Axon Enterprise, Inc. Account Number: 634912729 Bank Routing No: 122100024 Reference No: INUS458555	Beneficiary: Axon Enterprise, Inc. Account Number: 634912729 Bank Routing No: 021000021 SWIFT Code: CHASUS33 Reference No: INUS458555	Axon Enterprise, Inc. PO BOX 29661 DEPARTMENT 2018 PHOENIX, AZ 85038-9661 Reference No INUS458555	Axon Enterprise, Inc. JPMorgan Chase (AZ1-2170) Attn: Axon Enterprises 29661-2018 2108 E Elliot Rd, Tempe, AZ 85283 Reference No INUS458555

Credit/Debit Card (MyAxon)	Have Questions?
If you have a MyAxon account and would like to pay via credit/debit card, use the QR code or visit https://my.axon.com/pay-invoice. Credit/Debit card payments are limited to invoice balances of $100,000 USD or less.	If you have any questions call 1-800-978-2737 or email arinquiries@axon.com.

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire

Note: Customers who receive mailed invoices may not currently have access to MyAxon, or to the specific order that payment is due for. Users need elevated permissions to view/pay invoices for orders that were placed by other users

Invoice

Customer Account	Sunriver Police Dept. - OR	Invoice ID	INUS458555
Invoice Account	212586	Date	01-Jul-26
Quote #	Q-352914,	Page	2 of 8

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Invoice Plan %	Amount
4	1	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY Tax Date 01-Jul-26 Shipment Date:	2.00	1,167.33	20.00000%	
5	1	73310	AXON BODY - TAP REFRESH 2 - CAMERA Tax Date 01-Jul-26 Shipment Date:	12.00	572.79	20.00000%	
7	1	71026	MAGNET MOUNT, FLEXIBLE REINFORCED, RAPIDLOCK Tax Date 01-Jul-26 Shipment Date: 09/21/2022	14.00		20.00000%	
8	1	11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2 Tax Date 01-Jul-26 Shipment Date: 08/16/2022	14.00		20.00000%	
9	1	74210	AXON BODY 3 - 8 BAY DOCK Tax Date 01-Jul-26 Shipment Date: 10/19/2022	2.00	1,083.95	20.00000%	
10	1	80395	AXON TASER 7 - EXT WARRANTY - HANDLE Tax Date 01-Jul-26 Shipment Date: 08/16/2022	12.00	217.52	20.00000%	
11	1	20018	AXON TASER - BATTERY PACK - TACTICAL Tax Date 01-Jul-26 Shipment Date: 07/07/2022	14.00	62.35	20.00000%	
12	1	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10 Tax Date 01-Jul-26 Shipment Date: 08/16/2022	1.00	217.52	20.00000%	
13	1	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK Tax Date 01-Jul-26 Shipment Date: 08/16/2022	1.00	31.83	20.00000%	
14	1	80464	AXON BODY - TAP WARRANTY - CAMERA Tax Date 01-Jul-26 Shipment Date: 09/21/2022	12.00	507.68	20.00000%	
15	1	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE) Tax Date 01-Jul-26 Shipment Date:	12.00	1,044.08	20.00000%	
16	1	73682	AXON EVIDENCE - AUTO TAGGING LICENSE Tax Date 01-Jul-26 Shipment Date:	12.00	391.53	20.00000%	
17	1	73309	AXON BODY - TAP REFRESH 1 - CAMERA Tax Date 01-Jul-26 Shipment Date:	12.00	547.41	20.00000%	

Invoice

Customer Account	Sunriver Police Dept. - OR		Invoice ID	INUS458555
Invoice Account	212586		Date	01-Jul-26
Quote #	Q-352914,		Page	3 of 8

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Invoice Plan %	Amount
18	1	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY Tax Date 01-Jul-26 Shipment Date:	2.00	1,221.71	20.00000%	
19	1	79999	AXON EVIDENCE - IMPLEMENTATION FOR AUTO TAGGING/PERFORMANCE Tax Date 01-Jul-26 Shipment Date:	1.00		20.00000%	
20	1	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE Tax Date 01-Jul-26 Shipment Date:	36.00	17.40	20.00000%	
21	1	20248	AXON TASER - EVIDENCE.COM LICENSE Tax Date 01-Jul-26 Shipment Date:	12.00	217.52	20.00000%	
22	1	20248	AXON TASER - EVIDENCE.COM LICENSE Tax Date 01-Jul-26 Shipment Date:	1.00	217.52	20.00000%	
23	1	20246	AXON TASER 7 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE Tax Date 01-Jul-26 Shipment Date:	12.00	108.76	20.00000%	
24	1	75015	SIGNAL SIDEARM KIT Tax Date 01-Jul-26 Shipment Date: 09/01/2022	12.00	180.54	20.00000%	
25	1	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK Tax Date 01-Jul-26 Shipment Date: 09/21/2022	12.00	506.81	20.00000%	
26	1	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK Tax Date 01-Jul-26 Shipment Date: 08/16/2022	2.00		20.00000%	
27	1	20062	AXON TASER 7 - HOLSTER - BLACKHAWK RH Tax Date 01-Jul-26 Shipment Date: 07/07/2022	12.00	58.00	20.00000%	
28	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	36.00	27.55	20.00000%	
29	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	36.00	27.55	20.00000%	

Invoice

Customer Account	Sunriver Police Dept. - OR	Invoice ID	INUS458555
Invoice Account	212586	Date	01-Jul-26
Quote #	Q-352914,	Page	4 of 8

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Invoice Plan %	Amount
30	1	20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R Tax Date 01-Jul-26 Shipment Date: 08/16/2022	12.00	1,247.09	20.00000%	
31	1	22179	TASER 7 INERT CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	12.00	35.53	20.00000%	
32	1	22181	TASER 7 INERT CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	12.00	35.53	20.00000%	
33	1	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED Tax Date 01-Jul-26 Shipment Date: 07/07/2022	1.00	108.76	20.00000%	
34	1	80090	TASER TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN. Tax Date 01-Jul-26 Shipment Date: 08/15/2022	1.00	54.38	20.00000%	
35	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	24.00	27.55	20.00000%	
36	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	24.00	27.55	20.00000%	
37	1	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10 Tax Date 01-Jul-26 Shipment Date: 07/07/2022	14.00	14.62	20.00000%	
38	1	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	24.00	27.55	20.00000%	
39	1	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS Tax Date 01-Jul-26 Shipment Date: 07/07/2022	24.00	27.55	20.00000%	
40	1	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK Tax Date 01-Jul-26 Shipment Date: 08/16/2022	1.00	7.58	20.00000%	

Invoice

Customer Account	Sunriver Police Dept. - OR	Invoice ID	INUS458555
Invoice Account	212586	Date	01-Jul-26
Quote #	Q-352914,	Page	5 of 8

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Invoice Plan %	Amount
41	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/11/2023	24.00	27.55	20.00000%	
42	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/11/2023	24.00	27.55	20.00000%	
43	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 08/08/2024	24.00	27.55	20.00000%	
44	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 08/08/2024	24.00	27.55	20.00000%	
45	1	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS Tax Date 01-Jul-26 Shipment Date: 08/08/2024	24.00	27.55	20.00000%	
46	1	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS Tax Date 01-Jul-26 Shipment Date: 08/08/2024	24.00	27.55	20.00000%	
47	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/11/2025	24.00	27.55	20.00000%	
48	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 03/27/2026	24.00	27.55	20.00000%	
49	1	74200	AXON TASER - DOCK - SIX BAY PLUS CORE Tax Date 01-Jul-26 Shipment Date: 08/16/2022	1.00	1,087.58	20.00000%	
50	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 07/11/2025	24.00	27.55	20.00000%	
51	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jul-26 Shipment Date: 03/27/2026	24.00	27.55	20.00000%	
52	1	71044	AXON SIGNAL - BATTERY - CR2430 SINGLE PACK Tax Date 01-Jul-26 Shipment Date: 09/01/2022	24.00	0.73	20.00000%	

Invoice

Customer Account	Sunriver Police Dept. - OR	Invoice ID	INUS458555
Invoice Account	212586	Date	01-Jul-26
Quote #	Q-352914,	Page	6 of 8

Bundled Item Number	Bundled Description	Bundled Quantity	Invoice Plan %	Amount
	A La Carte	0.00	20.00000%	0.00

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Invoice Plan %	Amount
6	1	85144	AXON BODY - PSO - STARTER Tax Date 01-Jul-26 Shipment Date:	1.00		20.00000%	

Sales Amount		22,895.89
Misc. Charge		0.00
Discount		0.00
Sales Tax		0.00
Total		22,895.89
Credit Amount(s) Applied		0.00
Amount Received		0.00
BALANCE DUE	**USD**	**22,895.89**

Payment Due **31-Jul-26**

***Tax Note**

Invoice

Customer Account	Sunriver Police Dept. - OR	Invoice ID	INUS458555
Invoice Account	212586	Date	01-Jul-26
Quote #	Q-352914,	Page	8 of 8

Ship-to-address Legend*

1	Sunriver Police Dept. - OR 57455 ABBOT DR SUNRIVER, OR 97707 USA

Sunriver
Service District

541-593-8622
ssdadmin@sunriversd.org
57475 Abbot Dr, Sunriver
PO Box 2108, Sunriver, OR 97707

BID TABULATION

Project: SSD Public Safety Building Dry Well Project
Bid Opening Date: July 6, 2026
Time: 1:00 PM

BASE BID RESULTS

Bidder	Location	Base Bid
Willow Creek Excavation	Prineville, OR	$107,808.50
Alpine Septic & Excavation LLC	La Pine, OR	$185,000.00
Tim Bloom Construction, Inc	Redmond, OR	$229,073.02

Number of Bids Received: 3
Apparent Low Bidder: Willow Creek Excavation

NOTES
- Bids were opened publicly at the time and date stated above.
- All bids are subject to verification of arithmetic accuracy and responsiveness to bid documents.
- This document does not constitute an award or intent to award a contract.

Prepared by: Mindy Holliday, SSD Administrator
Date: July 2, 2026

Sunriver Public Safety Building

2027 Reserve Study Prepared for:

Sunriver Service District
57455 Abbot Drive
Sunriver, Oregon 97707

OR24-018
Level I RS - Draft
7/7/26

Table of Contents

Property Descriptions

Association Information:		Reserve Study Preparer:
Sunriver Service District - Public Safety Building		Certa Building Solutions
Ms. Mindy Holliday		Justin Barnhart CAI-RS. 240
57455 Abbot Drive		1510 SE 44th Avenue
Sunriver, Oregon 97707		Portland, OR 97215
Deschutes County		503.320.4719
mholliday@sunriversd.org		jbarnhart@certasolutions.com

Reserve Study Methodology

Certa Building Solutions was retained to provide Reserve Study Services in pursuant of **ORS100.175.** The purpose of this Reserve Study is provide an analysis of probable repairs, replacement, or major maintenance of those components which are commonly owned or maintained by the Association as outlined by the Association's Governing Documents. Typically, a study such as this, excludes maintenance or replacement of components which have a service life less than 3 years or greater than 30 years.

This Reserve Study's intended use is to establish a baseline for which the Association funds their Reserve Account. This baseline is determined by evaluating the Association's maintenance and replacement costs over a 30-year period based on average life-cycles and average industry costs and determining the appropriate contributions. Reserve Contributions are intended to be consistent and incremental in nature, to prevent unnecessary fluctuations in recommended Reserve Contributions.

This Reserve Study was developed based on a visual review of the subject site, buildings, and amenities by the Reserve Provider. No invasive or exploratory openings or performance testing was performed. We rely entirely on the client and their representative to express historical or ongoing performance concerns. This document was created with the intent of establishing reasonable budgets for the future replacement or significant maintenance of commonly owned assets over a 30 year period. The timelines and schedules are conceptual in nature. This report should not be misconstrued as a building envelope assessment or repair scope.

The purpose of the visual review is to establish the basis for the "Component Life and Cost Analysis", which is the mechanisms used to develop the 30-year study. The "Component Life and Cost Analysis" will contain a list of the components or systems organized into logical groups by the Reserve Provider. Each component will have an established rating (Good, Fair, Poor), an estimated service date (assumed date of installation), an EUL (Estimated Useful Life), RUL (Remaining Useful Life), and projected replacement year. For those component which fall into the "Reserve Study Schedule" an associated quantity and/or value is provided.

The "Reserve Study Schedule" is a product of all the info contained in the "Reserve Study Schedule". The Replacement Schedule illustrates the replacement time-line on a yearly basis. Use the Replacement Schedule as a tool when planning major rehabilitation or renewal projects, as it shows the replacement of systems which are interconnected or that would logically be replaced in the same year.

Building Reserve Summary

Pre-Study Statistics		Association Description	
Fiscal Year End Date	December 31	Last Reserve Study Performe	2024
Fiscal Year Start Date	January 1	Date of Physical Analysis	10/18/24
Current Annual Reserve Allocation	$0	Number of Residential Units:	NA
Current Monthly Reserve Allocation	$0.00	Number of Buildings:	1
Starting Reserve Account Balance	$245,437	Year Constructed:	2024
Financial Information Provided	6/12/26		
Type of Study Performed This Year	Level I		

2027 Executive Summary & Reserve Study Recommendations

The Cash-flow Method was used in determining the Minimum Reserve Contribution recommended in this report. Our recommendation is reflected below as an "Annual Contribution" by the Association and as a "Monthly Contribution" by the Association. Assessments to contributing parties shall be determined by the Association and their agents in accordance with their governing documents based on share or percentage of the recommendations below.

Recommended Minimum Annual Reserve Contribution	$127,992
Recommended Minimum Monthly Reserve Contribution	$10,665.99
Estimated Reserve Contributions over 30 Years	$8,503,633
Estimated Expenditures over 30 years	$9,655,693
Estimated Interest Earned on Reserve Account	4.00%
Applied Inflation	5.00%

5-Year Funding Projections - Building

Fiscal Year	Starting Reserve Balance	Recommended Reserve Contributions	Recommended Monthly Reserve Contributions	Annual Reserve Expenses	Starting Funding Percentag	Projected Year End Balance
2027	$245,437	$127,991.89	$10,665.99	$500.00	54%	$387,845.74
2028	$387,846	$134,391.48	$11,199.29	$105,000.00	62%	$433,926.71
2029	$433,927	$141,111.05	$11,759.25	$9,495.83	62%	$588,163.61
2030	$588,164	$148,166.61	$12,347.22	$2,025.84	66%	$763,676.54
2031	$763,677	$155,574.94	$12,964.58	$0.00	70%	$956,021.54

Reserve Study Clarifications - Building

As of the date of this report, the Building entity is not allocating any reserve funds. The recommendations herein are to establish the initial reserve fund contributions and establish a plan for the remainder of the reserve term and beyond.

The Subject building was originally constructed in early 2000. However, a full renovation/restoration with an addition was underway and nearing completion at the time of the last property visit as listed above. In general, all the buildings major systems have been replaced or received major overhaul to accommodate the new improvements. As such, building envelope components have all been listed with an installation year of 2024. Many of the systems have robust assemblies that are anticipated to perform throughout the reserve term. Component specific details are listed in the subsequent Component Life & Cost Analysis.

CERTA

30-Year Funding Analysis - Building

#	FISCAL YEAR	IDEAL YEAR START RESERVE BALANCE	YEAR START RESERVE BALANCE	YEAR START FUNDING %	RECOMMENDED ANNUAL REVENUE	VARIANCE IN REVENUE OVER PREVIOUS YEAR	TOTAL RESERVE LIABILITES	YEAR END RESERVE BALANCE	YEAR END FUNDING %	FUNDING VARIANCE
1	2027	$457,656	$245,437	54%	$127,992		$500	$387,846	62%	9%
2	2028	$622,120	$387,846	62%	$134,391	5.00%	$105,000	$433,927	62%	0%
3	2029	$697,544	$433,927	62%	$141,111	5.00%	$9,496	$588,164	66%	4%
4	2030	$884,746	$588,164	66%	$148,167	5.00%	$2,026	$763,677	70%	3%
5	2031	$1,097,266	$763,677	70%	$155,575	5.00%	$0	$956,022	72%	2%
6	2032	$1,331,060	$956,022	72%	$163,354	5.00%	$10,655	$1,153,069	73%	1%
7	2033	$1,574,303	$1,153,069	73%	$171,521	5.00%	$134,680	$1,237,507	72%	-1%
8	2034	$1,708,876	$1,237,507	72%	$180,097	5.00%	$259,535	$1,204,393	70%	-3%
9	2035	$1,728,943	$1,204,393	70%	$189,102	5.00%	$12,558	$1,436,174	71%	1%
10	2036	$2,019,695	$1,436,174	71%	$198,557	5.00%	$77,829	$1,619,178	71%	0%
11	2037	$2,267,325	$1,619,178	71%	$208,485	5.00%	$0	$1,900,770	73%	1%
12	2038	$2,620,476	$1,900,770	73%	$218,910	5.00%	$171,034	$2,026,591	72%	-1%
13	2039	$2,823,687	$2,026,591	72%	$229,855	5.00%	$316,328	$2,017,724	70%	-2%
14	2040	$2,897,090	$2,017,724	70%	$241,348	5.00%	$59,301	$2,287,761	70%	1%
15	2041	$3,257,259	$2,287,761	70%	$253,415	5.00%	$13,460	$2,628,826	71%	1%
16	2042	$3,697,449	$2,628,826	71%	$266,086	5.00%	$110,867	$2,895,406	71%	0%
17	2043	$4,071,943	$2,895,406	71%	$279,390	5.00%	$218,287	$3,074,769	70%	-1%
18	2044	$4,367,673	$3,074,769	70%	$293,360	5.00%	$1,646,824	$1,790,157	56%	-14%
19	2045	$3,194,292	$1,790,157	56%	$308,028	5.00%	$21,660	$2,159,586	59%	3%
20	2046	$3,685,534	$2,159,586	59%	$323,429	5.00%	$0	$2,582,336	61%	2%
21	2047	$4,241,795	$2,582,336	61%	$339,601	5.00%	$0	$3,038,814	63%	2%
22	2048	$4,844,469	$3,038,814	63%	$356,581	5.00%	$441,625	$3,071,920	61%	-2%
23	2049	$5,033,099	$3,071,920	61%	$374,410	5.00%	$1,323,316	$2,207,935	51%	-10%

30-Year Funding Analysis - Building

#	FISCAL YEAR	IDEAL YEAR START RESERVE BALANCE	YEAR START RESERVE BALANCE	YEAR START FUNDING %	RECOMMENDED ANNUAL REVENUE	VARIANCE IN REVENUE OVER PREVIOUS YEAR	TOTAL RESERVE LIABILITES	YEAR END RESERVE BALANCE	YEAR END FUNDING %	FUNDING VARIANCE
24	2050	$4,325,890	$2,207,935	51%	$393,130	5.00%	$122,861	$2,577,332	53%	2%
25	2051	$4,865,330	$2,577,332	53%	$412,787	5.00%	$1,613	$3,108,046	56%	3%
26	2052	$5,581,660	$3,108,046	56%	$433,426	5.00%	$0	$3,683,131	58%	2%
27	2053	$6,359,238	$3,683,131	58%	$455,097	5.00%	$355,567	$3,933,968	58%	0%
28	2054	$6,827,273	$3,933,968	58%	$477,852	5.00%	$4,081,786	$343,235	10%	-48%
29	2055	$3,432,352	$343,235	10%	$501,745	5.00%	$110,940	$763,402	19%	9%
30	2056	$4,064,553	$763,402	19%	$526,832	5.00%	$47,947	$1,291,979	27%	8%

Statement of Reserve Funding Status

Currently, the reserve account is funded at approximately 53.6%, which based on the projected maintenance needs of the Association, places them in the Good category. Based on an analysis of the Association's cashflow over the next 30-years, Certa recommends that the Association target a funding percentage above 50% and maintain a minimum balance of $180,000 (adjusted for inflation) to cover the cost of unforeseen repairs or cost overruns. It should be noted that the entity is only funded based on the initial balance and is not currently contributing to their reserves.

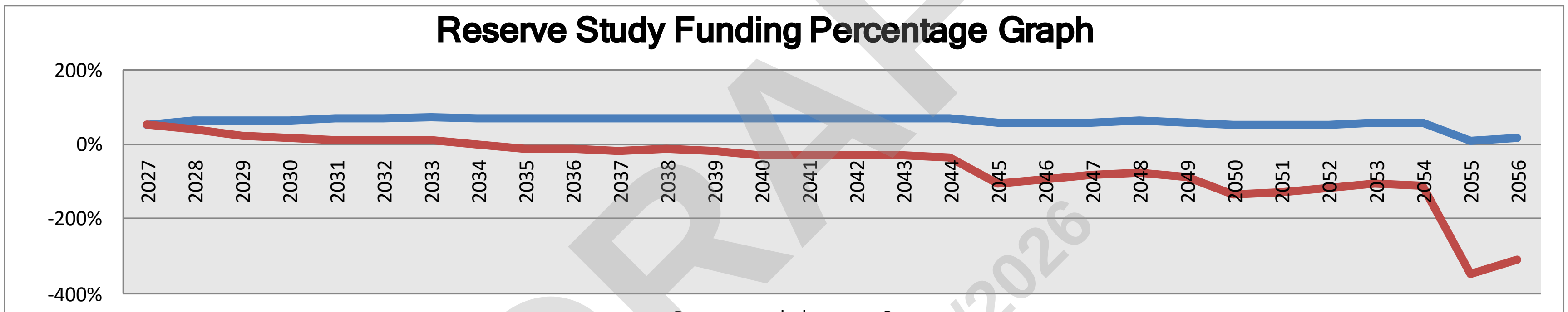
Certa recommends the Association establish an Annual Reserve Contribution of $127,992 for the 2027 fiscal year. Assuming the Association continues to increase their reserve contributions by 5.00% annually to keep pace with inflation, we anticipate the association will gradually improve their financial position and have available capital to perform broad repairs to building envelope components outlined in this reserve study.

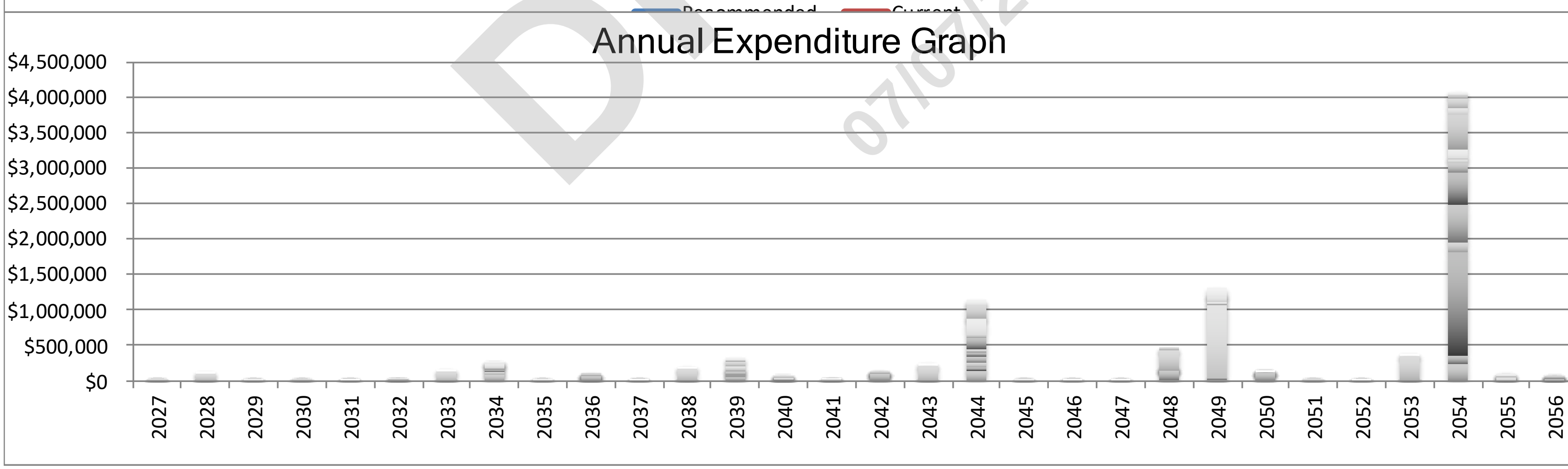
Over the course of 30-years, the Association is projected to spend $9,655,693 on renewal projects. Over the same period of time, the Association will contribute $8,503,633. During this period, the lowest ending reserve account balance of $343,235 will occur in 2054. The highest reserve balance will occur in year 2054, with a starting balance of $3,933,968. The Association will have ample time to reflect on their reserve contributions and adjust them as they see fit.

The four highest projected expenditure years are; 2048, with total liabilities of $441,625; 2049, with total liabilities of $1,323,316; 2044, with total liabilities of $1,646,824; and 2054, with total liabilities of $4,081,786. Details regarding the components included in each of these years are presented the subsequent schedule.

Definition of Funding Levels

Ideal:	Indicates the reserve account is equal to, or exceeds, the amount of money needed to maintain the development. A 100% or more funding status does not necessarily indicate halting reserve contributions. 100% funding indicates that
Good:	Indicates reserve contributions out-pace expenditures while maintaining an adequate minimum reserve balance as a contingency. Efforts should be taken to maintain this level of status of the reserve account.
Fair:	Indicates the reserve account is underfunded. Special assessments can usually be avoided by increasing reserve contributions.
Poor	Indicates the association is at risk for special assessment to avoid deferred maintenance, which may jeopardize the property value and building performance. Immediate action should be taken to improve the reserve account balance.





Pre-Study Statistics		Association Description	
Fiscal Year End Date	December 31	Last Reserve Study Performe(	2024
Fiscal Year Start Date	January 1	Date of Physical Analysis	10/18/24
Current Annual Reserve Allocation	$150,000	Number of Residential Units:	NA
Current Monthly Reserve Allocation	$12,500.00	Number of Buildings:	1
Starting Reserve Account Balance	$2,992,113	Year Constructed:	2024
Financial Information Provided	6/12/26		
Type of Study Performed This Year	Level I		

2027 Executive Summary & Reserve Study Recommendations

The Cash-flow Method was used in determining the Minimum Reserve Contribution recommended in this report. Our recommendation is reflected below as an "Annual Contribution" by the Association and as a "Monthly Contribution" by the Association. Assessments to contributing parties shall be determined by the Association and their agents in accordance with their governing documents based on share or percentage of the recommendations below.

Recommended Minimum Annual Reserve Contribution	$707,445
Recommended Minimum Monthly Reserve Contribution	$58,953.73
Estimated Reserve Contributions over 30 Years	$47,001,811
Estimated Expenditures over 30 years	$34,231,280
Estimated Interest Earned on Reserve Account	4.00%
Applied Inflation	5.00%

5-Year Funding Projections - Fire & PD

Fiscal Year	Starting Reserve Balance	Recommended Reserve Contributions	Recommended Monthly Reserve Contributions	Annual Reserve Expenses	Starting Funding Percentag	Projected Year End Balance
2027	$2,992,113	$707,444.71	$58,953.73	$854,865.54	47%	$2,958,479.44
2028	$2,958,479	$742,816.94	$61,901.41	$980,203.70	47%	$2,829,936.40
2029	$2,829,936	$779,957.79	$64,996.48	$117,980.14	45%	$3,631,590.61
2030	$3,631,591	$818,955.68	$68,246.31	$607,939.55	50%	$3,996,311.01
2031	$3,996,311	$859,903.46	$71,658.62	$2,559,314.79	52%	$2,388,775.67

Reserve Study Clarifications - Fire & PD

The Association is currently funded at approximtely 45.7%, placing them in a good funding position at the beginning of the reserve term. However, without significant increases to funding contributions, its current funding path will have a negative balance in 2031 which will continue to run a deficit for the remainder of the 30- year term.

The Subject building was originally constructed in early 2000. However, a full renovation/restoration with an addition was underway and nearing completion at the time of the last property visit as listed above. In general, all the buildings major systems have been replaced or received major overhaul to accommodate the new improvements. As such, building envelope components have all been listed with an installation year of 2024. Many of the systems have robust assemblies that are anticipated to perform throughout the reserve term. Component specific details are listed in the subsequent Component Life & Cost Analysis.

30-Year Funding Analysis - Fire and Police Departments

#	FISCAL YEAR	IDEAL YEAR START RESERVE BALANCE	YEAR START RESERVE BALANCE	YEAR START FUNDING %	RECOMMENDED ANNUAL REVENUE	VARIANCE IN REVENUE OVER PREVIOUS YEAR	TOTAL RESERVE LIABILITES	YEAR END RESERVE BALANCE	YEAR END FUNDING %	FUNDING VARIANCE
1	2027	$6,309,852	$2,992,113	47%	$707,445	372%	$854,866	$2,958,479	47%	-1%
2	2028	$6,358,469	$2,958,479	47%	$742,817	5.00%	$980,204	$2,829,936	45%	-2%
3	2029	$6,309,449	$2,829,936	45%	$779,958	5.00%	$117,980	$3,631,591	50%	6%
4	2030	$7,196,425	$3,631,591	50%	$818,956	5.00%	$607,940	$3,996,311	52%	2%
5	2031	$7,648,062	$3,996,311	52%	$859,903	5.00%	$2,559,315	$2,388,776	39%	-13%
6	2032	$6,109,845	$2,388,776	39%	$902,899	5.00%	$64,140	$3,356,635	47%	8%
7	2033	$7,152,983	$3,356,635	47%	$948,044	5.00%	$1,452,363	$2,966,409	86%	39%
8	2034	$3,453,852	$2,966,409	86%	$995,446	5.00%	$3,544,743	$433,796	10%	-76%
9	2035	$4,337,963	$433,796	10%	$1,045,218	5.00%	$151,751	$1,380,354	26%	16%
10	2036	$5,327,403	$1,380,354	26%	$1,097,479	5.00%	$171,246	$2,398,851	38%	12%
11	2037	$6,392,439	$2,398,851	38%	$1,152,353	5.00%	$965,716	$2,688,907	40%	2%
12	2038	$6,725,456	$2,688,907	40%	$1,209,971	5.00%	$1,789,833	$2,193,406	35%	-5%
13	2039	$6,261,172	$2,193,406	35%	$1,270,469	5.00%	$111,633	$3,486,332	46%	11%
14	2040	$7,589,722	$3,486,332	46%	$1,333,993	5.00%	$376,708	$4,621,361	53%	7%
15	2041	$8,763,006	$4,621,361	53%	$1,400,692	5.00%	$162,477	$6,093,959	59%	7%
16	2042	$10,279,364	$6,093,959	59%	$1,470,727	5.00%	$411,951	$7,438,844	64%	4%
17	2043	$11,672,032	$7,438,844	64%	$1,544,263	5.00%	$1,702,747	$7,571,575	64%	0%
18	2044	$11,844,560	$7,571,575	64%	$1,621,476	5.00%	$2,263,784	$7,206,438	63%	-1%
19	2045	$11,505,467	$7,206,438	63%	$1,702,550	5.00%	$808,966	$8,424,022	66%	3%
20	2046	$12,749,260	$8,424,022	66%	$1,787,678	5.00%	$4,017,851	$6,441,603	60%	-6%
21	2047	$10,761,811	$6,441,603	60%	$1,877,061	5.00%	$562,156	$8,066,768	65%	5%
22	2048	$12,383,160	$8,066,768	65%	$1,970,914	5.00%	$2,440,579	$7,900,988	65%	0%
23	2049	$12,196,908	$7,900,988	65%	$2,069,460	5.00%	$1,716,195	$8,584,423	67%	2%

30-Year Funding Analysis - Fire and Police Departments

#	FISCAL YEAR	IDEAL YEAR START RESERVE BALANCE	YEAR START RESERVE BALANCE	YEAR START FUNDING %	RECOMMENDED ANNUAL REVENUE	VARIANCE IN REVENUE OVER PREVIOUS YEAR	TOTAL RESERVE LIABILITES	YEAR END RESERVE BALANCE	YEAR END FUNDING %	FUNDING VARIANCE
24	2050	$12,849,808	$8,584,423	67%	$2,172,933	5.00%	$674,828	$10,485,829	71%	4%
25	2051	$14,721,040	$10,485,829	71%	$2,281,580	5.00%	$1,781,604	$11,425,238	73%	2%
26	2052	$15,620,586	$11,425,238	73%	$2,395,659	5.00%	$486,067	$13,868,222	77%	4%
27	2053	$18,027,130	$13,868,222	77%	$2,515,442	5.00%	$922,118	$16,080,008	80%	3%
28	2054	$20,202,943	$16,080,008	80%	$2,641,214	5.00%	$399,363	$19,054,733	82%	3%
29	2055	$23,148,573	$19,054,733	82%	$2,773,275	5.00%	$2,132,156	$20,483,686	83%	1%
30	2056	$24,539,793	$20,483,686	83%	$2,911,938	5.00%	$0	$24,331,449	86%	2%

Statement of Reserve Funding Status

Currently, the reserve account is funded at approximately 47.4%, which based on the projected maintenance needs of the Association, places them in the Good category. Based on an analysis of the Association's cashflow over the next 30-years, Certa recommends that the Association target a funding percentage above 40% and maintain a minimum balance of $150,000 (adjusted for inflation) to cover the cost of unforeseen repairs or cost overruns.

Certa recommends the Association establish an Annual Reserve Contribution of $707,445 for the 2027 fiscal year. This is a substantial increase from the previous year. Assuming the Association continues to increase their reserve contributions by 5.00% annually to keep pace with inflation, we anticipate the association will gradually improve their financial position and have available capital to perform broad repairs to building envelope components outlined in this reserve study.

Over the course of 30-years, the Association is projected to spend $34,231,280 on renewal projects. Over the same period of time, the Association will contribute $47,001,811. During this period, the lowest ending reserve account balance of $433,796 will occur in 2034. The highest reserve balance will occur in year 2056, with a starting balance of $20,483,686. The Association will have ample time to reflect on their reserve contributions and adjust them as they see fit.

The four highest projected expenditure years are; 2048, with total liabilities of $2,440,579; 2031, with total liabilities of $2,559,315; 2034, with total liabilities of $3,544,743; and 2046, with total liabilities of $4,017,851. Details regarding the components included in each of these years are presented the subsequent schedule.

Definition of Funding Levels

Ideal:	Indicates the reserve account is equal to, or exceeds, the amount of money needed to maintain the development. A 100% or more funding status does not necessarily indicate halting reserve contributions. 100% funding indicates that funding of the
Good:	Indicates reserve contributions out-pace expenditures while maintaining an adequate minimum reserve balance as a contingency. Efforts should be taken to maintain this level of status of the reserve account.
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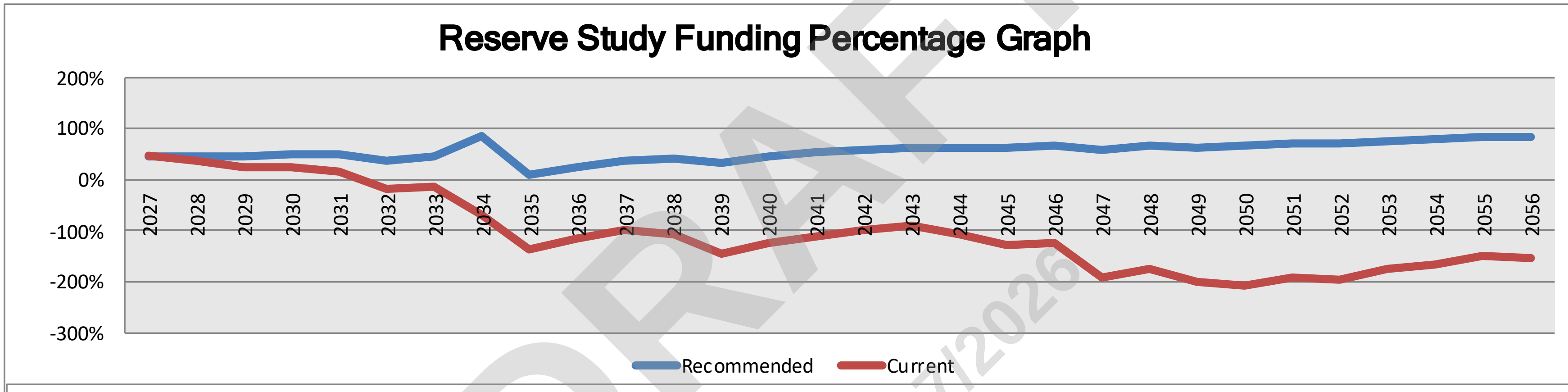

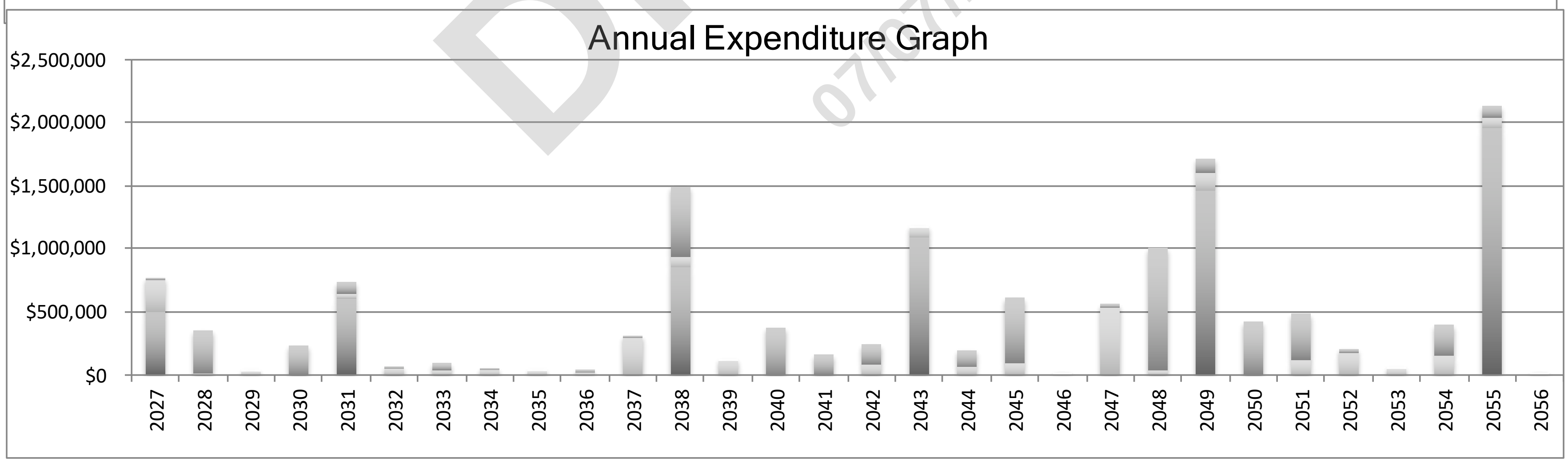

Component Life & Cost Analysis

	Commonly Owned Component	Component Description and Comments	Component Condition	Installation Date (Year)	Expected Useful Life (Years)	Remaining Useful Life (Years)	Estimated Replacement Date	Included in Reserve Schedule	Effective Age	Component Quantity	Units	Unit Cost	Replacement Value in Current Year
100 - Building Cladding Components - Masonry													
BLDG	Split Face Masonry	This component is anticipated to have a long service life.	Good	2024	50	47	2074	NO	3	4164	SF	$0.00	**$0**
BLDG	Stone Cladding or Veneer	This component is anticipated to have a long service life.	Good	2024	45	42	2069	NO	3	660	SF	$0.00	**$0**
110 - Building Cladding Components - Lap, Panel, etc.													
BLDG	Wood Siding - Shou Sugi Ban	This component is anticipated to have a long service life.	Good	2024	40	37	2064	NO	3	4378	SF	$0.00	**$0**
BLDG	Wood Siding - Shou Sugi Ban	Allowance for periodic application of oil as a maintenance item.	Good	2024	10	7	2034	YES	3	4378	SF 50%	$30.00	**$65,670**
BLDG	Board and Batten Siding	The siding is installed over a rainscreen system and is anticipated to have a long service life.	Good	2024	25	22	2049	YES	3	4091	SF	$0.00	**$0**
BLDG	Board and Batten Siding - Maintenance	Allowance for as needed repair and maintenance. This work should coincide with exterior pait cycles.	n/a	2024	8	5	2032	YES	3	1	Allowance	$6,875.00	**$6,875**
120 - Building Cladding Components - Sealants and Finishes													
BLDG	Caulking and Joint Sealant	Repair of replacelment of this component is included in the subsequent Exterior Paint component.	Average	2024	25	22	2049	YES	3	1	Allowance	$0.00	**$0**
BLDG	Masonry Waterproofing	Allowance to apply liquid waterproofing sealant to adhered masonry veneer. This work should occur every other painting cycle.	Good	2024	16	13	2040	YES	3	660	SF	$5.00	**$3,300**
BLDG	Exterior Paint	Allowance to apply paint to split face masonry facades and board and batten siding. This component funds for as needed sealant joint repair or replacement.	Good	2024	15	12	2039	YES	3	8255	SF	$3.85	**$31,782**
130 - Building Cladding Components - Roofing													
BLDG	Composition Roofing	Allowance to replace asphalt shingles.	Good	2024	30	27	2054	YES	3	24500	SF	$16.00	**$392,000**
BLDG	TPO Membrane roofing	Allowance for replacement.	Good	2024	20	17	2044	YES	3	1175	SF	$17.00	**$19,975**
BLDG	Rain Gutters and Downspouts	Allowance for replacement. This work should occur in conjunction with roof replacement activities.	Good	2024	25	22	2049	YES	3	535	LF	$15.75	**$8,426**
150 - Exterior Openings													
BLDG	Louvers, Vents and Screens	These components are anticipated to have a long service life.	Good	2024	50	47	2074	NO	3			$0.00	**$0**
BLDG	Metal Doors and Frames	These components are anticipated to have a long service life.	Good	2024	45	42	2069	NO	3	14	EA	$0.00	**$0**
BLDG	Metal Doors and Frames - With Full Height Glazing.	These components are anticipated to have a long service life.	Good	2024	45	42	2069	NO	3	5	EA	$0.00	**$0**
BLDG	Vinyl Windows	This component is anticipated to have a long service life.	Good	2024	45	42	2069	NO	3	37	EA	$0.00	**$0**
170 - Interior Finishes													
BLDG	Sealed/Polished Concrete Floors - Clean and Seal	Allowance to clean and seal polished concrete floors as needed. This component funds for coating of the most trafficked areas.	Good	2024	10	7	2034	YES	3	1600	SF	$2.25	**$3,600**
BLDG	Wood Look Strip Vinyl	Allowance to replace wood look strip vinyl flooring at Bunk entry areas.	Good	2024	15	12	2039	YES	3	270	SF	$4.00	**$1,080**
BLDG	Low-Pile Carpet Tile	Funding to replace bunk room flooring.	Good	2024	15	12	2039	YES	3	7	EA	$950.00	**$6,650**
BLDG	Interior Paint	Funding to re-apply paint finishes.	Good	2024	10	7	2034	YES	3	1	Allowance	$25,000.00	**$25,000**
BLDG	Rubberized Flooring	Funding to replace workout room flooring.	Average	2023	18	14	2041	YES	4	1133	SF	$6.00	**$6,798**
180 - Security and Access													
BLDG	Electronic Surveillance	Allowance for full replacement of CCTV surveillance system.	Good	2024	18	15	2042	YES	3	1	Allowance	$51,579.04	**$51,579**

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Component Life & Cost Analysis

	Commonly Owned Component	Component Description and Comments	Component Condition	Installation Date (Year)	Expected Useful Life (Years)	Remaining Useful Life (Years)	Estimated Replacement Date	Included in Reserve Schedule	Effective Age	Component Quantity	Units	Unit Cost	Replacement Value in Current Year
BLDG	Fire Detection Systems and Alarms	Allowance for replacement of fire alarm peripherals.	Good	2024	30	27	2054	YES	3	1	Allowanc	$105,000.00	**$105,000**
BLDG	Fire Alarm Panels	Allowance for replacement of fire alarm control panel.	Good	2024	20	17	2044	YES	3	1	Allowanc	$37,500.00	**$37,500**
BLDG	Gate Openers	Allowance to replace Tilt-A-Way gate opening mechanism	Good	2024	15	12	2039	YES	3	1		$9,500.00	**$9,500**
BLDG	Electronic Entry Access Systems	Allowance for full replacement of automated entry systems. This work should align with surveillance system replacements.	Good	2024	12	9	2036	YES	3	1	Allowanc	$48,419.52	**$48,420**
BLDG	Vehicle Entrance/Exit Gates	Allowance to replace Tilt-A-Way gate and Systems.	Good	2024	30	27	2054	YES	3	1	EA	$28,500.00	**$28,500**
BLDG	Overhead Doors - Fire Garage (North)	Allowance to replace overhead doors providing access to fire department garage. This component includes funding for replacement of garage door opening mechanisms.	Average	2010	40	23	2050	YES	17	4	EA	$10,000.00	**$40,000**
BLDG	Overhead Doors - Fire Garage (South)	Allowance to replace overhead doors providing access to fire department garage. This component includes funding for replacement of garage door opening mechanisms.	Good	2024	40	37	2064	NO	3	4	EA	$10,000.00	**$40,000**
190 - Fixtures and Equipment Storage													
BLDG	Toilet Fixture	Funding for replacement.	Good	2024	25	22	2049	YES	3	20	EA	$120.00	**$2,400**
BLDG	Stainless Steel Case Work	Funding for replacement for staninless case work in the Fire and Police areas.	Good	2024	30	27	2054	YES	3	1	Allowanc	$94,572.80	**$94,573**
BLDG	Lockers	Allowance for replacement of evidence and locker room lockers	Good	2024	35	32	2059	NO	3	1	Bid	$140,991.20	**$140,991**
BLDG	Evidence Storage	Funding for replacement.	Good	2024	35	32	2059	NO	3	1	Bid	$37,819.00	**$37,819**
BLDG	Armory Lockers	Allowance for replacement of armory lockers.	Good	2024	10	7	2034	YES	3	1	EA	$12,963.00	**$12,963**
BLDG	Refrigerated Evidence Storage	Allowance for replacement of low boy evidence storage refrigeration unit.	Good	2024	10	7	2034	YES	3	1	EA	$13,280.28	**$13,280**
200 - Appliances													
BLDG	Refrigerator	Allowance to replace breakroom Frigidaire Gallery refrigerator.	Good	2024	10	7	2034	YES	3	2	EA	$1,240.70	**$2,481**
BLDG	Range/oven	Allowance to replace breakroom Frigidaire Gallery gas-fired range/oven.	Good	2024	15	12	2039	YES	3	2	EA	$1,193.50	**$2,387**
BLDG	Dishwasher	Allowance to replace breakroom Frigidaire Gallery dishwasher.	Good	2024	8	5	2032	YES	3	2	EA	$736.72	**$1,473**
BLDG	Vent Hood	Allowance to replace breakroom Frigidaire Gallery vent hood.	Good	2024	10	7	2034	YES	3	2	EA	$414.75	**$830**
BLDG	Evidence Fume Hood	Funding to replace.	Good	2024	15	12	2039	YES	3	3	EA	$9,200.00	**$27,600**
BLDG	Kitchen Plumbing Fixtures & Sink	Funding to replace.	Good	2024	25	22	2049	YES	3	3	EA	$675.00	**$2,025**
BLDG	Commercial Stove	This component is anticipated to have a long service life. Maintenance/rebuilding of the equipment is recommended in lieu of replacement.	Good	2024	25	22	2049	YES	3	1	Allowanc	$5,500.00	**$5,500**
BLDG	Commercial Kitchen - Refrigerators	Allowance for replacement of refrigerators.	Good	2024	10	7	2034	YES	3	3	EA	$1,240.70	**$3,722**
210 - Furnishings & Amenities													
BLDG	Window Blinds	Funding to replace.	Average	2025	15	13	2040	YES	2	1	Allowanc	$15,000.00	**$15,000**
BLDG	Furniture Package	Funds for comprehensive furniture replacements.	Good	2024	25	22	2049	YES	3	1	Allowanc	$209,355.47	**$209,355**

Component Life & Cost Analysis

	Commonly Owned Component	Component Description and Comments	Component Condition	Installation Date (Year)	Expected Useful Life (Years)	Remaining Useful Life (Years)	Estimated Replacement Date	Included in Reserve Schedule	Effective Age	Component Quantity	Units	Unit Cost	Replacement Value in Current Year
BLDG	Athletic Equipment	Allowance for replacement of gym equipment. This allowance includes but is not limited to various items including excersize bike, Mt. Beachelor equipment, Woodway treadmill, and Rogue fitness equipmet.	Good	2024	25	22	2049	YES	3	1	Allowance	$55,000.00	**$55,000**
BLDG	Bunkroom - Hardgoods	This component funds for replacement of bunkroom hardgoods including but not limited to bed frames, benches, and desks.	Good	2024	25	22	2049	YES	3	7	EA	$12,350.80	**$86,456**
BLDG	Bunkroom - Hardgoods - Mattresses	Funding for replacement with like kind mattresses. Currently, the mattresses are Sleep Number Smart beds.	Good	2024	10	7	2034	YES	3	7	EA	$1,895.86	**$13,271**
220 - Vehicles													
Police	Cargo Mate Trailer	Funding to replace.	Average	2000	30	3	2030	YES	27	1	EA	$1,850.00	**$1,850**
Police	Radar Trailer (Digital Signs)	Funding to replace.	Average	2008	30	11	2038	YES	19	1	EA	$10,000.00	**$10,000**
Police	Toyota Tacoma #1	Funding to replace.	Good	2023	7	3	2030	YES	4	1	EA	$36,853.17	**$36,853**
Police	Toyota Tacoma #2	Funding to replace.	Good	2023	7	3	2030	YES	4	1	EA	$36,853.17	**$36,853**
Police	Ford Interceptor 16-2207	Funding to replace.	Average	2026	8	7	2034	YES	1	1	EA	$82,000.00	**$82,000**
Police	Ford Interceptor 19-2202	Funding to replace.	Average	2019	8	0	2027	YES	8	1	EA	$82,000.00	**$82,000**
Police	Ford Interceptor 20-2206	Funding to replace.	Average	2020	8	1	2028	YES	7	1	EA	$82,000.00	**$82,000**
Police	Ford Interceptor 21-2209	Funding to replace.	Average	2021	8	2	2029	YES	6	1	EA	$82,000.00	**$82,000**
Police	Ford Interceptor 23-2203	Funding to replace.	Good	2023	5	1	2028	YES	4	1	EA	$82,000.00	**$82,000**
Police	Ford Interceptor 23-2204	Funding to replace.	Good	2023	5	1	2028	YES	4	1	EA	$82,000.00	**$82,000**
Police	Ford F-150 23-2212	Funding to replace.	Good	2023	7	3	2030	YES	4	1	EA	$82,000.00	**$82,000**
Police	Ford F-150 Hybrid 23-2210	Funding to replace.	Good	2023	7	3	2030	YES	4	1	EA	$82,000.00	**$82,000**
Police	Ford F-150 Hybrid 23-2211	Funding to replace.	Good	2023	7	3	2030	YES	4	1	EA	$82,000.00	**$82,000**
Fire	Ford F-250 Pickup #293	Funding to replace.	Average	2026	20	19	2046	YES	1	1	EA	$90,000.00	**$90,000**
Fire	Ford Type 6 Engine #241	Funding to replace. This components replacement date is subject to change at the discretion of the Association according to the provided information.	Average	2008	20	1	2028	YES	19	1	EA	$350,000.00	**$350,000**
Fire	Pierce Wildland Pumper #242	Funding to replace.	Average	2008	25	6	2033	YES	19	1	EA	$850,000.00	**$850,000**
Fire	Pierce Aerial Truck #251	Funding to replace.	Average	2009	25	7	2034	YES	18	1	EA	$2,400,000.00	**$2,400,000**
Fire	Freightliner Water Tender #231	Funding to replace.	Average	2010	34	17	2044	YES	17	1	EA	$500,000.00	**$500,000**
Fire	Pierce Pumper #224	Funding to replace.	Average	2016	15	4	2031	YES	11	1	EA	$1,500,000.00	**$1,500,000**
Fire	Lifeline Ambulance #272	Funding to replace.	Average	2016	11	0	2027	YES	11	1	EA	$500,000.00	**$500,000**
Fire	Lifeline Ambulance #271	Funding to replace.	Fair	2019	12	4	2031	YES	8	1	EA	$500,000.00	**$500,000**
230 - Police Equipment													
Police	AEDs (PD)	Funding to replace.	Good	2024	7	4	2031	YES	3	5	EA	$2,256.30	**$11,282**
Police	Axon 3D Body Cameras	Funding to replace.	Good	2022	5	0	2027	YES	5	12	EA	$737.08	**$8,845**
Police	Ballistic Helmets	Funding to replace.	Good	2022	5	0	2027	YES	5	13	EA	$1,242.00	**$16,146**
Police	Ballistic Plates	Funding to replace.	Good	2022	5	0	2027	YES	5	26	EA	$605.49	**$15,743**
Police	Computers MDT (PD)	Funding to replace.	Good	2023	4	0	2027	YES	4	6	EA	$3,451.85	**$20,711**
Police	DJI Mavic Drone	Currently, this equipment includes a Mavic 2 Drone. The Mavic 2 is no longer available for purchase from the manufacturer. This replacement funds for like kind replacement with the latest iteration of the drone.	Average	2021	6	0	2027	YES	6	2	EA	$4,800.00	**$9,600**
Police	Firearms Handgun & Optics	Funding to replace.	Good	2023	5	1	2028	YES	4	15	EA	$889.14	**$13,337**
Police	Firearms Rifle	Funding to replace.	Good	2024	5	2	2029	YES	3	15	EA	$1,000.76	**$15,011**
Police	Patrol Bikes	Funding to replace.	Average	2021	6	0	2027	YES	6	5	EA	$1,367.73	**$6,839**
Police	Radar/Lidar Guns	Funding to replace.	Good	2024	10	7	2034	YES	3	3	EA	$1,223.62	**$3,671**
Police	Radios (PD) - Harris Mobile P-25	Funding to replace.	Average	2017	10	0	2027	YES	10	8	EA	$5,500.00	**$44,000**
Police	Radios (PD) - Harris XG25P	Funding to replace.	Average	2017	10	0	2027	YES	10	10	EA	$2,490.42	**$24,904**
Police	Radios (PD) - Harris XL200	Funding to replace.	Average	2017	10	0	2027	YES	10	16	EA	$4,500.00	**$72,000**
Police	Radios (PD) - Motorola Apx 7000	Funding to replace.	Good	2016	11	0	2027	YES	11	3	EA	$5,642.83	**$16,929**
Police	Radios (PD) - Motorola Cdm 1250	Funding to replace.	Average	2016	11	0	2027	YES	11	8	EA	$842.63	**$6,741**
Police	Tasers	Funding to replace.	Average	2018	9	0	2027	YES	9	13	EA	$952.81	**$12,386**

Component Life & Cost Analysis

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Police	Misc. Equipment (PD)		Good	2024	5	2	2029	YES	3	1	Allowance	$10,000.00	**$10,000**
240 - Fire Equipment													
Fire	1993 John Deere 544E	Funding to replace.	Average	2015	25	13	2040	YES	12	1	EA	$47,382.97	**$47,383**
Fire	ACLS Trainer Plus - #1	Funding to replace.	Good	2024	6	3	2030	YES	3	1	EA	$16,000.00	**$16,000**
Fire	AEDs (FD)	Funding to replace.	Average	2021	10	4	2031	YES	6	7	EA	$7,142.86	**$50,000**
Fire	Cardiac Monitor/Defib (3)	Funding to replace.	Average	2018	12	3	2030	YES	9	1	EA	$49,900.00	**$49,900**
Fire	Lucas CPR Devices	Funding to replace.	Average	2015	18	6	2033	YES	12	1	EA	$40,000.00	**$40,000**
Fire	Fire 700/800 MHZ Base Radio	Funding to replace.	Average	2018	10	1	2028	YES	9	1	EA	$7,055.00	**$7,055**
Fire	Fire 700/800 MHZ Mobile Radios	Funding to replace.	Average	2018	10	1	2028	YES	9	12	EA	$7,083.33	**$85,000**
Fire	Fire 700/800 MHZ Portable Radios	Funding to replace.	Average	2018	10	1	2028	YES	9	24	EA	$9,055.43	**$217,330**
Fire	Fire BK VHF Portable Radios	Funding to replace.	Average	2018	10	1	2028	YES	9	8	EA	$1,850.63	**$14,805**
Fire	Fire VHF Mobile Radios	Funding to replace.	Average	2021	10	4	2031	YES	6	6	EA	$3,927.00	**$23,562**
Fire	Holmatro Rescue System	Funding to replace.	Average	2020	10	3	2030	YES	7	1	EA	$137,704.71	**$137,705**
Fire	Knox Box Storage System	Funding to replace.	Average	2020	7	0	2027	YES	7	1	EA	$8,500.00	**$8,500**
Fire	Air Compressor	Funding to replace Air Compressor @ Oppeartion Bay	Good	2024	25	22	2049	YES	3	1	EA	$38,000.00	**$38,000**
Fire	SCBA compressor	Funding to replace Arctic Air Compressor, tanks, and storage.	Good	2024	20	17	2044	YES	3	1	EA	$57,292.66	**$57,293**
Fire	McGrath MAC Video Laryngoscope	Funding to replace.	Good	2022	5	0	2027	YES	5	1	EA	$9,521.81	**$9,522**
Fire	Commercial Washer/Extractor	Allowance to replace Milnor commercial washer/extractor.	Good	2025	15	13	2040	YES	2	1	EA	$14,688.39	**$14,688**
Fire	Dual Purpose Dryer	Funding to replace.	Good	2025	20	18	2045	YES	2	1	EA	$13,435.60	**$13,436**
Fire	SCBA Units	Funding to replace.	Good	2025	20	18	2045	YES	2	17	EA	$11,800.00	**$200,600**
BLDG	Fire Department Alert (FDA) System.	This component funds for replacement of the specialized fire department alert system that was custom installed including Honeywell systems. This includes hardware and installation.	Good	2024	20	17	2044	YES	3	1	Bid	$215,962.45	**$215,962**
250 - Conveying Equipment													
BLDG	Elevators/Lifts - Mechanical Systems	This component is anticipated to have a long service life.		2024	50	47	2074	NO	3	2	EA	$0.00	**$0**
BLDG	Elevators/Lifts - Cab Upgrade	Allowance for cab upgrade including controls. This work should be completed in conjunction with fire alarm panel replacements to ensure proper integration and optimum compatibility	Good	2024	20	17	2044	YES	3	2	EA	$35,000.00	**$70,000**
260 - Plumbing													
BLDG	Domestic Water Supply Piping	This component is anticipated to have a long service life.	Good	2024	50	47	2074	NO	3			$0.00	**$0**
BLDG	Waste Piping	This component is anticipated to have a long service life.	Good	2024	50	47	2074	NO	3			$0.00	**$0**
BLDG	Back Flow Prevention Device - Domestic	Funding to replace.	Good	2024	25	22	2049	YES	3	1	EA	$3,250.00	**$3,250**
BLDG	Back Flow Prevention Device - Fire Sprinklers	Funding to replace.	Good	2024	25	22	2049	YES	3	1	EA	$3,250.00	**$3,250**
BLDG	Gas - Commercial Water Heater	Allowance for replacement of 100 gallon State Ultra Force, gas-fired domestic water heater. This component funds for replacement of the expansion tank at the time of water heater replacement.	Good	2024	20	17	2044	YES	3	1	EA	$17,875.00	**$17,875**
BLDG	Domestic Hot Water - Recirculation Pump	Funding for replacement of electric hot water recirculation pump	Good	2024	10	7	2034	YES	3	1	EA	$500.00	**$500**

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Component Life & Cost Analysis

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BLDG	Drinking Fountain #1	Allowance to replace Elkay fountain with water bottler filling station.	Good	2024	15	12	2039	YES	3	1		$1,537.45	**$1,537**
BLDG	Drinking Fountain #2	Allowance to replace Elkay fountain.	Good	2024	15	12	2039	YES	3	1		$589.16	**$589**
270 - HVAC													
BLDG	Direct Expansion Split System - 4 ton.	Allowance for replacement of Split System	Good	2024	20	17	2044	YES	3	4	EA	$9,550.00	**$38,200**
BLDG	Direct Expansion Split System - 2 ton.	Allowance for replacement of Split System	Good	2024	20	17	2044	YES	3	3	EA	$8,500.00	**$25,500**
BLDG	Ceiling Mounted Gas Heater	Allowance to replace Vantage II ceiling mounted heaters in garage space.	Good	2024	10	7	2034	YES	3	1	EA	$34,516.25	**$34,516**
BLDG	Energy and Heat Recovery Ventilator	Allowance to replace Aldes ERV with like kind systems.	Good	2024	25	22	2049	YES	3	1	Allowanc	$7,350.00	**$7,350**
280 - Electrical Systems													
BLDG	Emergency Electrical Generator	Allowance for replacement of back up generator.	Good	2024	30	27	2054	YES	3	1	EA	$120,000.00	**$120,000**
BLDG	Emergency Electrical Generator - Maintenance	Allowance for as needed repair and maintenance.	Good	2024	15	12	2039	YES	3	1	Allowanc	$12,000.00	**$12,000**
BLDG	Emergency Electrical Generator - Battery	Periodic replacements	Good	2024	3	0	2027	YES	3	1	Allowanc	$500.00	**$500**
290 - Lighting Fixtures													
BLDG	Interior Lighting	Allowance for major replacements of interior lighting.	Good	2024	25	22	2049	YES	3	1	EA	$25,000.00	**$25,000**
BLDG	Parking Area Lighting - Pole Replacement	Allowance to replace pole mounted LED light fixtures.	Good	2024	15	12	2039	YES	3	5	EA	$4,975.00	**$24,875**
BLDG	Parking Area Lighting - Fixtures.	Allowance to replace pole mounted LED light fixtures.	Good	2024	20	17	2044	YES	3	5	EA	$450.00	**$2,250**
300 - Communication & Server Equipment													
BLDG	Integrated Audio/Video Equipment	Allowance for full replacement of CCTV surveillance system.	Good	2024	15	12	2039	YES	3	1	Allowanc	$35,000.00	**$35,000**
BLDG	Misc. Equipment - Video	Allowance for replacement.	Good	2025	15	13	2040	YES	2	1	Allowanc	$4,800.00	**$4,800**
BLDG	Audio-Visual Equipment	Premier Integrated Technologies	Good	2024	20	17	2044	YES	3	1	EA	$86,725.00	**$86,725**
BLDG	Phone Systems	Allowance for replacement.	Good	2023	5	1	2028	YES	4	1	Allowanc	$100,000.00	**$100,000**
310 - Fire Suppression													
BLDG	Fire Sprinkler System	This component is anticipated to have a long service life.	Good	2024	50	47	2074	NO	3			$0.00	**$0**
BLDG	Fire Sprinkler System - Maintenance	Allowance for major repairs or sectional replacements of fire sprinkler system.	n/a	2024	15	12	2039	YES	3	1	Allowanc	$12,500.00	**$12,500**
BLDG	Fire Sprinkler System - Air Compressor	Allowance to replace air compressor. The noted air compressor was a Rigid branded consumer grade unit. This component funds for a like kind replacement.	Good	2024	15	12	2039	YES	3	1	EA	$379.75	**$380**
BLDG	Fire Extinguisher Cabinets	This component is anticipated to have a long service life.	Good	2024	40	37	2064	NO	3			$0.00	**$0**

Component Life & Cost Analysis

	Commonly Owned Component	Component Description and Comments	Component Condition	Installation Date (Year)	Expected Useful Life (Years)	Remaining Useful Life (Years)	Estimated Replacement Date	Included in Reserve Schedule	Effective Age	Component Quantity	Units	Unit Cost	Replacement Value in Current Year
BLDG	Fire Extinguishers	As needed replacements	Good	2024	6	3	2030	YES	3	10	EA	$125.00	**$1,250**
320 - Site Amenities													
330 - Exterior Improvements													
BLDG	Asphalt Paving Overlay	Allowance for mill and overlay of the asphalt paved surfaces. The expected useful service life of this component is predicated on the dilligent upkeep and maintenance including but not limited to seal coating and crack sealing of the asphalt pavement. Differed maintenance will contribute to a shortened useful life of the systems.		2024	35	32	2059	NO	3	27000	SF	$2.90	**$78,300**
BLDG	Asphalt Seal Coat and Striping	Allowance to perform slurry coat of asphalt paved surfaces as well as apply pavement markings and parking striping. As needed crack sealing and minor repairs should be completed concurently and have been funded as part of this component.	Good	2024	5	2	2029	YES	3	27000	SF	$0.32	**$8,613**
BLDG	Concrete Flatwork	Allowance for as needed repair and maintenance including crack routing and sealing.	Good	2000	35	8	2035	YES	27	1	Allowance	$8,500.00	**$8,500**
BLDG	Concrete Curbs	Allowance for ongoing maintenance. This component funds for as needed repairs and sectional replacements.	Good	2024	35	32	2059	NO	3	1	Allowance	$7,500.00	**$7,500**
BLDG	Metal Fencing	This component is anticipated to have a long service life. Periodic maintenance can be completed as a operational cost.	Good	2024	30	27	2054	YES	3		LF	$0.00	**$0**
BLDG			Good	2024	50	47	2074	NO	3		LF	$0.00	**$0**
BLDG	Wood Fencing	Allowance to replace wood stockade fencing.	Good	2024	20	17	2044	YES	3	446	LF	$45.00	**$20,070**
BLDG	Concrete Retaining Walls	This component is anticipated to have a long service life.	Good	2024	30	27	2054	YES	3			$0.00	**$0**
BLDG	Irrigation Systems	Funding for major system overhaul. Irrigation systems are relatively limited due to the total landscaped areas.	Good	2024	25	22	2049	YES	3	1	Allowance	$15,750.00	**$15,750**
BLDG	Irrigation Timers	Funding for replacement.	Good	2024	15	12	2039	YES	3	1	EA	$1,150.00	**$1,150**
BLDG	Landscaping	Funding for landscaping replacements. This work is to align with irrigation replacements.	Good	2024	25	22	2049	YES	3	1	Allowance	$20,000.00	**$20,000**

Reserve Study Schedule - BLDG

Years1-5

Component Description	Replacement Value in Current Year	First Replacement Year	Remaining Useful Life	Future Replacement Interval	Percentage of Annual Allocation	Funds Allocated Annually	Total Spent Over 30 Years	1 2027	2 2028	3 2029	4 2030	5 2031
110 - Building Cladding Components - Lap, Panel, etc.							$557,287					
Wood Siding - Shou Sugi Ban	$65,670	2034	7	10	5.06%	$16,269.91	$488,097					
Board and Batten Siding - Maintena	$6,875	2032	5	8	0.72%	$2,306.34	$69,190					
120 - Building Cladding Components - Sealants & Finish							$195,537					
Masonry Waterproofing	$3,300	2040	13	16	0.21%	$660.20	$19,806					
Exterior Paint	$31,782	2039	12	15	1.82%	$5,857.71	$175,731					
130 - Building Cladding Components - Roofing							$1,533,947					
Composition Roofing	$392,000	2054	27	30	15.16%	$48,783.83	$1,463,515					
TPO Membrane roofing	$19,975	2044	17	20	0.47%	$1,526.10	$45,783					
Rain Gutters and Downspouts	$8,426	2049	22	25	0.26%	$821.63	$24,649					
170 - Interior Finishes							$268,773					
Sealed/Polished Concrete Floors - (	$3,600	2034	7	10	0.28%	$891.91	$26,757					
Wood Look Strip Vinyl	$1,080	2039	12	15	0.06%	$199.06	$5,972					
Low-Pile Carpet Tile	$6,650	2039	12	15	0.38%	$1,225.66	$36,770					
Interior Paint	$25,000	2034	7	10	1.92%	$6,193.81	$185,814					
Rubberized Flooring	$6,798	2041	14	18	0.14%	$448.65	$13,460					
180 - Security and Access							$1,076,995					
Electronic Surveillance	$51,579	2042	15	18	1.11%	$3,574.30	$107,229					
Fire Detection Systems and Alarms	$105,000	2054	27	30	4.06%	$13,067.10	$392,013					
Fire Alarm Panels	$37,500	2044	17	20	0.89%	$2,865.02	$85,951					
Gate Openers	$9,500	2039	12	15	0.54%	$1,750.95	$52,528					
Electronic Entry Access Systems	$48,420	2036	9	12	2.17%	$7,000.32	$210,010					
Vehicle Entrance/Exit Gates	$28,500	2054	27	30	1.10%	$3,546.78	$106,404					
Overhead Doors - Fire Garage (Nor	$40,000	2050	23	40	1.27%	$4,095.37	$122,861					
Overhead Doors - Fire Garage (Sou	$40,000	2064	37	40	0.00%	$0.00	$0					
190 - Fixtures and Equipment Sto							$555,159					
Toilet Fixture	$2,400	2049	22	25	0.07%	$234.02	$7,021					
Stainless Steel Case Work	$94,573	2054	27	30	3.66%	$11,769.45	$353,083					
Police Lockers	$140,991	2059	32	35	0.00%	$0.00	$0					
Evidence Storage	$37,819	2059	32	35	0.00%	$0.00	$0					
Armory Lockers	$12,963	2034	7	10	1.00%	$3,211.62	$96,348					
Refrigerated Evidence Storage	$13,280	2034	7	10	1.02%	$3,290.22	$98,707					
200 - Appliances							$254,922					
Refrigerator	$2,481	2034	7	10	0.19%	$614.77	$18,443					
Range/oven	$2,387	2039	12	15	0.14%	$439.95	$13,198					
Dishwasher	$1,473	2032	5	8	0.15%	$494.29	$14,829					
Vent Hood	$830	2034	7	10	0.06%	$205.51	$6,165					
Evidence Fume Hood	$27,600	2039	12	15	1.58%	$5,086.97	$152,609					

Reserve Study Schedule - BLDG Years1-5

Component Description	Replacement Value in Current Year	First Replacement Year	Remaining Useful Life	Future Replacement Interval	Percentage of Annual Allocation	Funds Allocated Annually	Total Spent Over 30 Years	1 2027	2 2028	3 2029	4 2030	5 2031
Commercial Stove	$5,500	2049	22	25	0.17%	$536.30	$16,089					
Commercial Kitchen - Refrigerators	$3,722	2034	7	10	0.29%	$922.16	$27,665					
210 - Furnishings & Amenities							$1,211,939					
Window Blinds	$15,000	2040	13	15	0.90%	$2,902.89	$87,087					
Furniture Package	$209,355	2049	22	25	6.34%	$20,413.98	$612,419					
Athletic Equipment	$55,000	2049	22	25	1.67%	$5,362.98	$160,889					
Fire Bunkroom - Hardgoods	$86,456	2049	22	25	2.62%	$8,430.17	$252,905					
Fire Bunkroom - Hardgoods - Mattresses	$13,271	2034	7	10	1.02%	$3,287.94	$98,638					
250 - Conveying Equipment							$160,441					
Elevators/Lifts - Cab Upgrade	$70,000	2044	17	20	1.66%	$5,348.04	$160,441					
260 - Plumbing							$75,459					
Back Flow Prevention Device - Dom	$3,250	2049	22	25	0.10%	$316.90	$9,507					
Back Flow Prevention Device - Fire	$3,250	2049	22	25	0.10%	$316.90	$9,507					
Gas - Commercial Water Heater	$17,875	2044	17	20	0.42%	$1,365.66	$40,970					
Domestic Hot Water - Recirculation	$500	2034	7	10	0.04%	$123.88	$3,716					
Drinking Fountain #1	$1,537	2039	12	15	0.09%	$283.37	$8,501					
Drinking Fountain #2	$589	2039	12	15	0.03%	$108.59	$3,258					
270 - HVAC							$424,047					
Direct Expansion Split System - 4 to	$38,200	2044	17	20	0.91%	$2,918.50	$87,555					
Direct Expansion Split System - 2 to	$25,500	2044	17	20	0.61%	$1,948.22	$58,446					
Ceiling Mounted Gas Heater	$34,516	2034	7	10	2.66%	$8,551.49	$256,545					
Energy and Heat Recovery Ventilat	$7,350	2049	22	25	0.22%	$716.69	$21,501					
280 - Electrical Systems							$524,904					
Emergency Electrical Generator	$120,000	2054	27	30	4.64%	$14,933.83	$448,015					
Emergency Electrical Generator - M	$12,000	2039	12	15	0.69%	$2,211.73	$66,352					
Emergency Electrical Generator - B	$500	2027	0	3	0.11%	$351.25	$10,537	$500			$579	
Thermography/IR Survey	$0	2054	27	5	0.00%	$0.00	$0					
290 - Lighting Fixtures							$215,830					
Interior Lighting	$25,000	2049	22	25	0.76%	$2,437.72	$73,132					
Parking Area Lighting - Pole Replac	$24,875	2039	12	15	1.42%	$4,584.72	$137,542					
Parking Area Lighting - Fixtures.	$2,250	2044	17	20	0.05%	$171.90	$5,157					
300 - Communication & Server Equipment							$1,682,663					
Misc. Equipment - Video	$4,800	2040	13	15	0.29%	$928.92	$27,868					
Audio-Visual Equipment	$86,725	2044	17	20	2.06%	$6,625.84	$198,775					
Wall-mounted Television/Entertainn	$0	2039	12	15	0.00%	$0.00	$0					
Phone Systems	$100,000	2028	1	5	13.08%	$42,083.15	$1,262,494		$105,000			
310 - Fire Suppression							$85,350					
Fire Sprinkler System - Maintenance	$12,500	2039	12	15	0.72%	$2,303.88	$69,116					

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Reserve Study Schedule - BLDG Years1-5

Component Description	Replacement Value in Current Year	First Replacement Year	Remaining Useful Life	Future Replacement Interval	Percentage of Annual Allocation	Funds Allocated Annually	Total Spent Over 30 Years	1 2027	2 2028	3 2029	4 2030	5 2031
Fire Sprinkler System - Air Compres	$380	2039	12	15	0.02%	$69.99	$2,100					
Fire Extinguishers	$1,250	2030	3	6	0.15%	$471.14	$14,134				$1,447	
320 - Site Amenities							$0					
Carport Structures	$0	2074	47	50	0.00%	$0.00	$0					
Bicycle Racks	$0	2059	32	35	0.00%	$0.00	$0					
330 - Exterior Improvements							$337,449					
Asphalt Paving Overlay	$78,300	2059	32	35	0.00%	$0.00	$0					
Asphalt Seal Coat and Striping	$8,613	2029	2	5	1.18%	$3,805.85	$114,176			$9,496		
Concrete Flatwork	$8,500	2035	8	10	0.69%	$2,211.19	$66,336					
Concrete Curbs	$7,500	2059	32	35	0.00%	$0.00	$0					
Wood Fencing	$20,070	2044	17	20	0.48%	$1,533.36	$46,001					
Irrigation Systems	$15,750	2049	22	25	0.48%	$1,535.76	$46,073					
Irrigation Timers	$1,150	2039	12	15	0.07%	$211.96	$6,359					
Landscaping	$20,000	2049	22	25	0.61%	$1,950.17	$58,505					

Economic Variables			1 2027	2 2028	3 2029	4 2030	5 2031
Total Estimated Expenditures	$9,655,693		$500	$105,000	$9,496	$2,026	$0
Recommended Reserve Contributic	$127,992		$127,992	$134,391	$141,111	$148,167	$155,575
Interest Rate Earned on Reserve Ac	4.00%		4.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0	$0
Starting Balance	$245,437	YE Balance:	$387,846	$433,927	$588,164	$763,677	$956,022

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Reserve Study Schedule - BLD Years 6-15

Component Description	Replacement Value in Current Year	First Replacement Year	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
110 - Building Cladding Components - Lap, Panel, etc.												
Wood Siding - Shou Sugi Ban	$65,670	2034			$92,404							
Board and Batten Siding - Maintena	$6,875	2032	$8,774								$12,964	
120 - Building Cladding Components - Sealants & Finish												
Masonry Waterproofing	$3,300	2040									$6,223	
Exterior Paint	$31,782	2039								$57,075		
130 - Building Cladding Components - Roofing												
Composition Roofing	$392,000	2054										
TPO Membrane roofing	$19,975	2044										
Rain Gutters and Downspouts	$8,426	2049										
170 - Interior Finishes												
Sealed/Polished Concrete Floors - (	$3,600	2034			$5,066							
Wood Look Strip Vinyl	$1,080	2039								$1,940		
Low-Pile Carpet Tile	$6,650	2039								$11,942		
Interior Paint	$25,000	2034			$35,178							
Rubberized Flooring	$6,798	2041										$13,460
180 - Security and Access												
Electronic Surveillance	$51,579	2042										
Fire Detection Systems and Alarms	$105,000	2054										
Fire Alarm Panels	$37,500	2044										
Gate Openers	$9,500	2039								$17,061		
Electronic Entry Access Systems	$48,420	2036					$75,115					
Vehicle Entrance/Exit Gates	$28,500	2054										
Overhead Doors - Fire Garage (Nor	$40,000	2050										
Overhead Doors - Fire Garage (Sou	$40,000	2064										
190 - Fixtures and Equipment Sto												
Toilet Fixture	$2,400	2049										
Stainless Steel Case Work	$94,573	2054										
Police Lockers	$140,991	2059										
Evidence Storage	$37,819	2059										
Armory Lockers	$12,963	2034			$18,240							
Refrigerated Evidence Storage	$13,280	2034			$18,687							
200 - Appliances												
Refrigerator	$2,481	2034			$3,492							
Range/oven	$2,387	2039								$4,287		
Dishwasher	$1,473	2032	$1,881								$2,778	
Vent Hood	$830	2034			$1,167							
Evidence Fume Hood	$27,600	2039								$49,566		

Reserve Study Schedule - BLD Years 6-15

	Component Description	Replacement Value in Current Year	First Replacement Year	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
	Commercial Stove	$5,500	2049										
	Commercial Kitchen - Refrigerators	$3,722	2034			$5,237							
210 - Furnishings & Amenities													
	Window Blinds	$15,000	2040									$28,285	
	Furniture Package	$209,355	2049										
	Athletic Equipment	$55,000	2049										
Fire	Bunkroom - Hardgoods	$86,456	2049										
Fire	Bunkroom - Hardgoods - Mattresse:	$13,271	2034			$18,674							
250 - Conveying Equipment													
	Elevators/Lifts - Cab Upgrade	$70,000	2044										
260 - Plumbing													
	Back Flow Prevention Device - Dom	$3,250	2049										
	Back Flow Prevention Device - Fire	$3,250	2049										
	Gas - Commercial Water Heater	$17,875	2044										
	Domestic Hot Water - Recirculation	$500	2034			$704							
	Drinking Fountain #1	$1,537	2039								$2,761		
	Drinking Fountain #2	$589	2039								$1,058		
270 - HVAC													
	Direct Expansion Split System - 4 to	$38,200	2044										
	Direct Expansion Split System - 2 to	$25,500	2044										
	Ceiling Mounted Gas Heater	$34,516	2034			$48,568							
	Energy and Heat Recovery Ventilat	$7,350	2049										
280 - Electrical Systems													
	Emergency Electrical Generator	$120,000	2054										
	Emergency Electrical Generator - M	$12,000	2039								$21,550		
	Emergency Electrical Generator - B:	$500	2027		$670			$776			$898		
	Thermography/IR Survey	$0	2054										
290 - Lighting Fixtures													
	Interior Lighting	$25,000	2049										
	Parking Area Lighting - Pole Replac	$24,875	2039								$44,672		
	Parking Area Lighting - Fixtures.	$2,250	2044										
300 - Communication & Server Equipment													
	Misc. Equipment - Video	$4,800	2040									$9,051	
	Audio-Visual Equipment	$86,725	2044										
	Wall-mounted Television/Entertainn	$0	2039								$0		
	Phone Systems	$100,000	2028		$134,010					$171,034			
310 - Fire Suppression													
	Fire Sprinkler System - Maintenanc	$12,500	2039								$22,448		

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Reserve Study Schedule - BLD Years 6-15

Component Description	Replacement Value in Current Year	First Replacement Year	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
Fire Sprinkler System - Air Compres	$380	2039								$682		
Fire Extinguishers	$1,250	2030					$1,939					
320 - Site Amenities												
Carport Structures	$0	2074										
Bicycle Racks	$0	2059										
330 - Exterior Improvements												
Asphalt Paving Overlay	$78,300	2059										
Asphalt Seal Coat and Striping	$8,613	2029			$12,119					$15,468		
Concrete Flatwork	$8,500	2035				$12,558						
Concrete Curbs	$7,500	2059										
Wood Fencing	$20,070	2044										
Irrigation Systems	$15,750	2049										
Irrigation Timers	$1,150	2039								$2,065		
Landscaping	$20,000	2049										
Economic Variables												
Total Estimated Expenditures	$9,655,693		$10,655	$134,680	$259,535	$12,558	$77,829	$0	$171,034	$316,328	$59,301	$13,460
Recommended Reserve Contributic	$127,992		$163,354	$171,521	$180,097	$189,102	$198,557	$208,485	$218,910	$229,855	$241,348	$253,415
Interest Rate Earned on Reserve Ac	4.00%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Starting Balance	$245,437	YE Balance:	$1,153,069	$1,237,507	$1,204,393	$1,436,174	$1,619,178	$1,900,770	$2,026,591	$2,017,724	$2,287,761	$2,628,826

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Reserve Study Schedule - BLD Years 16-25

Component Description	Replacement Value in Current Year	First Replacement Year	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051
110 - Building Cladding Components - Lap, Panel, etc.												
Wood Siding - Shou Sugi Ban	$65,670	2034			$150,517							
Board and Batten Siding - Maintena	$6,875	2032							$19,153			
120 - Building Cladding Components - Sealants & Finish												
Masonry Waterproofing	$3,300	2040										
Exterior Paint	$31,782	2039										
130 - Building Cladding Components - Roofing												
Composition Roofing	$392,000	2054										
TPO Membrane roofing	$19,975	2044			$45,783							
Rain Gutters and Downspouts	$8,426	2049								$24,649		
170 - Interior Finishes												
Sealed/Polished Concrete Floors - (	$3,600	2034			$8,251							
Wood Look Strip Vinyl	$1,080	2039										
Low-Pile Carpet Tile	$6,650	2039										
Interior Paint	$25,000	2034			$57,300							
Rubberized Flooring	$6,798	2041										
180 - Security and Access												
Electronic Surveillance	$51,579	2042	$107,229									
Fire Detection Systems and Alarms	$105,000	2054										
Fire Alarm Panels	$37,500	2044			$85,951							
Gate Openers	$9,500	2039										
Electronic Entry Access Systems	$48,420	2036							$134,895			
Vehicle Entrance/Exit Gates	$28,500	2054										
Overhead Doors - Fire Garage (Nor	$40,000	2050									$122,861	
Overhead Doors - Fire Garage (Sou	$40,000	2064										
190 - Fixtures and Equipment Sto												
Toilet Fixture	$2,400	2049								$7,021		
Stainless Steel Case Work	$94,573	2054										
Police Lockers	$140,991	2059										
Evidence Storage	$37,819	2059										
Armory Lockers	$12,963	2034			$29,711							
Refrigerated Evidence Storage	$13,280	2034			$30,439							
200 - Appliances												
Refrigerator	$2,481	2034			$5,687							
Range/oven	$2,387	2039										
Dishwasher	$1,473	2032							$4,105			
Vent Hood	$830	2034			$1,901							
Evidence Fume Hood	$27,600	2039										

Reserve Study Schedule - BLD Years 16-25

	Component Description	Replacement Value in Current Year	First Replacement Year	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051
	Commercial Stove	$5,500	2049								$16,089		
	Commercial Kitchen - Refrigerators	$3,722	2034			$8,531							
210 - Furnishings & Amenities													
	Window Blinds	$15,000	2040										
	Furniture Package	$209,355	2049								$612,419		
	Athletic Equipment	$55,000	2049								$160,889		
Fire	Bunkroom - Hardgoods	$86,456	2049								$252,905		
Fire	Bunkroom - Hardgoods - Mattresses	$13,271	2034			$30,417							
250 - Conveying Equipment													
	Elevators/Lifts - Cab Upgrade	$70,000	2044			$160,441							
260 - Plumbing													
	Back Flow Prevention Device - Dom	$3,250	2049								$9,507		
	Back Flow Prevention Device - Fire	$3,250	2049								$9,507		
	Gas - Commercial Water Heater	$17,875	2044			$40,970							
	Domestic Hot Water - Recirculation	$500	2034			$1,146							
	Drinking Fountain #1	$1,537	2039										
	Drinking Fountain #2	$589	2039										
270 - HVAC													
	Direct Expansion Split System - 4 to	$38,200	2044			$87,555							
	Direct Expansion Split System - 2 to	$25,500	2044			$58,446							
	Ceiling Mounted Gas Heater	$34,516	2034			$79,112							
	Energy and Heat Recovery Ventilat	$7,350	2049								$21,501		
280 - Electrical Systems													
	Emergency Electrical Generator	$120,000	2054										
	Emergency Electrical Generator - M	$12,000	2039										
	Emergency Electrical Generator - B	$500	2027	$1,039			$1,203			$1,393			$1,613
	Thermography/IR Survey	$0	2054										
290 - Lighting Fixtures													
	Interior Lighting	$25,000	2049								$73,132		
	Parking Area Lighting - Pole Replac	$24,875	2039										
	Parking Area Lighting - Fixtures.	$2,250	2044			$5,157							
300 - Communication & Server Equipment													
	Misc. Equipment - Video	$4,800	2040										
	Audio-Visual Equipment	$86,725	2044			$198,775							
	Wall-mounted Television/Entertainn	$0	2039										
	Phone Systems	$100,000	2028		$218,287					$278,596			
310 - Fire Suppression													
	Fire Sprinkler System - Maintenanc	$12,500	2039										

Reserve Study Schedule - BLD Years 16-25

Component Description	Replacement Value in Current Year	First Replacement Year	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051
Fire Sprinkler System - Air Compres	$380	2039										
Fire Extinguishers	$1,250	2030	$2,599						$3,482			
320 - Site Amenities												
Carport Structures	$0	2074										
Bicycle Racks	$0	2059										
330 - Exterior Improvements												
Asphalt Paving Overlay	$78,300	2059										
Asphalt Seal Coat and Striping	$8,613	2029			$19,741					$25,195		
Concrete Flatwork	$8,500	2035				$20,456						
Concrete Curbs	$7,500	2059										
Wood Fencing	$20,070	2044			$46,001							
Irrigation Systems	$15,750	2049								$46,073		
Irrigation Timers	$1,150	2039										
Landscaping	$20,000	2049								$58,505		

Economic Variables			16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051
Total Estimated Expenditures	$9,655,693		$110,867	$218,287	$1,646,824	$21,660	$0	$0	$441,625	$1,323,316	$122,861	$1,613
Recommended Reserve Contributio	$127,992		$266,086	$279,390	$293,360	$308,028	$323,429	$339,601	$356,581	$374,410	$393,130	$412,787
Interest Rate Earned on Reserve Ac	4.00%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Starting Balance	$245,437	YE Balance:	$2,895,406	$3,074,769	$1,790,157	$2,159,586	$2,582,336	$3,038,814	$3,071,920	$2,207,935	$2,577,332	$3,108,046

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Reserve Study Schedule - BLD Years 26-30

Component Description	Replacement Value in Current Year	First Replacement Year	26 2052	27 2053	28 2054	29 2055	30 2056
110 - Building Cladding Components - Lap, Panel, etc.							
Wood Siding - Shou Sugi Ban	$65,670	2034			$245,176		
Board and Batten Siding - Maintena	$6,875	2032					$28,298
120 - Building Cladding Components - Sealants & Finish							
Masonry Waterproofing	$3,300	2040					$13,583
Exterior Paint	$31,782	2039			$118,656		
130 - Building Cladding Components - Roofing							
Composition Roofing	$392,000	2054			$1,463,515		
TPO Membrane roofing	$19,975	2044					
Rain Gutters and Downspouts	$8,426	2049					
170 - Interior Finishes							
Sealed/Polished Concrete Floors - (	$3,600	2034			$13,440		
Wood Look Strip Vinyl	$1,080	2039			$4,032		
Low-Pile Carpet Tile	$6,650	2039			$24,827		
Interior Paint	$25,000	2034			$93,336		
Rubberized Flooring	$6,798	2041					
180 - Security and Access							
Electronic Surveillance	$51,579	2042					
Fire Detection Systems and Alarms	$105,000	2054			$392,013		
Fire Alarm Panels	$37,500	2044					
Gate Openers	$9,500	2039			$35,468		
Electronic Entry Access Systems	$48,420	2036					
Vehicle Entrance/Exit Gates	$28,500	2054			$106,404		
Overhead Doors - Fire Garage (Nor	$40,000	2050					
Overhead Doors - Fire Garage (Sou	$40,000	2064					
190 - Fixtures and Equipment Sto							
Toilet Fixture	$2,400	2049					
Stainless Steel Case Work	$94,573	2054			$353,083		
Police Lockers	$140,991	2059					
Evidence Storage	$37,819	2059					
Armory Lockers	$12,963	2034			$48,397		
Refrigerated Evidence Storage	$13,280	2034			$49,581		
200 - Appliances							
Refrigerator	$2,481	2034			$9,264		
Range/oven	$2,387	2039			$8,912		
Dishwasher	$1,473	2032					$6,065
Vent Hood	$830	2034			$3,097		
Evidence Fume Hood	$27,600	2039			$103,043		

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Reserve Study Schedule - BLD Years 26-30

Component Description	Replacement Value in Current Year	First Replacement Year	26 2052	27 2053	28 2054	29 2055	30 2056
Commercial Stove	$5,500	2049					
Commercial Kitchen - Refrigerators	$3,722	2034			$13,896		
210 - Furnishings & Amenities							
Window Blinds	$15,000	2040				$58,802	
Furniture Package	$209,355	2049					
Athletic Equipment	$55,000	2049					
Fire Bunkroom - Hardgoods	$86,456	2049					
Fire Bunkroom - Hardgoods - Mattresse:	$13,271	2034			$49,547		
250 - Conveying Equipment							
Elevators/Lifts - Cab Upgrade	$70,000	2044					
260 - Plumbing							
Back Flow Prevention Device - Dom	$3,250	2049					
Back Flow Prevention Device - Fire	$3,250	2049					
Gas - Commercial Water Heater	$17,875	2044					
Domestic Hot Water - Recirculation	$500	2034			$1,867		
Drinking Fountain #1	$1,537	2039			$5,740		
Drinking Fountain #2	$589	2039			$2,200		
270 - HVAC							
Direct Expansion Split System - 4 to	$38,200	2044					
Direct Expansion Split System - 2 to	$25,500	2044					
Ceiling Mounted Gas Heater	$34,516	2034			$128,865		
Energy and Heat Recovery Ventilat	$7,350	2049					
280 - Electrical Systems							
Emergency Electrical Generator	$120,000	2054			$448,015		
Emergency Electrical Generator - M	$12,000	2039			$44,801		
Emergency Electrical Generator - B:	$500	2027			$1,867		
Thermography/IR Survey	$0	2054			$0		
290 - Lighting Fixtures							
Interior Lighting	$25,000	2049					
Parking Area Lighting - Pole Replac	$24,875	2039			$92,870		
Parking Area Lighting - Fixtures.	$2,250	2044					
300 - Communication & Server Equipment							
Misc. Equipment - Video	$4,800	2040				$18,817	
Audio-Visual Equipment	$86,725	2044					
Wall-mounted Television/Entertainn	$0	2039			$0		
Phone Systems	$100,000	2028		$355,567			
310 - Fire Suppression							
Fire Sprinkler System - Maintenanc	$12,500	2039			$46,668		

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Reserve Study Schedule - BLD Years 26-30

Component Description	Replacement Value in Current Year	First Replacement Year	26 2052	27 2053	28 2054	29 2055	30 2056
Fire Sprinkler System - Air Compres	$380	2039			$1,418		
Fire Extinguishers	$1,250	2030			$4,667		
320 - Site Amenities							
Carport Structures	$0	2074					
Bicycle Racks	$0	2059					
330 - Exterior Improvements							
Asphalt Paving Overlay	$78,300	2059					
Asphalt Seal Coat and Striping	$8,613	2029			$32,156		
Concrete Flatwork	$8,500	2035				$33,321	
Concrete Curbs	$7,500	2059					
Wood Fencing	$20,070	2044					
Irrigation Systems	$15,750	2049					
Irrigation Timers	$1,150	2039			$4,293		
Landscaping	$20,000	2049					
Economic Variables							
Total Estimated Expenditures	$9,655,693		$0	$355,567	$4,081,786	$110,940	$47,947
Recommended Reserve Contributic	$127,992		$433,426	$455,097	$477,852	$501,745	$526,832
Interest Rate Earned on Reserve Ac	4.00%		4.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0	$0
Starting Balance	$245,437	YE Balance:	$3,683,131	$3,933,968	$343,235	$763,402	$1,291,979

Reserve Study Schedule — Years 1-5

	Component Description	Replacement Value in Current Year	First Replacement Year	Remaining Useful Life	Future Replacement Interval	Percentage of Annual Allocation	Funds Allocated Annually	Total Spent Over 30 Years	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032
220 - Vehicles								$6,477,055						
Police	Cargo Mate Trailer	$1,850	2030	3	30	0.01%	$71.39	$2,142				$2,142		
Police	Radar Trailer (Digital Signs)	$10,000	2038	11	30	0.05%	$570.11	$17,103						
Police	Toyota Tacoma #1	$36,853	2030	3	7	0.89%	$10,200.51	$306,015				$42,662		
Police	Toyota Tacoma #2	$36,853	2030	3	7	0.89%	$10,200.51	$306,015				$42,662		
Police	Ford Interceptor 16-2207	$82,000	2034	7	8	1.57%	$17,923.98	$537,719						
Police	Ford Interceptor 19-2202	$82,000	2027	0	8	1.89%	$21,553.51	$646,605	$82,000					
Police	Ford Interceptor 20-2206	$82,000	2028	1	8	1.98%	$22,631.18	$678,936		$86,100				
Police	Ford Interceptor 21-2209	$82,000	2029	2	8	2.08%	$23,762.74	$712,882			$90,405			
Police	Ford Interceptor 23-2203	$82,000	2028	1	5	3.02%	$34,508.18	$1,035,245		$86,100				
Police	Ford Interceptor 23-2204	$82,000	2028	1	5	3.02%	$34,508.18	$1,035,245		$86,100				
Police	Ford F-150 23-2212	$82,000	2030	3	7	1.99%	$22,696.61	$680,898				$94,925		
Police	Ford F-150 Hybrid 23-2210	$82,000	2030	3	7	1.99%	$22,696.61	$680,898				$94,925		
Police	Ford F-150 Hybrid 23-2211	$82,000	2030	3	7	1.99%	$22,696.61	$680,898				$94,925		
Fire	Ford F-250 Pickup #293	$90,000	2046	19	20	0.66%	$7,580.85	$227,426						
Fire	Ford Type 6 Engine #241	$350,000	2028	1	20	3.92%	$44,752.90	$1,342,587		$367,500				
Fire	Pierce Wildland Pumper #242	$850,000	2033	6	25	3.33%	$37,969.38	$1,139,081						
Fire	Pierce Aerial Truck #251	$2,400,000	2034	7	25	9.87%	#########	$3,377,041						
Fire	Freightliner Water Tender #231	$500,000	2044	17	34	3.35%	$38,200.31	$1,146,009						
Fire	Pierce Pumper #224	$1,500,000	2031	4	15	16.40%	#########	$5,613,685					$1,823,259	
Fire	Lifeline Ambulance #272	$500,000	2027	0	11	8.23%	$93,926.67	$2,817,800	$500,000					
Fire	Lifeline Ambulance #271	$500,000	2031	4	12	10.69%	#########	$3,659,255					$607,753	
230 - Police Equipment								$2,623,080						
Police	AEDs (PD)	$11,282	2031	4	7	0.29%	$3,278.71	$98,361					$13,713	
Police	Axon 3D Body Cameras	$8,845	2027	0	5	0.31%	$3,545.01	$106,350	$8,845					$11,289
Police	Ballistic Helmets	$16,146	2027	0	5	0.57%	$6,471.19	$194,136	$16,146					$20,607
Police	Ballistic Plates	$15,743	2027	0	5	0.55%	$6,309.56	$189,287	$15,743					$20,092
Police	Computers MDT (PD)	$20,711	2027	0	4	1.06%	$12,060.92	$361,828	$20,711				$25,174	
Police	DJI Mavic Drone	$9,600	2027	0	6	0.27%	$3,125.65	$93,770	$9,600					
Police	Firearms Handgun & Optics	$13,337	2028	1	5	0.49%	$5,612.64	$168,379		$14,004				
Police	Firearms Rifle	$15,011	2029	2	5	0.58%	$6,633.16	$198,995			$16,550			
Police	Patrol Bikes	$6,839	2027	0	6	0.20%	$2,226.59	$66,798	$6,839					
Police	Radar/Lidar Guns	$3,671	2034	7	10	0.08%	$909.46	$27,284						
Police	Radios (PD) - Harris Mobile P-25	$44,000	2027	0	10	0.68%	$7,747.22	$232,416	$44,000					
Police	Radios (PD) - Harris XG25P	$24,904	2027	0	10	0.38%	$4,384.96	$131,549	$24,904					
Police	Radios (PD) - Harris XL200	$72,000	2027	0	10	1.11%	$12,677.26	$380,318	$72,000					
Police	Radios (PD) - Motorola Apx 7000	$16,929	2027	0	11	0.28%	$3,180.08	$95,402	$16,929					
Police	Radios (PD) - Motorola Cdm 1250	$6,741	2027	0	11	0.11%	$1,266.33	$37,990	$6,741					
Police	Tasers	$12,386	2027	0	9	0.31%	$3,588.53	$107,656	$12,386					
Police	Misc. Equipment (PD)	$10,000	2029	2	5	0.39%	$4,418.73	$132,562			$11,025			

Reserve Study Schedule — Years 1-5

Component Description	Replacement Value in Current Year	First Replacement Year	Remaining Useful Life	Future Replacement Interval	Percentage of Annual Allocation	Funds Allocated Annually	Total Spent Over 30 Years	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032
240 - Fire Equipment							$4,964,712						
Fire 1993 John Deere 544E	$47,383	2040	13	25	0.26%	$2,978.26	$89,348						
Fire ACLS Trainer Plus - #1	$16,000	2030	3	6	0.53%	$6,030.56	$180,917				$18,522		
Fire AEDs (FD)	$50,000	2031	4	10	0.94%	$10,700.90	$321,027					$60,775	
Fire Cardiac Monitor/Defib (3)	$49,900	2030	3	12	1.02%	$11,593.45	$347,803				$57,765		
Fire Lucas CPR Devices	$40,000	2033	6	18	0.53%	$6,086.93	$182,608						
Fire Fire 700/800 MHZ Base Radio	$7,055	2028	1	10	0.11%	$1,304.30	$39,129		$7,408				
Fire Fire 700/800 MHZ Mobile Radios	$85,000	2028	1	10	1.38%	$15,714.52	$471,436		$89,250				
Fire Fire 700/800 MHZ Portable Radios	$217,330	2028	1	10	3.52%	$40,179.32	$1,205,380		$228,197				
Fire Fire BK VHF Portable Radios	$14,805	2028	1	10	0.24%	$2,737.10	$82,113		$15,545				
Fire Fire VHF Mobile Radios	$23,562	2031	4	10	0.44%	$5,042.69	$151,281					$28,640	
Fire Holmatro Rescue System	$137,705	2030	3	10	2.46%	$28,067.88	$842,036				$159,410		
Fire Knox Box Storage System	$8,500	2027	0	7	0.28%	$3,143.05	$94,292	$8,500					
Fire Air Compressor	$38,000	2049	22	25	0.32%	$3,705.33	$111,160						
Fire SCBA compressor	$57,293	2044	17	20	0.38%	$4,377.19	$131,316						
Fire McGrath MAC Video Laryngoscope	$9,522	2027	0	5	0.33%	$3,816.26	$114,488	$9,522					$12,153
Fire Commercial Washer/Extractor	$14,688	2040	13	15	0.25%	$2,842.59	$85,278						
Fire Dual Purpose Dryer	$13,436	2045	18	20	0.09%	$1,077.81	$32,334						
Fire SCBA Units	$200,600	2045	18	20	1.41%	$16,092.26	$482,768						

Economic Variables			2027	2028	2029	2030	2031	2032
Total Estimated Expenditures	$34,231,280		$854,866	$980,204	$117,980	$607,940	$2,559,315	$64,140
Recommended Reserve Contributi	$707,445		$707,445	$742,817	$779,958	$818,956	$859,903	$902,899
Interest Rate Earned on Reserve A	4.00%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0	$0	$0
Starting Balance	$2,992,113	YE Balance:	$2,958,479	$2,829,936	$3,631,591	$3,996,311	$2,388,776	$3,356,635

Reserve Study Schedule Years 6-15

	Component Description	Replacement Value in Current Year	First Replacement Year	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042
220 - Vehicles													
Police	Cargo Mate Trailer	$1,850	2030										
Police	Radar Trailer (Digital Signs)	$10,000	2038						$17,103				
Police	Toyota Tacoma #1	$36,853	2030					$60,030					
Police	Toyota Tacoma #2	$36,853	2030					$60,030					
Police	Ford Interceptor 16-2207	$82,000	2034		$115,382								$170,472
Police	Ford Interceptor 19-2202	$82,000	2027			$121,151							
Police	Ford Interceptor 20-2206	$82,000	2028				$127,209						
Police	Ford Interceptor 21-2209	$82,000	2029					$133,569					
Police	Ford Interceptor 23-2203	$82,000	2028	$109,888					$140,248				
Police	Ford Interceptor 23-2204	$82,000	2028	$109,888					$140,248				
Police	Ford F-150 23-2212	$82,000	2030					$133,569					
Police	Ford F-150 Hybrid 23-2210	$82,000	2030					$133,569					
Police	Ford F-150 Hybrid 23-2211	$82,000	2030					$133,569					
Fire	Ford F-250 Pickup #293	$90,000	2046										
Fire	Ford Type 6 Engine #241	$350,000	2028										
Fire	Pierce Wildland Pumper #242	$850,000	2033	$1,139,081									
Fire	Pierce Aerial Truck #251	$2,400,000	2034		$3,377,041								
Fire	Freightliner Water Tender #231	$500,000	2044										
Fire	Pierce Pumper #224	$1,500,000	2031										
Fire	Lifeline Ambulance #272	$500,000	2027						$855,170				
Fire	Lifeline Ambulance #271	$500,000	2031										
230 - Police Equipment													
Police	AEDs (PD)	$11,282	2031						$19,295				
Police	Axon 3D Body Cameras	$8,845	2027					$14,408					$18,388
Police	Ballistic Helmets	$16,146	2027					$26,300					$33,566
Police	Ballistic Plates	$15,743	2027					$25,643					$32,728
Police	Computers MDT (PD)	$20,711	2027			$30,600				$37,194			
Police	DJI Mavic Drone	$9,600	2027	$12,865						$17,240			
Police	Firearms Handgun & Optics	$13,337	2028	$17,873					$22,811				
Police	Firearms Rifle	$15,011	2029		$21,123					$26,958			
Police	Patrol Bikes	$6,839	2027	$9,164						$12,281			
Police	Radar/Lidar Guns	$3,671	2034		$5,165								
Police	Radios (PD) - Harris Mobile P-25	$44,000	2027					$71,671					
Police	Radios (PD) - Harris XG25P	$24,904	2027					$40,566					
Police	Radios (PD) - Harris XL200	$72,000	2027					$117,280					
Police	Radios (PD) - Motorola Apx 7000	$16,929	2027						$28,953				
Police	Radios (PD) - Motorola Cdm 1250	$6,741	2027						$11,530				
Police	Tasers	$12,386	2027				$19,215						
Police	Misc. Equipment (PD)	$10,000	2029		$14,071					$17,959			

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Reserve Study Schedule Years 6-15

Component Description	Replacement Value in Current Year	First Replacement Year	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042
240 - Fire Equipment												
Fire 1993 John Deere 544E	$47,383	2040								$89,348		
Fire ACLS Trainer Plus - #1	$16,000	2030				$24,821						$33,263
Fire AEDs (FD)	$50,000	2031									$98,997	
Fire Cardiac Monitor/Defib (3)	$49,900	2030										$103,739
Fire Lucas CPR Devices	$40,000	2033	$53,604									
Fire Fire 700/800 MHZ Base Radio	$7,055	2028						$12,066				
Fire Fire 700/800 MHZ Mobile Radios	$85,000	2028						$145,379				
Fire Fire 700/800 MHZ Portable Radios	$217,330	2028						$371,709				
Fire Fire BK VHF Portable Radios	$14,805	2028						$25,322				
Fire Fire VHF Mobile Radios	$23,562	2031									$46,651	
Fire Holmatro Rescue System	$137,705	2030								$259,663		
Fire Knox Box Storage System	$8,500	2027		$11,960							$16,829	
Fire Air Compressor	$38,000	2049										
Fire SCBA compressor	$57,293	2044										
Fire McGrath MAC Video Laryngoscope	$9,522	2027					$15,510					$19,795
Fire Commercial Washer/Extractor	$14,688	2040								$27,697		
Fire Dual Purpose Dryer	$13,436	2045										
Fire SCBA Units	$200,600	2045										
Economic Variables												
Total Estimated Expenditures	$34,231,280		$1,452,363	$3,544,743	$151,751	$171,246	$965,716	$1,789,833	$111,633	$376,708	$162,477	$411,951
Recommended Reserve Contributi	$707,445		$948,044	$995,446	$1,045,218	$1,097,479	$1,152,353	$1,209,971	$1,270,469	$1,333,993	$1,400,692	$1,470,727
Interest Rate Earned on Reserve A	4.00%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Starting Balance	$2,992,113	YE Balance:	$2,966,409	$433,796	$1,380,354	$2,398,851	$2,688,907	$2,193,406	$3,486,332	$4,621,361	$6,093,959	$7,438,844

CERTA

Reserve Study Schedule Years 16-25

	Component Description	Replacement Value in Current Year	First Replacement Year	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052
220 - Vehicles													
Police	Cargo Mate Trailer	$1,850	2030										
Police	Radar Trailer (Digital Signs)	$10,000	2038										
Police	Toyota Tacoma #1	$36,853	2030		$84,468							$118,855	
Police	Toyota Tacoma #2	$36,853	2030		$84,468							$118,855	
Police	Ford Interceptor 16-2207	$82,000	2034								$251,865		
Police	Ford Interceptor 19-2202	$82,000	2027	$178,996								$264,458	
Police	Ford Interceptor 20-2206	$82,000	2028		$187,946								$277,681
Police	Ford Interceptor 21-2209	$82,000	2029			$197,343							
Police	Ford Interceptor 23-2203	$82,000	2028	$178,996					$228,449				
Police	Ford Interceptor 23-2204	$82,000	2028	$178,996					$228,449				
Police	Ford F-150 23-2212	$82,000	2030		$187,946							$264,458	
Police	Ford F-150 Hybrid 23-2210	$82,000	2030		$187,946							$264,458	
Police	Ford F-150 Hybrid 23-2211	$82,000	2030		$187,946							$264,458	
Fire	Ford F-250 Pickup #293	$90,000	2046				$227,426						
Fire	Ford Type 6 Engine #241	$350,000	2028						$975,087				
Fire	Pierce Wildland Pumper #242	$850,000	2033										
Fire	Pierce Aerial Truck #251	$2,400,000	2034										
Fire	Freightliner Water Tender #231	$500,000	2044		$1,146,009								
Fire	Pierce Pumper #224	$1,500,000	2031				$3,790,425						
Fire	Lifeline Ambulance #272	$500,000	2027							$1,462,630			
Fire	Lifeline Ambulance #271	$500,000	2031	$1,091,437									
230 - Police Equipment													
Police	AEDs (PD)	$11,282	2031			$27,150							$38,203
Police	Axon 3D Body Cameras	$8,845	2027					$23,468					$29,952
Police	Ballistic Helmets	$16,146	2027					$42,840					$54,676
Police	Ballistic Plates	$15,743	2027					$41,770					$53,310
Police	Computers MDT (PD)	$20,711	2027	$45,210				$54,953				$66,795	
Police	DJI Mavic Drone	$9,600	2027			$23,104						$30,961	
Police	Firearms Handgun & Optics	$13,337	2028	$29,113					$37,156				
Police	Firearms Rifle	$15,011	2029		$34,407					$43,912			
Police	Patrol Bikes	$6,839	2027			$16,458						$22,055	
Police	Radar/Lidar Guns	$3,671	2034		$8,414								
Police	Radios (PD) - Harris Mobile P-25	$44,000	2027					$116,745					
Police	Radios (PD) - Harris XG25P	$24,904	2027					$66,078					
Police	Radios (PD) - Harris XL200	$72,000	2027					$191,037					
Police	Radios (PD) - Motorola Apx 7000	$16,929	2027							$49,520			
Police	Radios (PD) - Motorola Cdm 1250	$6,741	2027							$19,719			
Police	Tasers	$12,386	2027			$29,810							
Police	Misc. Equipment (PD)	$10,000	2029		$22,920					$29,253			

Reserve Study Schedule Years 16-25

	Component Description	Replacement Value in Current Year	First Replacement Year	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052
240 - Fire Equipment													
Fire	1993 John Deere 544E	$47,383	2040										
Fire	ACLS Trainer Plus - #1	$16,000	2030						$44,575				
Fire	AEDs (FD)	$50,000	2031									$161,255	
Fire	Cardiac Monitor/Defib (3)	$49,900	2030										
Fire	Lucas CPR Devices	$40,000	2033									$129,004	
Fire	Fire 700/800 MHZ Base Radio	$7,055	2028						$19,655				
Fire	Fire 700/800 MHZ Mobile Radios	$85,000	2028						$236,807				
Fire	Fire 700/800 MHZ Portable Radios	$217,330	2028						$605,474				
Fire	Fire BK VHF Portable Radios	$14,805	2028						$41,246				
Fire	Fire VHF Mobile Radios	$23,562	2031									$75,990	
Fire	Holmatro Rescue System	$137,705	2030								$422,963		
Fire	Knox Box Storage System	$8,500	2027						$23,681				
Fire	Air Compressor	$38,000	2049							$111,160			
Fire	SCBA compressor	$57,293	2044		$131,316								
Fire	McGrath MAC Video Laryngoscope	$9,522	2027					$25,264					$32,244
Fire	Commercial Washer/Extractor	$14,688	2040										
Fire	Dual Purpose Dryer	$13,436	2045			$32,334							
Fire	SCBA Units	$200,600	2045			$482,768							

Economic Variables			17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052
Total Estimated Expenditures	$34,231,280		$1,702,747	$2,263,784	$808,966	$4,017,851	$562,156	$2,440,579	$1,716,195	$674,828	$1,781,604	$486,067
Recommended Reserve Contributi	$707,445		$1,544,263	$1,621,476	$1,702,550	$1,787,678	$1,877,061	$1,970,914	$2,069,460	$2,172,933	$2,281,580	$2,395,659
Interest Rate Earned on Reserve Ac	4.00%		4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Starting Balance	$2,992,113	YE Balance:	$7,571,575	$7,206,438	$8,424,022	$6,441,603	$8,066,768	$7,900,988	$8,584,423	$10,485,829	$11,425,238	$13,868,222

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Reserve Study Schedule Years 26-30

	Component Description	Replacement Value in Current Year	First Replacement Year	27 2053	28 2054	29 2055	30 2056
220 - Vehicles							
Police	Cargo Mate Trailer	$1,850	2030				
Police	Radar Trailer (Digital Signs)	$10,000	2038				
Police	Toyota Tacoma #1	$36,853	2030				
Police	Toyota Tacoma #2	$36,853	2030				
Police	Ford Interceptor 16-2207	$82,000	2034				
Police	Ford Interceptor 19-2202	$82,000	2027				
Police	Ford Interceptor 20-2206	$82,000	2028				
Police	Ford Interceptor 21-2209	$82,000	2029	$291,565			
Police	Ford Interceptor 23-2203	$82,000	2028	$291,565			
Police	Ford Interceptor 23-2204	$82,000	2028	$291,565			
Police	Ford F-150 23-2212	$82,000	2030				
Police	Ford F-150 Hybrid 23-2210	$82,000	2030				
Police	Ford F-150 Hybrid 23-2211	$82,000	2030				
Fire	Ford F-250 Pickup #293	$90,000	2046				
Fire	Ford Type 6 Engine #241	$350,000	2028				
Fire	Pierce Wildland Pumper #242	$850,000	2033				
Fire	Pierce Aerial Truck #251	$2,400,000	2034				
Fire	Freightliner Water Tender #231	$500,000	2044				
Fire	Pierce Pumper #224	$1,500,000	2031				
Fire	Lifeline Ambulance #272	$500,000	2027				
Fire	Lifeline Ambulance #271	$500,000	2031			$1,960,065	

	Component Description	Replacement Value in Current Year	First Replacement Year	27 2053	28 2054	29 2055	30 2056
230 - Police Equipment							
Police	AEDs (PD)	$11,282	2031				
Police	Axon 3D Body Cameras	$8,845	2027				
Police	Ballistic Helmets	$16,146	2027				
Police	Ballistic Plates	$15,743	2027				
Police	Computers MDT (PD)	$20,711	2027			$81,190	
Police	DJI Mavic Drone	$9,600	2027				
Police	Firearms Handgun & Optics	$13,337	2028	$47,422			
Police	Firearms Rifle	$15,011	2029		$56,045		
Police	Patrol Bikes	$6,839	2027				
Police	Radar/Lidar Guns	$3,671	2034		$13,705		
Police	Radios (PD) - Harris Mobile P-25	$44,000	2027				
Police	Radios (PD) - Harris XG25P	$24,904	2027				
Police	Radios (PD) - Harris XL200	$72,000	2027				
Police	Radios (PD) - Motorola Apx 7000	$16,929	2027				
Police	Radios (PD) - Motorola Cdm 1250	$6,741	2027				
Police	Tasers	$12,386	2027		$46,244		
Police	Misc. Equipment (PD)	$10,000	2029		$37,335		

Reserve Study Schedule Years 26-30

	Component Description	Replacement Value in Current Year	First Replacement Year	27 2053	28 2054	29 2055	30 2056
240 - Fire Equipment							
Fire	1993 John Deere 544E	$47,383	2040				
Fire	ACLS Trainer Plus - #1	$16,000	2030		$59,735		
Fire	AEDs (FD)	$50,000	2031				
Fire	Cardiac Monitor/Defib (3)	$49,900	2030		$186,299		
Fire	Lucas CPR Devices	$40,000	2033				
Fire	Fire 700/800 MHZ Base Radio	$7,055	2028				
Fire	Fire 700/800 MHZ Mobile Radios	$85,000	2028				
Fire	Fire 700/800 MHZ Portable Radios	$217,330	2028				
Fire	Fire BK VHF Portable Radios	$14,805	2028				
Fire	Fire VHF Mobile Radios	$23,562	2031				
Fire	Holmatro Rescue System	$137,705	2030				
Fire	Knox Box Storage System	$8,500	2027			$33,321	
Fire	Air Compressor	$38,000	2049				
Fire	SCBA compressor	$57,293	2044				
Fire	McGrath MAC Video Laryngoscope	$9,522	2027				
Fire	Commercial Washer/Extractor	$14,688	2040			$57,580	
Fire	Dual Purpose Dryer	$13,436	2045				
Fire	SCBA Units	$200,600	2045				

Economic Variables			2053	2054	2055	2056
Total Estimated Expenditures	$34,231,280		$922,118	$399,363	$2,132,156	$0
Recommended Reserve Contributic	$707,445		$2,515,442	$2,641,214	$2,773,275	$2,911,938
Interest Rate Earned on Reserve Ac	4.00%		4.00%	4.00%	4.00%	4.00%
Special Assessment	$0		$0	$0	$0	$0
Starting Balance	$2,992,113	YE Balance:	$16,080,008	$19,054,733	$20,483,686	$24,331,449

CERTA

Reserve Study Types

Level I	Level II	Level III
Full Evaluation (Initial Study)	Visual Evaluation (Every Fifth Year)	Office Update (4 years Between I & II)
Component Catalog & Inventory	Component Inventory Verification	Update Life and Replacement Cost Analysis
Condition Assessment of Common Components	Condition Assessment of Common Component	Update RUL based on work performed
Life and Replacement Cost Analysis	Update Life and Replacement Cost Analysis	Update Funding Analysis & Recommendations
Review Historical Maintenance Records	Update RUL based on work performed	
Funding Analysis & Recommendations	Update Funding Analysis & Recommendations	

Economic Variables

Economic variables such as inflation of goods and services are factored into the estimated future replacement costs of common components, using historical data provided by www.Inflationdata.com. Inflation is compounded over the 30-year period to give an accurate portrait of what costs may look like over the 30 years. Using historical data allows us to forecast a fairly accurate 30-year cost analysis. Actual prices should be adjusted annually, using the current RS-Means Facilities Construction Cost Data guide, in order to provide the most up to date cost analysis. Updating your Reserve Study annually is important and will help to prevent large fluctuation in Recommended Annual Contributions.

Projected Annual Inflation (%) Based on inflation history 2015 - 2024 by www.Inflationdata.com	5.00% is applied annually to all future expenditures to keep up with inflation. This factor may be adjusted annually.

Elements Contained Within This Reserve Study	Elements Excluded From This Reserve Study
This Reserve Study shall include the following elements:	The following Components types are typically excluded from this report as their use-life cannot be determined due to lack of accessibility without “destructive testing” and analysis from a specialist. If any of these items are of concern to the association, or would like to have them included, please notify us so that we assist in coordination of the appropriate specialist.
Preparation of Major Common Elements Components Inventory	In wall or underground plumbing, fittings and valves
Assess Component Condition based upon an on-site visual observation	In wall or underground electrical wiring
Assess the Use Life, Remaining Use Life and Valuation Estimates of Repair or Replacement	Utility Lines, junction boxes, and meters
Test the Current fund Status and other Funding Methods	Mechanical systems and equipment that are inaccessible
Develop and recommend a practical Funding Plan	Environmental hazards, (radon, asbestos, etc.)

Reserve Study Disclosures

The documents included within the reserve study are intended to be used as guidelines and estimates. Predicting exactly when a common component or system will fail is impractical; however, an estimation of useful life based on similar product history and professional experience is used to estimate the time of replacement and associated costs. All costs included within this reserve study should be used as budgeting figures. For exact pricing, a qualified, licensed contractor should be contacted to provide a bid for any anticipated replacements.

Per ORS175.100, the replacement schedule lists all components and systems which are anticipated to wear out or fail within 30 years. Items which are anticipated to be replaced or repaired in the current year are typically not included if the study was produced prior to the fiscal year the study represents. Information pertaining to the component and costs should have been provided to the Reserve Study Provider. Due to this factor, the starting balance is often an estimate of the year end balance.

On the reserve schedule, review which items are anticipated to require renewal in the near future and monitor closely. It may be better to replace items prior to failure to eliminate the opportunity for surrounding components or associated systems to be affected. Be aware of items scheduled within 5 years of the current year. If the component represents a major expense, it is appropriate to obtain Order of Magnitude Pricing from a contractor. A representative from Certa Building Solutions can typically assist with this. The replacement of components are scheduled based on historical data and the replacement is scheduled as an estimate. Items commonly fail sooner or later than the estimated date. If items fail prematurely, a warranty may still be valid. Be sure to check with the manufacturer about warranty coverage prior to replacing the item.

This reserve study is not a guarantee or warranty for any components or systems. The product manufacturer or installation contractor generally provides a warranty. The manufacturer and/or installation contractor may not be identified for some components or systems and therefore may be difficult to obtain warranty information. Anytime warranty info is provided by a service provider or upon the purchase of a new component or system, that information should be kept on file. The anticipated funds per unit assume all units are participating. If vacant units exist or otherwise do not contribute to the reserve fund, adjustments may need to be made to compensate for that loss of revenue.

Interest rate on savings is assumed in this report. If the association has multiple accounts with varying rates a conservative estimate for interest earned has been made. If the association believes that the stated rate is inaccurate, they can request an adjustment to the interest rate in writing, providing the new interest rate, so necessary revisions can be made.

This reserve study represents a reflection of the financial and maintenance projections for this community as of the date of issue. Over time, deposits, interest rates, inflation, and replacement costs will vary, making this reserve study inaccurate. It is required to update this reserve study every year per the state of Oregon Code 100.175 to ensure accuracy and adequate funding.

Taxes owed to the IRS have not been factored into this study, as we are unable to know the exact net taxable income prior to any given year.

This reserve study is not to take the place of a property condition assessment and has been developed based on a limited visual review of the site. We recommend a property condition assessment be performed every 5 years and the subsequent findings and recommendations incorporated into the reserve study. Unless otherwise stated in this report, this reserve study was prepared without reviewing or responding to an existing property condition assessment report.

Reserve Study Definitions and Terms

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with
limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects.
Note: Both yield identical results when interest and inflation are equivalent.
FFB = Current Cost X Effective Age / Useful Life or
FFB = (Current Cost X Effective Age / Useful Life) + [(Current Cost X Effective Age / Useful Life) / (1 + Interest Rate) ^ Remaining Life] - [(Current Cost X Effective Age / Useful Life) / (1 + Inflation Rate) ^ Remaining Life]

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

FUNDING GOALS: Independent of methodology utilized, the following represent the b categories of Funding Plan goals: **Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statues.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:
- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

Reserve Study Limitations

This reserve study is intended for the sole use of the client indicated above and must not be distributed to, or used by, others without our knowledge. It is based on the documents and information provided to us and the findings at the time of our on-site review.

It is a basic assumption that any correspondence, material, data, evaluations and reports furnished by others are free of latent deficiencies or inaccuracies except for apparent variances discovered during the completion of this report.

Unless specifically noted in this report, no testing, verification of operation of systems, review of concealed elements, intrusive openings, opening of system components for internal inspection, detailed analysis or design calculations were conducted, nor were they within the scope of this review.

Some of the findings herein are based on a random sampling visual review of the surface conditions, discussions with the Board of Directors and/or their designated representatives, and review of relevant documents. Observations were made only of those areas that were readily accessible during our review. Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. Components not included have not been reviewed, and if their conditions need to be known, further study will be required. Unless otherwise indicated, components are assumed to be suitable for their intended use and are being used under normal service conditions. Finally, we have not undertaken a physical review of concealed

It is possible that unexpected conditions may be encountered at buildings that have not been explored within the scope of this reserve study. Should such an event occur, CBS should be notified in order that we may determine if modifications to our conclusions are necessary.

In issuing this reserve study, CBS does not assume any of the duties or liabilities of the designers, builders or owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of this reserve study do so with the understanding as to the limitations of the documents reviewed and the general visual review undertaken, and understand that CBS cannot be held liable for damages they may suffer in respect to the purchase, ownership, or use of the subject property.

Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions. No warranties, either expressed or implied, are made.

SUNRIVER POLICE DEPARTMENT

MEMORANDUM

TO: SSD BOARD OF DIRECTORS

FROM: PETE RASIC, CHIEF OF POLICE

DATE: JULY 16, 2026

SUBJECT: JUNE 2026 ACTIVITY REPORT

Calls for Service:

See attached June 2026 calls for service (636 total calls)

- 30 investigations in June, 4 occurring outside of Sunriver.
- There were 42 total calls generated in Caldera Springs/Crosswater. SPD officers responded to 9.

Administrative Update:

- Met with SROA to clarify new billing invoices for rules enforcement and bike patrol.
- Contract negotiations with POA ongoing.
- Planning meetings with Chamber and SROA for Oktoberfest
- Planning meetings with SROA/CP for July 4.
- Transitioned from Vector Solutions to ADP for employee scheduling
- Holding facility passed inspection and is now certified with State Board of Corrections.
- Initial discussion with new wellness provider.

Operations:

- Bike patrol officers fully deployed
- Commendation for Officer Lyman for drone deployment.
- One lateral and one entry level police officer applicant given conditional job offers.

Bike Patrol:

Total 1393 incidents

- 2 Bike Collisions
- 17 Lost/Found Property
- 6 Missing Persons
- 367 Public Assist
- 28 Officer Assist
- 113 Community Policing Contact
- 24 Animal
- 58 Parking Warnings
- 333 Helmet Warnings
- 52 Riding on Roadway
- 42 Skating/Blading
- 170 Riding through Tunnels
- 106 EBike / Scooter
- 2 Vehicle on Pathway
- 73 Other

Citizen Patrol:

- 128 total volunteer hours in June
  - 232 Bike Patrol Miles
  - 110 Public Assistance
  - 11 House Checks
  - 21 Patrol Hours

Community Events:

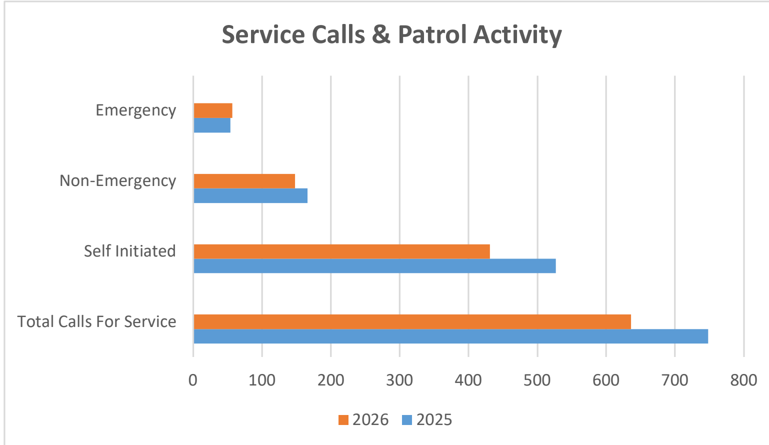
- Rotary with Chief Boos.
- Planning meetings for Sunriver Oktoberfest

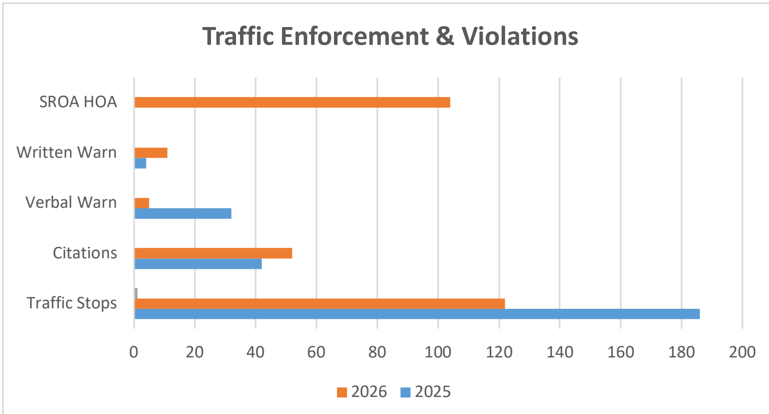
SRPD June 2026

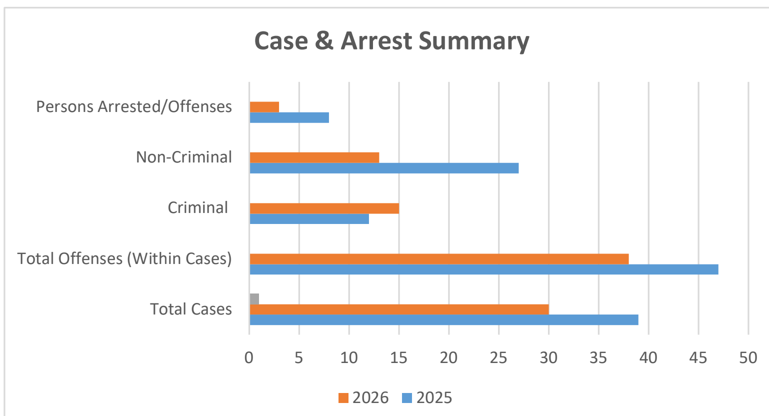
Overview of Service Calls and Patrol Activity		
Service Calls	**2025**	**2026**
Total Calls For Service	748	636
Self Initiated	527	431
Non-Emergency	166	148
Emergency	54	57

Traffic Enforcement & Violations		
Outcome	**2025**	**2026**
Traffic Stops	186	122
Citations	42	52
Verbal Warn	32	5
Written Warn	4	11
SROA HOA		104

Case & Arrest Summary		
Category	**2025**	**2026**
Total Cases	39	30
Total Offenses (Within Cases)	47	38
Criminal	12	15
Non-Criminal	27	13
Persons Arrested/Offenses	8	3







Incident Analysis Report

Summary By Incident Type

Print Date/Time:	07/08/2026 12:53			Sunriver Police Department	
Login ID:	dc911sd\brittanyfo	**From Date:**	06/01/2026 00:00	**ORI Number:**	OR0090500
Incident Type:	All	**To Date:**	06/30/2026 23:59		
Call Source:	All			**Officer ID:**	All
				Location:	All

Incident Type	Number of Incidents
Abuse	1
Admin Call	3
Alarm	8
Animal Control Problem	20
Armed Subject	1
Assault or Rape	1
Assist	41
Bar or Security Check	109
Bicycle Accident	1
Burglary	1
Civil	1
Code 6	23
Code or Ordinance	5
Community Policing	77
Criminal Mischief	2
Death Investigation	1
Dispute	5
Domestic	2
DUII	5
Fireworks	1
Harassment	1
Hazard	22
Hit and Run	2
Info	1
Intoxicated	1
Juvenile	9
Lobby	2
Missing	9
MVA Unk	2
Noise	14
Parking	49
Person Stop	4
Property	14
Range or Training	1
Suicidal Subject	1
Suspicious or Prowler	23
Test	4
Theft	6

Incident Analysis Report

Summary By Incident Type

Print Date/Time:	07/08/2026 12:53			Sunriver Police Department	
Login ID:	dc911sd\brittanyfo	**From Date:**	06/01/2026 00:00	**ORI Number:**	OR0090500
Incident Type:	All	**To Date:**	06/30/2026 23:59	**Officer ID:**	All
Call Source:	All			**Location:**	All

Incident Type	Number of Incidents
Traffic Complaint	15
Trespass	1
TS	122
Unknown	7
Unwanted	8
Warrant	2
Welfare Check	8
Total:	636

541-593-8622
ssdadmin@sunriversd.org
57475 Abbot Dr, Sunriver
PO Box 2108, Sunriver, OR 97707

MONTHLY REPORT TO DISTRICT MANAGING BOARD

June 18, 2026
Mindy Holliday

Financial

- Continued coordination with the reserve study consultants to finalize the SSD Reserve Study. A draft is included in the board packet for review.
- Continued development of a six-year financial projection to support long-term financial planning.
- Met with SROA staff to address questions regarding the May monthly invoice.
- Continued working with PERS to resolve outstanding issues.
- Continued year-end financial closeout activities for FY26 and initiated coordination with Moss Adams in preparation for the annual audit.
- Worked with legal counsel to draft a payment terms addendum for the SROA Rules & Regulations contract.
- Collaborated with Fire and Police department staff to facilitate procurement of FY27 capital equipment and other approved capital purchases.
- Continued management of QuickBooks Online transactions, including reconciliation of PERS statements, accounts payable and receivable, payroll liabilities, and oversight of District cash flow between First Interstate Bank accounts and Oregon Treasury LGIP funds.

Human Resources

- Worked with staff to begin tracking hours associated with the Voluntary Transitional Return-to-Work (VTR) program to support Workers' Compensation benefits.
- Initiated coordination with the District's contracted consultant to begin the Equal Pay Analysis.
- Began establishing an Employee Recognition Committee and collaborated with department chiefs on its implementation.
- Gathered information from Deschutes County partner agencies to develop a light-duty policy and release form. The policy is currently in draft form.
- Continued revising the Employee Handbook.

Operations

- Forwarded the names of the two SSD Board finalists to Deschutes County for consideration and approval at its August 5 meeting.
- Completed the required public posting process for the drywell project bid and asset disposition.
- Participated in the site tour for the Building a Better Oregon Award selection committee.
- Participated in several professional development and training opportunities, including PSHRA Succession Planning for Local Government, OregonBuys Bid Solicitation, and OrCCP Procurement training.

SUNRIVER FIRE DEPARTMENT / Memorandum

Date: July 10th, 2026
To: SSD Board of Directors
From: Bill Boos, Fire Chief

Subject: **SSD Board Meeting – July 16th, 2026**

A) Calls for Service

- Emergency response update

B) Administrative Update

- Participated in the FF Kienzle memorial service
- Deputy Chief Daugherty retirement
- Civil Service meeting

C) Operations Update

- DPSST bi-annual certification maintenance
- Haz-Mat training
- Initial attack training with the USFS
- B-Shift training conflict resolution training

D) Community Events

- 4th of July at The Village

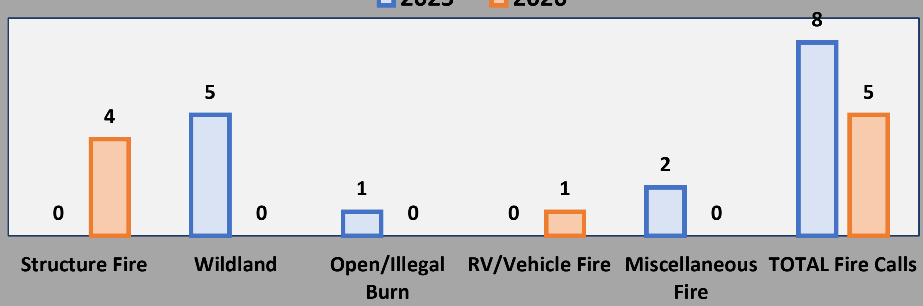
SUNRIVER FIRE DEPARTMENT DASHBOARD

Community ~ Honor ~ Integrity ~ Pride

June
Comparison Statistics

	June 2025	June 2026
Total Monthly Calls	71	69

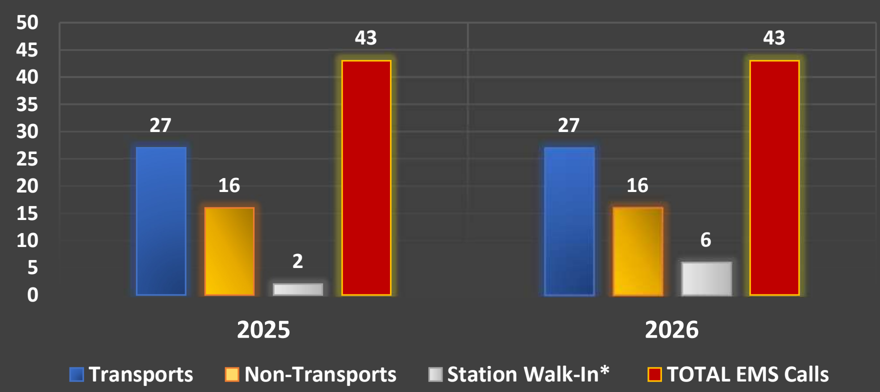
FIRE RESPONSES



RESPONSE TIMES (Min:Sec)

	2025	2026
Turn-Out Time (Dispatched to Enroute)	2:13	1:42
Response Time (Enroute to Arrived)	7:50	7:24
Scene to Back In-Service	42:46	45:02

EMS RESPONSES

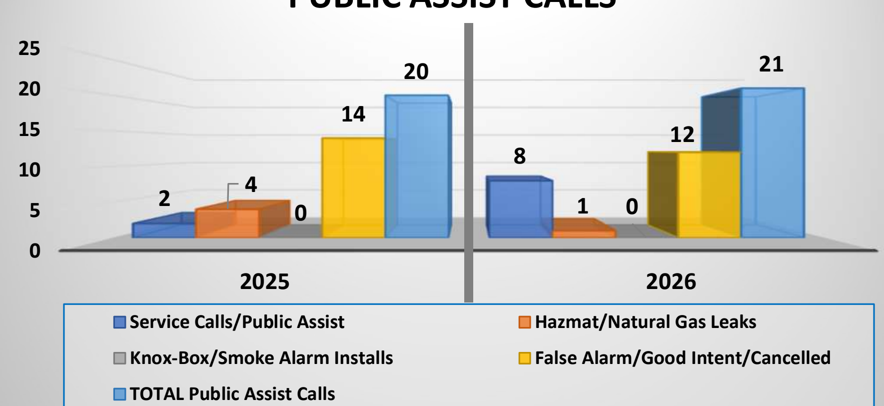


*Walk-ins are included in Transport / Non-Transport Totals

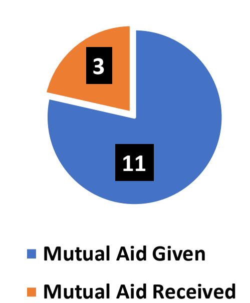
June	2025	2026
TRAINING HOURS	273.5	377.3

June	2025	2026
MOTOR VEHICLE CRASHES	1	0

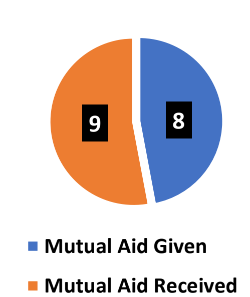
PUBLIC ASSIST CALLS



2025



2026



	2025	2026
TOTAL CALLS (YTD)	231	265

June 2025 Ambulance Billing	$ 59,031.00
June 2026 Ambulance Billing	$ 65,055.00

PAYMENT TERMS ADDENDUM

to Agreement for the Enforcement of Rules and Regulations (Effective May 22, 2026)

This Payment Terms Addendum (“Addendum”) is entered into by and between the Sunriver Owners Association (“SROA”) and the Sunriver Service District (“District”), collectively the “Parties,” and is incorporated into and amends the Agreement for Enforcement of Rules and Regulations effective May 22, 2026 (“Agreement”).

1. Purpose

The purpose of this Addendum is to clarify invoicing procedures, payment timing, dispute resolution for invoices, and related administrative payment terms under Section 4 of the Agreement.

The Parties acknowledge that the Sunriver Service District, as a public body, is subject to Oregon Public Records Law (ORS 192.311–192.478) and must comply with its requirements, including disclosure of public records as provided by law.

2. Invoicing Requirements

2.1 The District shall submit invoices to SROA on a monthly basis, unless otherwise agreed in writing by the Parties.

2.2 Each invoice shall include, at a minimum:

- The number of Rules Enforcement Calls billed under Section 4.1
- Itemized Bike Patrol hours and associated costs under Section 4.2
- Administrative charges as defined in Section 4 (10%)
- Reference to the applicable billing period

3. Payment Due Date

SROA shall pay all undisputed amounts within thirty (30) calendar days of receipt of a properly submitted invoice (“Due Date”).

4. Disputed Charges

4.1 If SROA disputes any portion of an invoice, SROA shall notify the District in writing within fifteen (15) calendar days of receipt of the invoice, identifying the specific disputed charges and the basis for dispute.

4.2 The Parties shall cooperate in good faith to resolve any disputed amounts promptly. SROA shall timely pay all undisputed portions of the invoice.

5. Late Payments

Any undisputed amounts not paid within thirty (30) days after the Due Date shall accrue interest at the rate of 1.0% per month, or the maximum rate permitted under Oregon law, whichever is less.

6. Suspension Rights Unaffected
Nothing in this Addendum shall modify or limit SROA's suspension rights under Section 4.5 of the Agreement or the termination provisions under Section 5.

7. No Other Modifications
Except as expressly modified by this Addendum, all terms, conditions, rates, caps, and provisions of the Agreement shall remain unchanged and in full force and effect.

8. Order of Precedence
In the event of any conflict between this Addendum and the Agreement, this Addendum shall control solely with respect to payment timing, invoicing, dispute handling, and late payment terms.

9. Effective Date
This Addendum shall be effective as of ____________, 2026.

SIGNATURES

SUNRIVER OWNERS ASSOCIATION (SROA)
By: ___________________________

Name: _________________________

Title: _________________________

Date: _________________________

SUNRIVER SERVICE DISTRICT

By: ___________________________

Name: _________________________

Title: _________________________

Date: _________________________

Sunriver Service District

Statement of Financial Position

As of Jun 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
715-0000-100-1001 CASH FIB OPERATING	429,407.91
715-0000-100-1002 CASH FIB PAYROLL	0.00
715-0000-100-1005 CASH FIB MONEY MARKET	0.00
715-0000-100-1006 CASH LGIP ACCOUNT 5427	4,125,271.40
716-0000-100-1006 CASH LGIP ACCOUNT- RSVE 5521	3,152,458.95
717-0000-100-1006 CASH LGIP - PUBLIC SAFETY BLDG	335,287.62
Total for Bank Accounts	**$8,042,425.88**
Accounts Receivable	
Accounts Receivable (A/R)	26,152.67
Total for Accounts Receivable	**$26,152.67**
Other Current Assets	
715-0000-100-1170-1 AMBULANCE RECEIVABLES-1	69,319.39
715-0000-100-1171-1 ALLOWANCE FOR BAD DEBTS-1	-51,217.51
715-0000-100-1172-1 PROPERTY TAX RECEIVABLES-1	82,309.53
715-0000-100-1174-1 ACCOUNTS RECEIVALE-MISC-1	0.00
715-0000-100-1178-1 DUE FROM FUND 716-1	14,179.96
715-0000-100-1179-1 DUE FROM FUND 717-1	-16,296.29
Undeposited Funds	0.00
Total for Other Current Assets	**$98,295.08**
Total for Current Assets	**$8,166,873.63**
Total for Assets	**$8,166,873.63**

Sunriver Service District

Statement of Financial Position

As of Jun 30, 2026

	Total
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
715-0000-200-2001 ACCOUNTS PAYABLE	32,515.13
Total for Accounts Payable	**$32,515.13**
Other Current Liabilities	
000000 Suspense	0.00
715-0000-200-2005-1 PERS ACCRUAL-1	0.00
715-0000-202-2020-1 MEDICARE WITHHELD-1	0.00
715-0000-202-2021-1 FICA WITHHELD-1	0.00
715-0000-202-2022-1 FEDERAL TAX WITHHELD-1	0.00
715-0000-202-2023-1 STATE TAXES WITHHELD-1	0.00
715-0000-202-2024-1 WORKERS' COMP WITHHELD-1	0.00
715-0000-202-2025-1 PLO - ER-1	0.00
715-0000-202-2026-1 PLO - EE-1	0.00
715-0000-203-2027-1 AFLAC W/H NCP-1	0.00
715-0000-203-2028-1 AFLAC W/H -CP-1	0.00
715-0000-203-2031-1 HEALTH INS W/H 125 PLAN-1	0.00
715-0000-203-2032-1 MED & DEP EXP W/H- CP-1	3,123.95
715-0000-203-2035-1 457 DEF'D COMP W/H-1	0.00
715-0000-203-2036-1 NW 457 W/H-1	0.00
715-0000-203-2037-1 NW 457 ROTH W/H-1	0.00
715-0000-203-2038-1 PERS WITHHOLDING-Ee-1	0.00
715-0000-203-2039-1 UNIT W/H-Ee-1	0.00
715-0000-203-2040-1 GARNISHMENT-EMPLOYEE-1	0.00
715-0000-210-2090-1 ACCRUED PAYROLL-1	151,827.89
715-0000-210-2100-1 MEDICARE TAXES-EMPLYR-1	0.00
715-0000-210-2101-1 FICA TAXES EMPLOYER-1	0.00
715-0000-210-2102-1 OREGON STATEWIDE TRANSIT TAX-1	0.00
715-0000-210-2103-1 FUTA FED'L-1	0.00
715-0000-210-2127-1 DEFERRED REVENUE-1	82,309.53
716-0000-200-2017-1 FUND 716 DUE TO FUND 715-1	14,179.96
717-0000-200-2017-1 717 DUE TO FUND 715-1	-16,296.29
Total for Other Current Liabilities	**$235,145.04**
Total for Current Liabilities	**$267,660.17**
Total for Liabilities	**$267,660.17**

Sunriver Service District

Statement of Financial Position

As of Jun 30, 2026

	Total
Equity	
715-1000-301-0000 DON NOT USE - BEG NET WRK CAP	0.00
716-4000-511-9801 ENDING FUND BALANCE	2,999,825.00
717-4000-511-9801 ENDING FUND BALANCE…	1,295,616.00
715-0000-511-9801 ENDING FUND BALANCE.	3,841,704.00
Net Revenue	-237,931.54
Total for Equity	**$7,899,213.46**
Total for Liabilities and Equity	**$8,166,873.63**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026 and YTD July 2025 - June 2026

	June 2026				July 2025 - June 2026		FY26		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 26 Budget	Over (Under) Budget	% of Budget
Revenue									
715-1000-311-1000 PROPERTY TAX COLLECTIONS	183,125.44	530,093.92	(346,968.48)	34.55%	6,312,037.24	6,361,127.00	6,361,127.00	(49,089.76)	99.23%
715-1000-311-1500 PRIOR YR TAX COLLECTIONS	8,049.17	3,333.33	4,715.84	241.48%	41,386.25	40,000.00	40,000.00	1,386.25	103.47%
715-1000-335-2100 CONFLAG REIMBSMT-STATE	0.00	7,083.33	(7,083.33)	0.00%	126,615.80	85,000.00	85,000.00	41,615.80	148.96%
715-1000-342-1400 CONTRACT PAYMENTS	9,552.51	3,043.25	6,509.26	313.89%	27,542.08	36,519.00	36,519.00	(8,976.92)	75.42%
715-1000-342-3100 AMBULANCE CHARGES	-619.70	33,333.33	(33,953.03)	(1.86%)	401,196.70	400,000.00	400,000.00	1,196.70	100.30%
715-1000-342-3120 BAD DEBT EXPENSE	217.50	(17,916.67)	18,134.17	(1.21%)	(233,774.32)	(215,000.00)	(215,000.00)	(18,774.32)	108.73%
715-1000-342-3200 FIRE/AIRLIFECHARGES	0.00	291.67	(291.67)	0.00%	3,418.00	3,500.00	3,500.00	(82.00)	97.66%
715-1000-342-3300 BIKE PATROL CHARGES	12,554.55	3,286.25	9,268.30	382.03%	54,703.65	39,435.00	39,435.00	15,268.65	138.72%
715-1000-343-1300 MISC. INCOME POLICE	100.00	833.33	(733.33)	12.00%	64,247.50	10,000.00	10,000.00	54,247.50	642.48%
715-1000-343-1301 MISC. INCOME FIRE	0.00	416.67	(416.67)	0.00%	205.00	5,000.00	5,000.00	(4,795.00)	4.10%
715-1000-343-1302 MISC. INCOME DISTRICT	0.00	-	-	0.00%	86,995.06	-		86,995.06	0.00%
715-1000-351-2300 COURT FINES & FEES	2,273.44	1,250.00	1,023.44	181.88%	31,945.45	15,000.00	15,000.00	16,945.45	212.97%
715-1000-361-1100 INTEREST INCOME	14,664.69	10,416.67	4,248.02	140.78%	188,758.55	125,000.00	125,000.00	63,758.55	151.01%
715-1000-365-1000 GEMT REVENUE	0.00	1,666.67	(1,666.67)	0.00%	-	20,000.00	20,000.00	(20,000.00)	0.00%
716-0000-361-1100 INTEREST INCOME-RSVE	10,344.46	8,333.33	2,011.13	124.13%	132,414.39	100,000.00	100,000.00	32,414.39	132.41%
716-0000-391-5000 TRANSFERS IN REVENUE	150,000.00	12,500.00	137,500.00	1200.00%	150,000.00	150,000.00	150,000.00	-	100.00%
717-0000-311-1400 LEVY PROCEEDS	26,026.57	72,215.67	(46,189.10)	36.04%	865,218.56	866,588.00	866,588.00	(1,369.44)	99.84%
717-0000-361-1100 INTEREST INCOME - PS BLDG	1,589.90	8,333.33	(6,743.43)	19.08%	57,762.25	100,000.00	100,000.00	(42,237.75)	57.76%
Total Revenue	**$ 417,878.53**	**$ 678,514.08**	**$ (260,635.55)**	**61.59%**	**$ 8,310,672.16**	**$ 8,142,169.00**	**$ 8,142,169.00**	**$ 168,503.16**	**102.07%**
Gross Profit	**$ 417,878.53**	**$ 678,514.08**	**$ (260,635.55)**	**61.59%**	**$ 8,310,672.16**	**$ 8,142,169.00**	**$ 8,142,169.00**	**$ 168,503.16**	**102.07%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026 and YTD July 2025 - June 2026

Expenditures

	June 2026				July 2025 - June 2026		FY26		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 26 Budget	Over (Under) Budget	% of Budget
POLICE DEPARTMENT									
715-4000-422-0000 POLICE DEPT SALARIES									
715-4000-422-1020 POLICE CHIEF	11,676.76	11,576.83	99.93	100.86%	140,121.12	138,922.00	138,922.00	1,199.12	100.86%
715-4000-422-1141 POLICE SERGEANT	18,612.42	18,957.25	(344.83)	98.18%	186,818.31	227,487.00	227,487.00	(40,668.69)	82.12%
715-4000-422-1142 POLICE CAPTAIN	10,049.12	5,175.33	4,873.79	194.17%	60,294.72	62,104.00	62,104.00	(1,809.28)	97.09%
715-4000-422-1143 POLICE PATROL OFFICER	33,218.18	44,422.92	(11,204.74)	74.78%	414,404.14	533,075.00	533,075.00	(118,670.86)	77.74%
715-4000-422-1144 CORPORAL	18,102.26	18,120.17	(17.91)	99.90%	193,487.82	217,442.00	217,442.00	(23,954.18)	88.98%
715-4000-422-1145 POLICE COMMUNITY SERVICE OFFICER	4,326.40	4,713.58	(387.18)	91.79%	55,400.48	56,563.00	56,563.00	(1,162.52)	97.94%
715-4000-422-1155 POLICE OVERTIME	2,921.19	2,500.00	421.19	116.85%	36,113.95	30,000.00	30,000.00	6,113.95	120.38%
715-4000-422-1815 ADMINISTRATIVE EXECUTIVE ASSISTANT	6,740.80	6,676.33	64.47	100.97%	82,037.18	80,116.00	80,116.00	1,921.18	102.40%
715-4000-422-1901 VACATION PAY POLICE	0.00	2,083.33	(2,083.33)	0.00%	12,372.85	25,000.00	25,000.00	(12,627.15)	49.49%
Total 715-4000-422-0000 POLICE DEPT SALARIES	**$ 105,647.13**	**$ 114,225.74**	**$ (8,578.61)**	**92.49%**	**$ 1,181,050.57**	**$ 1,370,709.00**	**$ 1,370,709.00**	**$ (189,658.43)**	**86.16%**
715-4000-422-2000 POLICE DEPT BENEFITS									
715-4000-422-2110 LIFE/DISABILITY/SEC 125	1,603.40	714.92	888.48	224.28%	9,870.24	8,579.00	8,579.00	1,291.24	115.05%
715-4000-422-2150 HEALTH/DENTAL INSURANCE	34,850.25	38,948.25	(4,098.00)	89.48%	402,624.93	467,379.00	467,379.00	(64,754.07)	86.15%
715-4000-422-2201 FICA/MEDICARE	1,512.98	1,626.08	(113.10)	93.04%	21,851.18	19,513.00	19,513.00	2,338.18	111.98%
715-4000-422-2301 PERS/Ee & Er	34,210.41	34,417.50	(207.09)	99.40%	328,569.91	413,010.00	413,010.00	(84,440.09)	79.55%
715-4000-422-2501 UNEMPLOYMENT INS	18.27	166.67	(148.40)	10.96%	223.42	2,000.00	2,000.00	(1,776.58)	11.17%
715-4000-422-2505 OREGON PAID LEAVE	417.38	448.58	(31.20)	93.04%	4,605.74	5,383.00	5,383.00	(777.26)	85.56%
715-4000-422-2601 WORKERS' COMP INS	0.00	3,344.83	(3,344.83)	0.00%	32,525.22	40,138.00	40,138.00	(7,612.78)	81.03%
Total 715-4000-422-2000 POLICE DEPT BENEFITS	**$ 72,612.69**	**$ 79,666.83**	**$ (7,054.14)**	**91.15%**	**$ 800,270.64**	**$ 956,002.00**	**$ 956,002.00**	**$ (155,731.36)**	**83.71%**
715-4000-422-3399 CONTRACT SERVICES	620.00	9,210.00	(8,590.00)	6.73%	98,674.64	110,520.00	110,520.00	(11,845.36)	89.28%
715-4000-422-3410 EMPLOYEE MEDICAL EXPENSES	692.14	508.33	183.81	136.16%	4,189.00	6,100.00	6,100.00	(1,911.00)	68.67%
715-4000-422-4220 CUSTODIAL SERVICES	0.00	291.67	(291.67)	0.00%	-	3,500.00	3,500.00	(3,500.00)	0.00%
715-4000-422-4260 DRY CLEANING-UNIFORMS	0.00	25.00	(25.00)	0.00%	-	300.00	300.00	(300.00)	0.00%
715-4000-422-4325 VEHICLE R & M	0.00	1,625.00	(1,625.00)	0.00%	19,974.90	19,500.00	19,500.00	474.90	102.44%
715-4000-422-4330 EQPMT R&M - (Non Office)	80.00	83.33	(3.33)	96.00%	698.80	1,000.00	1,000.00	(301.20)	69.88%
715-4000-422-5010 DUES & MEMBERSHIPS	139.98	295.83	(155.85)	47.32%	3,368.96	3,550.00	3,550.00	(181.04)	94.90%
715-4000-422-5020 PROFESSIONAL LICENSES & FEES	49.98	366.67	(316.69)	13.63%	1,128.43	4,400.00	4,400.00	(3,271.57)	25.65%
715-4000-422-5040 EDUCATION & TRAINING	4,409.74	1,375.00	3,034.74	320.71%	15,184.78	16,500.00	16,500.00	(1,315.22)	92.03%
715-4000-422-5390 COMMUNICATION SERVICES	2,166.61	1,220.00	946.61	177.59%	13,098.88	14,640.00	14,640.00	(1,541.12)	89.47%
715-4000-422-5510 PRINTING/BINDING	20.00	143.42	(123.42)	13.95%	1,635.00	1,721.00	1,721.00	(86.00)	95.00%
715-4000-422-5820 TRAVEL EXPENSES	1,095.90	183.33	912.57	597.77%	1,442.66	2,200.00	2,200.00	(757.34)	65.58%
715-4000-422-6101 AMMUNITION	0.00	250.00	(250.00)	0.00%	3,201.04	3,000.00	3,000.00	201.04	106.70%
715-4000-422-6122 PUBLIC EDUCATION SUPPLIES	0.00	137.50	(137.50)	0.00%	2,435.65	1,650.00	1,650.00	785.65	147.62%
715-4000-422-6134 GEN'L SUPPLIES	141.50	416.67	(275.17)	33.96%	4,911.84	5,000.00	5,000.00	(88.16)	98.24%
715-4000-422-6135 POLICE VOLUNTEER SUPPLIES	151.29	41.67	109.62	363.07%	477.65	500.00	500.00	(22.35)	95.53%
715-4000-422-6155 OFFICE SUPPLIES	43.80	100.00	(56.20)	43.80%	994.08	1,200.00	1,200.00	(205.92)	82.84%
715-4000-422-6161 POSTAGE/FREIGHT	129.34	70.83	58.51	182.61%	961.67	850.00	850.00	111.67	113.14%
715-4000-422-6197 UNIFORMS	1,043.12	833.33	209.79	125.17%	13,558.83	10,000.00	10,000.00	3,558.83	135.59%
715-4000-422-6220 FUEL	3,059.24	3,608.33	(549.09)	84.78%	32,869.29	43,300.00	43,300.00	(10,430.71)	75.91%
715-4000-422-6320 MEETING SUPPLIES	258.36	141.67	116.69	182.37%	633.66	1,700.00	1,700.00	(1,066.34)	37.27%
715-4000-422-6650 MINOR TOOLS & EQUIPMENT	1,902.58	666.67	1,235.91	285.39%	9,385.54	8,000.00	8,000.00	1,385.54	117.32%
715-4000-422-6665 OFFICE EQPMT(MINOR)	0.00	125.00	(125.00)	0.00%	565.02	1,500.00	1,500.00	(934.98)	37.67%
715-4000-422-9701 CONTINGENCY	0.00	833.33	(833.33)	0.00%	-	10,000.00	10,000.00	(10,000.00)	0.00%
TOTAL POLICE DEPARTMENT M&S	**$ 16,003.58**	**$ 22,552.58**	**$ (6,549.00)**	**70.96%**	**$ 229,390.32**	**$ 270,631.00**	**$ 270,631.00**	**$ (41,240.68)**	**84.76%**

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026 and YTD July 2025 - June 2026

Color Legend:
Areas to discuss
Areas already discussed

	June 2026				July 2025 - June 2026		FY26		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 26 Budget	Over (Under) Budget	% of Budget
FIRE DEPARTMENT									
715-5500-425-0000 FIRE DEPT SALARIES									
715-5500-425-1022 FIRE CHIEF	11,676.78	11,576.83	99.95	100.86%	140,121.36	138,922.00	138,922.00	1,199.36	100.86%
715-5500-425-1023 ASST CHIEF	11,262.44	11,538.50	(276.06)	97.61%	135,453.97	138,462.00	138,462.00	(3,008.03)	97.83%
715-5500-425-1151 FIRE CAPTAIN	29,028.25	30,210.33	(1,182.08)	96.09%	352,683.77	362,524.00	362,524.00	(9,840.23)	97.29%
715-5500-425-1152 FIRE ENGINEER	26,242.80	27,230.83	(988.03)	96.37%	317,641.90	326,770.00	326,770.00	(9,128.10)	97.21%
715-5500-425-1153 FIREFIGHTER/PM	43,848.62	46,835.50	(2,986.88)	93.62%	555,759.14	562,026.00	562,026.00	(6,266.86)	98.88%
715-5500-425-1155 FIRE OVERTIME	37,140.42	22,916.67	14,223.75	162.07%	309,287.09	275,000.00	275,000.00	34,287.09	112.47%
715-5500-425-1158 FIRE RESERVE	3,480.00	4,166.67	(686.67)	83.52%	28,072.50	50,000.00	50,000.00	(21,927.50)	56.15%
715-5500-425-1885 ADMINISTRATIVE EXECUTIVE ASSISTANT.	5,799.91	6,577.83	(777.92)	88.17%	70,129.48	78,934.00	78,934.00	(8,804.52)	88.85%
715-5500-425-1901 VACATION PAY FIRE	459.00	2,500.00	(2,041.00)	18.36%	16,738.93	30,000.00	30,000.00	(13,261.07)	55.80%
Total 715-5500-425-0000 FIRE DEPT SALARIES	**$ 168,938.22**	**$ 163,553.16**	**$ 5,385.06**	**103.29%**	**$ 1,925,888.14**	**$ 1,962,638.00**	**$ 1,962,638.00**	**$ (36,749.86)**	**98.13%**
715-5500-425-2000 FIRE DEPT BENEFITS									
715-5500-425-2110 LIFE/DISABILITY/SEC 125.	0.00	775.42	(775.42)	0.00%	10,992.55	9,305.00	9,305.00	1,687.55	118.14%
715-5500-425-2150 HEALTH/DENTAL INSURANCE.	39,508.25	43,585.58	(4,077.33)	90.65%	526,751.00	523,027.00	523,027.00	3,724.00	100.71%
715-5500-425-2201 FICA/MEDICARE.	2,521.43	2,323.25	198.18	108.53%	27,691.63	27,879.00	27,879.00	(187.37)	99.33%
715-5500-425-2301 PERS/Ee & Er.	57,336.60	49,959.67	7,376.93	114.77%	614,706.55	599,516.00	599,516.00	15,190.55	102.53%
715-5500-425-2501 UNEMPLOYMENT INS.	28.62	166.67	(138.05)	17.17%	353.84	2,000.00	2,000.00	(1,646.16)	17.69%
715-5500-425-2505 OREGON PAID LEAVE	691.97	640.92	51.05	107.97%	7,598.76	7,691.00	7,691.00	(92.24)	98.80%
715-5500-425-2601 WORKERS' COMP INS.	0.00	7,297.42	(7,297.42)	0.00%	85,379.66	87,569.00	87,569.00	(2,189.34)	97.50%
Total 715-5500-425-2000 FIRE DEPT BENEFITS	**$ 100,086.87**	**$ 104,748.93**	**$ (4,662.06)**	**95.55%**	**$ 1,273,473.99**	**$ 1,256,987.00**	**$ 1,256,987.00**	**$ 16,486.99**	**101.31%**
715-5500-425-3399 CONTRACT SERVICES..	6,262.45	5,250.00	1,012.45	119.28%	56,019.03	63,000.00	63,000.00	(6,980.97)	88.92%
715-5500-425-3410 EMPLOYEE MEDICAL EXPENSES.	6,125.47	2,466.67	3,658.80	248.33%	27,647.42	29,600.00	29,600.00	(1,952.58)	93.40%
715-5500-425-4325 VEHICLE R & M.	19,203.07	3,750.00	15,453.07	512.08%	64,067.41	45,000.00	45,000.00	19,067.41	142.37%
715-5500-425-4330 EQPMT R&M(NON OFFICE).	80.00	83.33	(3.33)	96.00%	12,838.12	14,500.00	14,500.00	(1,661.88)	88.54%
715-5500-425-5010 DUES & MEMBERSHIP	65.00	391.67	(326.67)	16.60%	3,665.00	4,700.00	4,700.00	(1,035.00)	77.98%
715-5500-425-5020 PROFESSIONAL LICENSES & FEES.	53.00	458.33	(405.33)	11.56%	2,337.00	5,500.00	5,500.00	(3,163.00)	42.49%
715-5500-425-5040 EDUCATION & TRAINING.	882.04	2,191.67	(1,309.63)	40.25%	14,230.99	26,300.00	26,300.00	(12,069.01)	54.11%
715-5500-425-5390 COMMUNICATION SERVICES.	676.16	1,416.67	(740.51)	47.73%	8,035.52	17,000.00	17,000.00	(8,964.48)	47.27%
715-5500-425-5510 PRINTING/BINDING.	0.00	62.50	(62.50)	0.00%	693.40	750.00	750.00	(56.60)	92.45%
715-5500-425-5820 TRAVEL EXPENSES.	342.95	208.33	134.62	164.62%	1,291.23	2,500.00	2,500.00	(1,208.77)	51.65%
715-5500-425-6122 PUBLIC EDUCATIONAL SUPPLIES	857.95	300.00	557.95	285.98%	2,668.66	3,600.00	3,600.00	(931.34)	74.13%
715-5500-425-6134 GENERAL SUPPLIES	1,146.62	1,000.00	146.62	114.66%	10,635.40	12,000.00	12,000.00	(1,364.60)	88.63%
715-5500-425-6143 MEDICAL SUPPLIES	3,071.21	3,333.33	(262.12)	92.14%	29,033.78	40,000.00	40,000.00	(10,966.22)	72.58%
715-5500-425-6155 OFFICE SUPPLIES.	14.44	100.00	(85.56)	14.44%	804.75	1,200.00	1,200.00	(395.25)	67.06%
715-5500-425-6161 POSTAGE/FREIGHT OUT	6.99	41.67	(34.68)	16.77%	35.58	500.00	500.00	(464.42)	7.12%
715-5500-425-6188 SPECIAL SUPPLIES	39.90	1,166.67	(1,126.77)	3.42%	15,292.75	14,000.00	14,000.00	1,292.75	109.23%
715-5500-425-6197 UNIFORMS.	2,800.59	1,666.67	1,133.92	168.04%	12,710.51	20,000.00	20,000.00	(7,289.49)	63.55%
715-5500-425-6200 PERSONAL PROTECTIVE EQUIPMENT	273.20	3,286.92	(3,013.72)	8.31%	1,082.30	39,443.00	39,443.00	(38,360.70)	2.74%
715-5500-425-6220 FUEL.	2,467.62	2,018.75	448.87	122.24%	16,722.71	24,225.00	24,225.00	(7,502.29)	69.03%
715-5500-425-6320 MEETING SUPPLIES.	0.00	145.83	(145.83)	0.00%	198.90	1,750.00	1,750.00	(1,551.10)	11.37%
715-5500-425-6650 MINOR TOOLS & EQUIPMENT.	464.02	583.33	(119.31)	79.55%	1,737.72	7,000.00	7,000.00	(5,262.28)	24.82%
715-5500-425-6665 OFFICE EQPMT(MINOR).	2,778.05	733.33	2,044.72	378.83%	6,722.92	8,800.00	8,800.00	(2,077.08)	76.40%
715-5500-425-9701 CONTINGENCY.	0.00	833.33	(833.33)	0.00%	-	10,000.00	10,000.00	(10,000.00)	0.00%
TOTAL FIRE DEPARTMENT M&S	**$ 47,610.73**	**$ 31,489.00**	**$ 16,121.73**	**151.20%**	**$ 288,471.10**	**$ 391,368.00**	**$ 391,368.00**	**$ (102,896.90)**	**73.71%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026 and YTD July 2025 - June 2026

	June 2026				July 2025 - June 2026		FY26		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 26 Budget	Over (Under) Budget	% of Budget
BIKE PATROL									
715-6800-428-0000 BIKE PATROL DEPT SALARIES & BENEFITS									
715-6800-428-1145 PATHWAY RANGER	10,551.12	3,714.58	6,836.54	284.05%	48,356.22	44,575.00	44,575.00	3,781.22	108.48%
715-6800-428-2201 FICA/MEDICARE..	654.61	284.17	370.44	230.36%	3,667.69	3,410.00	3,410.00	257.69	107.56%
715-6800-428-2501 UNEMPLOYMENT INS..	3.58	41.67	(38.09)	8.59%	27.31	500.00	500.00	(472.69)	5.46%
715-6800-428-2505 OREGON PAID LEAVE	34.22	83.33	(49.11)	41.07%	191.80	1,000.00	1,000.00	(808.20)	19.18%
715-6800-428-2601 WORKERS' COMP INS..	0.00	164.83	(164.83)	0.00%	691.44	1,978.00	1,978.00	(1,286.56)	34.96%
Total 715-6800-428-0000 BIKE PATROL DEPT SALARIES & BENEFITS	**$ 11,243.53**	**$ 4,288.58**	**$ 6,954.95**	**262.17%**	**$ 52,934.46**	**$ 51,463.00**	**$ 51,463.00**	**$ 1,471.46**	**102.86%**
715-6800-428-3410 EMPLOYEE MEDICAL EXPENSE	730.00	119.17	610.83	612.57%	730.00	1,430.00	1,430.00	(700.00)	51.05%
715-6800-428-6134 GENERAL SUPPLIES.	254.35	41.67	212.68	610.39%	434.36	500.00	500.00	(65.64)	86.87%
715-6800-428-6197 UNIFORMS..	167.97	41.67	126.30	403.10%	171.56	500.00	500.00	(328.44)	34.31%
715-6800-428-6650 MINOR TOOLS & EQUIPMENT…	0.00	125.00	(125.00)	0.00%	30.00	1,500.00	1,500.00	(1,470.00)	2.00%
TOTAL BIKE PATROL DEPARTMENT M&S	**$ 1,152.32**	**$ 327.51**	**$ 824.81**	**351.84%**	**$ 1,365.92**	**$ 3,930.00**	**$ 3,930.00**	**$ (2,564.08)**	**34.76%**

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026 and YTD July 2025 - June 2026

Color Legend:
Areas to discuss
Areas already discussed

	June 2026				July 2025 - June 2026		FY26		
	Actual	Budget	Over (Under) Budget	% of Budget	Actual	Budget	FY 26 Budget	Over (Under) Budget	% of Budget
ADMINISTRATION									
715-9700-425-0000 ADMIN SALARIES & BENEFITS									
715-9700-425-1815 ADMINISTRATIVE EXECUTIVE ASSISTANT	3,508.74	4,365.92	(857.18)	80.37%	23,324.45	52,391.00	52,391.00	(29,066.55)	44.52%
715-9700-425-1888 DISTRICT ADMINISTRATOR	10,209.10	9,723.00	486.10	105.00%	122,976.35	116,676.00	116,676.00	6,300.35	105.40%
715-9700-425-2100 LIFE/DISABILITY/SEC 125..	62.02	50.17	11.85	123.62%	814.24	602.00	602.00	212.24	135.26%
715-9700-425-2150 HEALTH/DENTAL INSURANCE..	3,385.50	3,358.33	27.17	100.81%	39,992.00	40,300.00	40,300.00	(308.00)	99.24%
715-9700-425-2201 FICA/MEDICARE...	399.66	204.33	195.33	195.60%	3,542.52	2,452.00	2,452.00	1,090.52	144.47%
715-9700-425-2301 PERS/Ee & Er..	2,803.42	3,450.42	(647.00)	81.25%	31,261.75	41,405.00	41,405.00	(10,143.25)	75.50%
715-9700-425-2501 UNEMPLOYMENT INS...	2.05	41.67	(39.62)	4.92%	23.56	500.00	500.00	(476.44)	4.71%
715-9700-425-2505 OREGON PAID LEAVE	52.91	56.50	(3.59)	93.65%	570.78	678.00	678.00	(107.22)	84.19%
715-9700-425-2601 WORKERS COMP INS	0.00	20.83	(20.83)	0.00%	216.88	250.00	250.00	(33.12)	86.75%
Total 715-9700-425-0000 ADMIN SALARIES & BENEFITS	**$ 20,423.40**	**$ 21,271.17**	**$ (847.77)**	**96.01%**	**$ 222,722.53**	**$ 255,254.00**	**$ 255,254.00**	**$ (32,531.47)**	**87.26%**
715-9700-425-3320 AUDIT SVCS/RESERVE STUDY	0.00	1,116.67	(1,116.67)	0.00%	11,327.00	13,400.00	13,400.00	(2,073.00)	84.53%
715-9700-425-3370 LEGAL	1,300.00	1,250.00	50.00	104.00%	25,436.26	15,000.00	15,000.00	10,436.26	169.58%
715-9700-425-3399 CONTRACTUAL SERVICES	13,842.62	8,723.33	5,119.29	158.69%	116,470.93	104,680.00	104,680.00	11,790.93	111.26%
715-9700-425-3410 EMPLOYEE MEDICAL EXPENSES..	0.00	208.33	(208.33)	0.00%	45.00	2,500.00	2,500.00	(2,455.00)	1.80%
715-9700-425-4110 WATER & SEWER..	535.74	666.67	(130.93)	80.36%	5,718.66	8,000.00	8,000.00	(2,281.34)	71.48%
715-9700-425-4210 GARBAGE..	1,425.30	458.33	966.97	310.98%	8,384.74	5,500.00	5,500.00	2,884.74	152.45%
715-9700-425-4220 CUSTODIAL/JANITORIAL SVCS	1,793.35	833.33	960.02	215.20%	12,321.39	10,000.00	10,000.00	2,321.39	123.21%
715-9700-425-4320 BLDG/GROUNDS MAINTENANCE	3,877.56	1,012.50	2,865.06	382.97%	13,269.55	12,150.00	12,150.00	1,119.55	109.21%
715-9700-425-4460 BUILDING RENTAL	0.00	3,333.33	(3,333.33)	0.00%	40,000.00	40,000.00	40,000.00	-	100.00%
715-9700-425-5010 MEMBERSHIP & DUES	32.00	715.83	(683.83)	4.47%	11,519.24	8,590.00	8,590.00	2,929.24	134.10%
715-9700-425-5040 EDUCATION & TRAINING..	784.00	237.92	546.08	329.52%	3,233.00	2,855.00	2,855.00	378.00	113.24%
715-9700-425-5050 BANK/TRUSTEE CHARGES	0.05	83.33	(83.28)	0.06%	340.08	1,000.00	1,000.00	(659.92)	34.01%
715-9700-425-5204 INSURANCE PREMIUMS	0.00	11,250.00	(11,250.00)	0.00%	105,824.00	135,000.00	135,000.00	(29,176.00)	78.39%
715-9700-425-5390 COMMUNICATIONS SERVICES	802.66	1,033.33	(230.67)	77.68%	9,556.10	12,400.00	12,400.00	(2,843.90)	77.07%
715-9700-425-5401 PUBLIC NOTICES	2,441.25	166.67	2,274.58	1464.72%	2,668.75	2,000.00	2,000.00	668.75	133.44%
715-9700-425-5820 TRAVEL & MEALS	56.55	291.67	(235.12)	19.39%	1,101.23	3,500.00	3,500.00	(2,398.77)	31.46%
715-9700-425-6134 GENERAL SUPPLIES..	1,054.90	308.33	746.57	342.13%	3,699.08	3,700.00	3,700.00	(0.92)	99.98%
715-9700-425-6155 COPIER CHGS	777.23	416.67	360.56	186.53%	6,742.02	5,000.00	5,000.00	1,742.02	134.84%
715-9700-425-6161 POSTAGE/ FREIGHT	166.48	83.33	83.15	199.78%	959.02	1,000.00	1,000.00	(40.98)	95.90%
715-9700-425-6210 ELECTRICITY..	2,865.53	1,083.33	1,782.20	264.51%	21,011.60	13,000.00	13,000.00	8,011.60	161.63%
715-9700-425-6240 NATURAL GAS..	922.94	750.00	172.94	123.06%	11,139.67	9,000.00	9,000.00	2,139.67	123.77%
715-9700-425-6335 DISTRICT FUNCTIONS	92.60	83.33	9.27	111.12%	1,295.57	1,000.00	1,000.00	295.57	129.56%
715-9700-425-6665 OFFICE EQUIPMENT	0.00	41.67	(41.67)	0.00%	-	500.00	500.00	(500.00)	0.00%
715-9700-491-9616 TRANSFER TO RESERVE FUND	150,000.00	12,500.00	137,500.00	1200.00%	150,000.00	150,000.00	150,000.00	-	100.00%
715-9700-501-9701 CONTINGENCY..	0.00	1,666.67	(1,666.67)	0.00%	-	20,000.00	20,000.00	(20,000.00)	0.00%
TOTAL ADMINISTRATION DEPARTMENT M&S	**$ 182,770.76**	**$ 48,314.57**	**$ 134,456.19**	**378.29%**	**$ 562,062.89**	**$ 579,775.00**	**$ 579,775.00**	**$ (17,712.11)**	**96.95%**

Color Legend:
Areas to discuss
Areas already discussed

Sunriver Service District
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026 and YTD July 2025 - June 2026

	June 2026					July 2025 - June 2026		FY26		
	Actual	Budget	Over (Under) Budget	% of Budget		Actual	Budget	FY 26 Budget	Over (Under) Budget	% of Budget
716 CAPITAL FUND										
716-4000-422-9422 AUTO - FIRE DEPARTMENT	0.00	6,649.50	(6,649.50)	0.00%		79,405.50	79,794.00	79,794.00	(388.50)	99.51%
716-4000-422-9435 POLICE EQUIPMENT	14,179.96	2,470.83	11,709.13	573.89%		22,650.76	29,650.00	29,650.00	(6,999.24)	76.39%
716-4000-425-9430 FIRE EQUIPMENT	0.00	3,492.00	(3,492.00)	0.00%		41,903.98	41,904.00	41,904.00	(0.02)	100.00%
716-4000-501-9701 CONTINGENCY...	0.00	4,583.33	(4,583.33)	0.00%		-	55,000.00	55,000.00	(55,000.00)	0.00%
TOTAL 716 M&S	**$ 14,179.96**	**$ 17,195.66**	**$ (3,015.70)**	**82.46%**		**$ 143,960.24**	**$ 206,348.00**	**$ 206,348.00**	**$ (62,387.76)**	**69.77%**
717 PSB FUND										
717-4000-422-9210 DESIGN/PROFESSIONAL SERVICES	2,167.50	3,333.33	(1,165.83)	65.03%		4,297.50	40,000.00	40,000.00	(35,702.50)	10.74%
717-4000-422-9215 LEGAL & GOVERNMENTAL SERVICES	735.92	833.33	(97.41)	88.31%		4,682.42	10,000.00	10,000.00	(5,317.58)	46.82%
717-4000-422-9220 PROJECT ADMINISTRATION	0.00	2,916.67	(2,916.67)	0.00%		23,170.00	35,000.00	35,000.00	(11,830.00)	66.20%
717-4000-422-9225 CONSTRUCTION	6,800.16	93,333.33	(86,533.17)	7.29%		1,002,392.14	1,120,000.00	1,120,000.00	(117,607.86)	89.50%
717-4000-422-9235 PERMITS, TESTING, FEES	0.05	583.33	(583.28)	0.01%		0.05	7,000.00	7,000.00	(6,999.95)	0.00%
717-4000-422-9460 LOAN PAYMENT	0.00	69,395.08	(69,395.08)	0.00%		832,470.79	832,741.00	832,741.00	(270.21)	99.97%
717-4000-501-9701 CONTINGENCY...	0.00	-	-			-	-	-	-	0.00%
TOTAL 717 M&S	**$ 9,703.63**	**$ 170,395.07**	**$ (160,691.44)**	**5.69%**		**$ 1,867,012.90**	**$ 2,044,741.00**	**$ 2,044,741.00**	**$ (177,728.10)**	**91.31%**
Total Expenditures	**$ 750,372.82**	**$ 778,028.80**	**$ (27,655.98)**	**96.44%**		**$ 8,548,603.70**	**$ 9,349,846.00**	**$ 9,349,846.00**	**$ (801,242.30)**	**91.43%**
Net Operating Revenue	**$ (332,494.29)**	**$ (99,514.72)**	**$ (232,979.57)**	**334.12%**		**$ (237,931.54)**	**$ (1,207,677.00)**	**$ (1,207,677.00)**	**$ 969,745.46**	**19.70%**
Net Revenue	**$ (332,494.29)**	**$ (99,514.72)**	**$ (232,979.57)**	**334.12%**		**$ (237,931.54)**	**$ (1,207,677.00)**	**$ (1,207,677.00)**	**$ 969,745.46**	**19.70%**
Expense Category Summary - FUND 715										
Personal Service	478,951.84	487,754.41	(8,802.57)	98.20%	-	5,456,340.33	5,853,053.00	5,853,053.00	(396,712.67)	93.22%
Materials & Service	247,537.39	86,850.33	160,687.06	285.02%		931,290.23	1,055,704.00	1,055,704.00	(124,413.77)	88.22%
Transfer to Reserve Fund		12,500.00	(12,500.00)	0.00%		150,000.00	150,000.00	150,000.00	-	100.00%
Contingencies		3,333.33	(3,333.33)	0.00%		-	40,000.00	40,000.00	(40,000.00)	
Totals	**726,489.23**	**590,438.07**	**136,051.16**	**123.04%**		**6,537,630.56**	**7,098,757.00**	**7,098,757.00**	**(561,126.44)**	**92.10%**
Expense Category Summary - FUND 716										
Materials & Service	14,179.96	12,612.33	1,567.63	112.43%		143,960.24	151,348.00	151,348.00	(7,387.76)	95.12%
Contingencies	-	4,583.33	(4,583.33)	0.00%	-	-	55,000.00	55,000.00	(55,000.00)	0.00%
Totals	**14,179.96**	**17,195.66**	**(3,015.70)**	**82.46%**		**143,960.24**	**206,348.00**	**206,348.00**	**(62,387.76)**	**69.77%**
Expense Category Summary - FUND 717										
Materials & Service	9,703.63	100,999.99	(91,296.36)	9.61%		1,034,542.11	1,212,000.00	1,212,000.00	(177,457.89)	85.36%
Debt Payment	-	69,395.08	(69,395.08)	0.00%		832,470.79	832,741.00	832,741.00	(270.21)	99.97%
Contingencies		-	-		-	-	-	-	-	
Totals	**9,703.63**	**170,395.07**	**(160,691.44)**	**5.69%**		**1,867,012.90**	**2,044,741.00**	**2,044,741.00**	**(177,728.10)**	**91.31%**

CONFLAGS & ODF FIRES FY 25-26 REIMBURSEMENTS					
NAME OF FIRE	LABOR	EQUIPMENT	LODGING/MEALS	TOTAL	FUNDS RECEIVED
Cram	$23,213.76	$7,621.65	$0.00	$30,835.41	YES
Sunrise	$11,572.32	$3,510.00	$0.00	$15,082.32	YES
Flat (Bjorvik)	$5,317.76	$1,642.50	$0.00	$6,960.26	YES
Marks Creek	$3,829.86	$1,305.00	$0.00	$5,134.86	YES
Black Rock	$18,350.36	$5,715.00	$0.00	$24,065.36	YES
Flat (Line Staff)	$17,859.78	$4,011.00	$112.65	$21,553.78	YES
Tropical System Helene	$22,226.81	$0.00	$757.00	$22,983.81	YES
TOTALS	**$102,370.65**	**$23,805.15**	**$869.65**	**$126,615.80**	

Overtime Costs YTD - 6/30/26	
Conflag Fire OT	$50,856.63
Regular OT	$258,430.46
Total OT	$309,287.09
FY 25/26 OT Budget	$275,000.00
Regular OT Percent of Budget	93.97%
Conflag Fire OT Percent of Budget	18.49%
Total OT Percent of Budget	112.47%

Board of Directors Actions – June 20, 2026

There were 8 Board members in attendance (6 in person, 2 via Zoom) at the June 20, 2026, meeting. The meeting was held live/in person at the Sunriver Homeowners Association Administrative Office, virtually via Zoom and was available for viewing via internet broadcast on YouTube.

At its regular monthly business meeting, the SROA Board of Directors took the following actions:

FINANCIAL

- The Board received the May 2026 Financial Report from the Board Treasurer.
- The Board approved the May 2026 unaudited financials.

COMMITTEE/TASK FORCE MEMBERSHIP ACTIONS

- The Board approved the appointment of 11 owners to the Fire Protection Workgroup as follows: Susan Kubota, Stephen Holt, Teresa Youmans, Colleen Elings, Donald Barnes, William Pratt, Corey Wright, Lori Menalia, William Gill, Tony Selle, Bill Weymer.

COMMITTEE/TASK FORCE ACTION REQUESTS

- None.

NON-FINANCIAL

- Approved minutes from the May 15, 2026, Work Session, the May 16, 2026, Business Meeting, and the June 6th and 11th Special Board Meetings.
- The Board received the monthly General Manager's report for SROA Departments for the month of May 2026.
- The Board received the Sunriver Service District Report for the month of May and June 2026.
- The Board received the monthly committee/liaison reports for the month of May 2026.
- The Board accepted the annual report from SROA Magistrate, Jo Zucker.
- The Board accepted the SROA 2025 Audit Report.
- The Board remanded the proposed Design Manual amendments back to the Design Committee for further review based on the comments

submitted by owners – and to explain how/why such comments were/were not implemented.

- The Board appointed SROA Board of Directors officers as follows: President, Pam Hays; Vice-President, Veronic Jacknow, Treasurer, Brad Banta, Secretary, Linda Beard.
- The Board appointed Holly Lekas to fill the remaining 14 months of the vacant Board position resulting from a resignation.

EXECUTIVE SESSION: An executive session was held at the June 19th work session but not the June 20th business meeting.

OWNERS FORUM - Four owners spoke at the Friday (19th) work session (one virtually via Zoom and one in-person) and no owners spoke at the Saturday (20th) business meeting. There were 9 owner letters (two from the same owner) acknowledged/summarized into the record at the Friday work session and 1 at the Saturday business meeting. <u>A brief summary</u> of the comments are as follows:

<u>FRIDAY, June 19th</u>:
(LETTERS/COMMENTS ACKOWLEDGED/SUMMARIZED INTO THE RECORD)

Paul Conte, #7&#8 McKenzie Lane: Mr. Conte commented on two issues. 1.) The proposed amendments to the Design Manual as submitted by the Design Committee as well as the Design Committee responses to his questions. 2.) The number of tree protection barriers at Winners Circle park – why is the number there (allowed for an SROA facility) greater than what is allowed for homeowners?

Chris Martin, Mountain View Lodges: Mr. Martin had questions related to a lawsuit filed against SROA et. al., specifically as related to the Resorts golf membership actions. He suggested an update to owners.

Doug & Sarah Dulak, #37 Fremont: The Dulak's suggested that SROA construct "ball walls" as part of the overall recreational amenities (walls where tennis, pickleball can be practiced as an individual).

Elliott Fries, #6 Whistling Swan: Mr. Fries asked when the Board will be discussing the rules regarding skateboard use and potentially allowing such on the pathways.

Jim Melamed, #83 Meadow House Loop: Mr. Melamed commented on two issues.) The proposed CTF. 2.) Access to Resort golf courses. 1.) He believes that the CTF is unfair and asked about the fairness to the Resort on this issue. 2.) He believes the lack of general access to the Resort golf courses is unfair and believes owners have a legal right of access as in the past format..

Eric Turner, #17 Malheur Lane: Mr. Turner had concerns about the lack of access to Sunriver golf due to membership actions taken by the Sunriver Resort. He believes that it is injurious to all entities in Sunriver. He also believes that it hurts rental properties and reduces the number of visitors coming to Sunriver – which is detrimental to all Sunriver businesses.

Richard Jaccarino, #9 Mulligan Lane: Mr. Jaccarino has concerns about pond #9 on the Woodlands golf course – the current conditions, noxious weeds, etc. He believes it is mis-managed.

Steven Pearson, #20 Malheur Lane: Mr. commented in opposition to the CTF. He does not feel it is equitable to all properties in all situations. He stated that if an individual property is sold multiple times to another property that may sell fewer times over the same time period, the property sold more frequently ends up with owners contributing more.

(IN PERSON/VIRTUAL SPEAKERS)
Brenda McCarthy, #4 Pine Bough: Ms. McCarthy spoke in favor of the CTF. She noted the inaccurate information on social media. She believes the CTF is fair in comparison to other options where homes of different sized have different impacts in comparison to raising maintenance fees which is the same cost to all owners regardless of the impact of the home.

Sharon Konopa, #10 Racoon Lane: Ms. Konopa is in favor of the CTF. She believes the funds are needed not to develop amenities to protect past investments in Sunriver. She believes no option previously examined is entirely fair for a variety of reasons but that the CTF is the most fair and equitable of all looked at.

Gerhard Beenen, #10 East Park Lane: Mr. Beenen spoke in favor of the CTF and submitted written comments as well. He noted many reason why the CTF is important to Sunriver – maintaining relevance, past improvements that benefitted Sunriver – the investment must continue to maintain relevance.

Kara Kerker, #7 Bluegrass Lane: Ms. Kerker supports the CTF. She believes it is fair as it is based on value which typically equates to size of home and impact on amenities. Increasing the maintenance fee is not fair as all pay the same even with varying degrees of impact to amenities. She stated that the CTF is a proven model in many other planned communities. The results will benefit all Sunriver entities.

SATURDAY, June 20th:
(LETTERS/COMMENTS SUMMARIZED INTO THE RECORD)

Paul Conte, #7&#8 McKenzie Lane: Mr. Conte commented that he and an attached petition of 113 Sunriver owners believe SROA should pursue all legal steps to restore Sunriver owner access to the Resort owned golf courses as was previously allowed prior to privatization.

Richard Jaccarino, 9 Mulligan Lane: Mr. Jaccarino commented and submitted photos and analysis regarding the degradation of Pond #9 at the Woodlands Golf Course and wanted the SROA Board to understand the issue.

(IN PERSON/VIRTUAL SPEAKERS)
Theresa Youmans, #15 Big Sky Lane: Ms. Youmans spoke on multiple issues and submitted written documentation to the Board in conjunction with her oral comments. A summary of the topics addressed includes: Maintenance Fee agreement with Sunriver Resort as related to Consolidated Plan language; Consolidated Plan language and direction on capital expenditures; why is a separate CTF fund necessary and would it circumvent owners votes on facilities with a useful life beyond 30-years?

Scott Brucker, #7 Holly Lane: Mr. Brucker disputed social media comments citing lack of SROA transparency; he noted the availability of detailed information available on the SROA webpage and efforts to include owners in decision making on the issues noted on social media outlets.

Brian McCarthy, #4 Pine Bough: Mr. McCarthy spoke in support of the CTF – he stated that he believes that it is fair in comparison to other ideas; new amenities are vital to the quality of life and relevance of Sunriver.

Kristen Lawson, #1 Umpqua Lane: Ms. Lawson Opposes the CTF as she believes that it is inequitable among owners. She believes other alternatives, such as raising maintenance fees, is better. She stated that the loss of golf privileges is a primary concern affecting the attractiveness of Sunriver and will not be made up by other amenities. She believes other alternatives should look at capitalizing existing Sunriver amenities.

Josh Lawson, #1 Umpqua Lane: Mr. Lawson is not in favor of the CTF. He stated that he believes the Board does not listen to owners and that over time SROA/Sunriver has lost amenities. He spoke to the cost of staffing the members pool especially on a day where there was very little attendance.

PC: Board Members
Committee Chairs
Department Heads & SSD Chiefs
Sunriver Service District Board Chair

SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS SPECIAL BOARD MEETING
SROA BOARD ROOM
JUNE 11, 2026

DIRECTORS PRESENT: Bill Burke, Clark Pederson, Linda Beard, Dale Harrison, and Keith Mobley

DIRECTORS VIA ZOOM: Veronica Jacknow, Pam Hays and Brad Banta

STAFF PRESENT: James Lewis, Joe Healy, Keith Kessaris, and Richie Villagrana

President Burke called the meeting to order at 1 P.M. and noted this is a special meeting of the SROA. President Burke conducted roll call.

No owners were present and no one addressed the Board.

EXECUTIVE SESSION

Director Mobley moved to recess the public meeting and adjourn to Executive Session under the authority given in the SROA Bylaws, Article 4, Section 11 to consult with legal counsel regarding existing litigation as well as the negotiation of contracts with third parties. These deliberations will not be disclosed to owners because they are the subject of attorney-client privilege. Seconded by Director Pederson, the motion passed unanimously.

The public meeting recessed at 1:05 P.M.

The public meeting reconvened 2:00 P.M.

President Burke recognized the Board was back in public session.

Director Pederson moved that in the legal case of Myers versus SROA Et al. that we accept the offer from the plaintiff, Ms. Myers to dismiss all the claims against all the defendants with prejudice in exchange for all defendants' waiver of pursuit of attorney fees and costs. Seconded by Director Harrison.

Director Pederson noted that for anyone watching who is not familiar, "with prejudice" means that the plaintiff, Ms. Myers is barred from refiling on these same issues in any court in the future.

Call for the question: Motion passed unanimously with seven yay votes; Banta, Beard, Burke, Hays, Harrison, Jacknow, and Pederson. It was noted that Director Mobley had to exit the meeting early for another commitment.

President Burke and GM Lewis thanked everyone for adjusting their schedules so they could attend this special meeting today.

There being no other business, President Burke asked for a motion to adjourn.

<u>Director Pederson moved to adjourn the meeting.</u> Seconded by Director Harrison, motion passed unanimously.

The meeting adjourned at 2:29 P.M.

A video of the entire public meeting can be viewed on the Sunriver Owners Association's YouTube page.

Respectfully submitted,

Keith Mobley, Secretary

SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS SPECIAL BOARD MEETING
SROA BOARD ROOM
JUNE 5, 2026

DIRECTORS PRESENT: Bill Burke, Clark Pederson, Pam Hays, Linda Beard, and Dale Harrison,

DIRECTORS VIA ZOOM: Veronica Jacknow, Brad Banta, Keith Mobley

STAFF PRESENT: James Lewis, Keith Kessaris, and Richie Villagrana

President Burke called the meeting to order at 11 A.M. and noted this is a special meeting of the SROA. President Burke conducted roll call.

No owners were present and no one addressed the Board.

President Burke reported that per board policies surrounding the potential for or conflict of interest that he would be recusing himself from further conversation and any discussion regarding the matter to be discussed in executive session for deliberation or voting on the matter.

GM Lewis reported he too will be leaving the room and not be participating in the conversation to be held in executive session.

EXECUTIVE SESSION

Vice President Hays moved to recess the public meeting and adjourn to Executive Session under the authority given in the SROA Bylaws, Article 4, Section 11 to confer with legal counsel regarding issues relating to joint defense and indemnification in connection with the Conte versus SROA et al. mandamus proceeding. The deliberations will not be disclosed to owners because they are confidential and subject to attorney-client privilege. Seconded by Director Pederson, the motion passed unanimously.

The public meeting recessed at 11:05 P.M.

The public meeting reconvened 12:00 P.M.

Vice President Hays noted the Board was reconvened in public session with those in attendance being the same that were in attendance prior to the executive session. Vice President Hays commented that President Burke and GM Lewis were now in the room but were not present during the executive session.

Vice President Hays: Based on the information presently available to the Board, I Director Hays move that the Board determine that:

1. Bill Burke and James Lewis have been named as defendants in the Conte versus SROA, et al. mandamus proceeding by reason of their service as a director, officer, and/or agent of SROA;
2. The Board is not aware of any information suggesting that either individual acted other than in good faith in connection with the matters alleged in the mandamus proceeding; and
3. The Board is not aware of any information suggesting that either individual failed to reasonably believe that such individual's conduct was in, or at least not opposed to, the best interests of SROA.

I further move that SROA provide a joint defense and indemnification for Bill Burke and James Lewis in connection with the Conte mandamus proceeding, through SROA's legal counsel and subject to any requirements of SROA's insurer, SROA's governing documents, and applicable law.

Finally, I move that the Vice President be authorized to work with legal counsel to execute any conflict waivers, engagement documents, insurance-related documents, or other materials reasonably necessary to implement this motion.

Seconded by Director Pederson, motion passed with seven yay votes; Banta, Beard, Burke, Hays, Harrison, Jacknow & Pederson and one abstain; Burke.

There being no other business, President Burke asked for a motion to adjourn.

Director Banta moved to adjourn the meeting. Seconded by Director Hays, motion passed unanimously.

The meeting adjourned at 12:05 P.M.

A video of the entire public meeting can be viewed on the Sunriver Owners Association's YouTube page.

Respectfully submitted,

Keith Mobley, Secretary

SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SROA BOARD ROOM
May 16, 2026

DIRECTORS PRESENT: Bill Burke, Pam Hays, Clark Pederson, Linda Beard, Brad Banta & Dale Harrison

DIRECTORS VIA ZOOM: Veronica Jacknow & Keith Mobley

STAFF PRESENT: James Lewis, Keith Wallach, and Jesus Mendoza

The meeting was called to order at 9:00 a.m.

OWNERS IN ATTENDANCE (not including Board members): 2

OWNERS FORUM

(LETTERS/COMMENTS ACKNOWLEDGED INTO THE RECORD)
Paul Conte, 7 & 8 McKenzie Lane: Mr. Conte comments concerned statements made at the May 15, 2026, Board Work Session regarding *certified* mail being returned to the sender if it is unclaimed and/or undeliverable stating that was not his experience and SROA's information was untrue and that statement should be retracted.
(SROA regularly mails certified letters with a return receipt requested. If the letter is undeliverable due to an incorrect mailing address, it is immediately returned to SROA as "undeliverable." If the address is legitimate, the USPS will notify the recipient once a week for three weeks that they have a letter that requires a signature. If the recipient does not sign for and pick up the certified letter after the third notice, it is sent back to SROA as "unclaimed.")

(IN PERSON SPEAKERS)
None.

OWNERS FORUM FOLLOW UP

Treasurer Pederson will follow up with Matthew Morgan, 10 Grouse Lane regarding the citations he received for unapproved tree cutting and the certified mail process utilized by SROA to notify owners of violations.

GM Lewis will follow up with Debra Weiss, 2 Colonial Lane regarding her question about SROA representation on the Sunriver LaPine Economic Development (SLED) Board and a recommendation in favor of approving a data center in LaPine. GM Lewis clarified that the SLED Board did not recommend approving said data center; they recommended the LaPine City Council further study the viability of such.

Director Harrison will follow up with Carol Conragan, 11 Sandhill Lane, Carol Barrett, 18 Plover Lane and Gary Orzell, 4 Verdin Lane regarding their comments about the Police department addressing noise and parking concerns.

Treasurer Pederson will follow up with Sanjaya Sharma, 18 Bunker and 18 Vine Maple Lanes, Christopher Weinman, 23 Meadow House, Carol Barrett, 18 Plover Lane, Kevin Fox, 5 Summit View

Lane and Kevin Lafky, 5 Sparks Lane regarding their comments related to the changes to access to Sunriver Resort's golf courses.

GM Lewis, President Burke, and Vice President Hays will discuss how to best respond to Paul Conte, 7 & 8 McKenzie Lane.

Vice President Hays will respond to Terry Dahlquist, 9 Landrise Lane regarding his comments relative to a lawsuit against SROA and SR Resort that was mentioned in the Sunriver Scene while noting that the Board cannot comment on pending litigation due to attorney/client privilege.

Director Jacknow will follow up with Paul Conte regarding his comments relating to certified mail sent by SROA.

BOARD ACTION

BOARD MEETING MINTUES FROM APRIL 17 & 18, 2026

Director Pederson moved to approve the minutes from the April 17, 2026, meeting minutes, as corrected. Seconded by Director Banta, the motion passed unanimously.

Director Pederson moved to approve the minutes from the April 18, 2026, meeting minutes, as corrected, seconded by Director Harrison, the motion passed unanimously.

FINANCIAL REPORT FOR APRIL 2026

Treasurer Pederson reported that legal fees for the month of April were $57k which is well over budget and is attributable to necessary research required related to contracts and dealing with an owner initiated lawsuit and/or threats of lawsuits or actions against SROA. Additionally, the effects of rising oil prices on SROA operations was discussed at Thursday's Finance Committee meeting and contracts for fall road paving were signed recently to lock in the current cost in case things continue to worsen.

Year-to-date overall operations numbers are currently positive but that may change in the coming months due to some things out of our control. Total operating revenue was at a deficit of $9,189 for the month and $37,841for the year. Expenses were at a deficit of $12,511 largely due to the legal fees previously mentioned. That was largely offset by savings in labor and materials and services for both the month and the year. Year-to-date, we are $67,865 better than budget in expenses. In the non-operating category, revenue was better than budget by $7,101 year-to-date, $5k of which is payoffs of the Special Purpose Assessments from SHARC. Non-operating expenses were better than budget by $13,235. Total surplus for the year equals $841,755 which is $36,764 better than budget. Some of that surplus will likely go away if the agreement between SROA and the SSD for police services is approved and signed.

Treasurer Pederson also noted that we will see some savings later in the year in ladder fuels reduction from what we budgeted due to better contract prices than we anticipated being realized as those contracts are executed.

Vice President Hays commended GM Lewis and his staff for their diligence in staying within or below their budgets, something she especially sees from the Public Works Department. GM Lewis responded that we have very frugal department directors. Treasurer Pederson also noted how many projects the Public Works Department takes on in-house instead of contracting things out saving the Association a lot of money in the long run.

Cash balances are $2 million ahead of last year and average weighted yield is 3.76%, which has gone up from 3.53% two months ago. The aging summary increased by $12k in the over 60-day category which has to do with ladder fuels reduction fines. There were a number of owners who went before the Magistrate and plan to appeal as they did not agree with her decision. Treasurer Pederson also pointed out some additional information provided in the board binders that detail revenues and expenses by department. He added that all of this information is posted to our website under the owner drop down menu and was added at the request of an owner approximately a year ago.

For the month ending April 30, 2026, there was a net operating deficit of $58,169, which was $21,700 worse than budget. Operating revenues were under budget by $9,189 mainly due to lower sales from the Recreation Plus Program (RPP). Operating expenses were over budget by $12,511 for the month. Legal fees were over budget by $45,980 in April. The overage in legal fees was partially offset by savings in labor, materials, and services.

Through the first four months of 2026, there was a net operating deficit of $82,880, which was $30,024 better than budget. Operating revenues were under budget by $37,841 due to RPP pass sales, event sponsorships, off-season pass sales, and bulk fiber connections. Through the first four months of 2026, there were 16 fewer RPP passes and 55 additional Member Preference Program passes (MPP) sold than at the same point last year. Operating expenses were under budget by $67,865 through the first four months. Salaries and burden were under budget by $29,715 due to open full-time positions. Material and services were under budget by $83,723 because of savings in rule enforcement, advertising, uniforms, and contract services. Total interest income was $253,094 through April 30, 2026. There was $46,374 spent on asphalt work in April. As of April 30, 2026, there was a combined operating and non-operating surplus of $841,755, which was $36,764 better than budget. As of this report date, 1,341 homes have been converted to the bulk fiber program.

Total assets as of April 30, 2026, were $44,439,491. Cash and investments totaled $21,318,568, a decrease of $537,510 from March. As of April 30, 2026, $21,340,091 was invested in Goldman Sach Financial Square Government Fund and US Treasuries with durations ranging from 90-days to five years yielding an average annual yield of 3.76%. Construction in progress included an administration department copier, SHARC cabanas, Pickleball Hill shade structure, and an air cleaner in the Public Works department bays.

<u>Director Banta moved to approve the unaudited SROA financial statements for the month ending April 30, 2026.</u> Seconded by Vice President Hays, the motion passed unanimously.

Director Jacknow commented she wanted to tag on to what Vice President Hays said earlier about SROA staff and expressed her kudos to Controller Joe Healy and his team and the great job they do in partnering with all the department heads during the budget process each year to ensure we meet our financial obligations while “moonlighting” as TDS customer service reps. Director Jacknow added that the auditors have finished their field work on the 2025 audit for SROA and Controller Healy and his team are responding to additional requests for information but the process overall has gone very smoothly.

GENERAL MANAGER REPORT

GM Lewis noted that April is always transition month as we get ready to open up various recreation venues and prepare for spring road work, ladder fuels work, etc. in preparation for summer. As was noted earlier, the Public Works department does a great number of things in-house which saves both time and money. The talent they have beyond their job descriptions is amazing.

- **Administration:** GM Lewis noted he was on vacation for two weeks in April and after returning met with representatives from the Sunriver Nature Center and Observatory as part of their quarterly meeting routine noting the improvement in productivity and responsiveness since Shannon Ries came on board a couple of years ago. GM Lewis also met with Police Chief Rasic, Fire Chief Boos, and Lt. VanMeter regarding rules enforcement and bike patrol. As was noted at yesterday's work session, the Capital Transfer Fee campaign team met and GM Lewis along with Assistant GM Kessaris have also met with local realtor's and property managers via three different meetings. The Rules Taskforce continues to meet on a regular basis.

- **Accounting:** Continued with the bulk fiber billings and communication with owners. Materials were prepared for the auditors field work. Staff processed sales of MMP and RPP passes. The first quarter financial statements for the Finance Committee & Board of Directors were prepared. Controller Healy is participating on the Capital Transfer Fee taskforce. Controller Healy also participates on the Deschutes County Audit Committee in an effort to contribute to the community and also be aware of things that might affect Sunriver.

- **Communications:** There were 317 reads of the April online Scene with readers from Canada, Sweden, Japan, and the United Kingdom. Eblasts went out about the need to move woodpiles further away from structures, Fire Free collection dates, members being sought for the Fire Protection Workgroup and how to learn about the proposed Capital Transfer Fee. Turf Tunes and Uncorked are being promoted through social media, the Sunriver Scene and signage. Progress is being made on this year's Oktoberfest including brochure development, sponsor acquisition, and marketing. Updates were made to the Natural Resources section of the SROA website and staff assisted Natural Resources with creating the 2026 LFR postcards.

- **Community Development:** Design Committee meetings continued on a regular schedule in April. There were two submittals for the first meeting in April and no projects were submitted for the second meeting. Active projects and building permits increased to approximately 161 at the end of April, no change from the previous month of March. Applications in April rose to 134, higher than the in 110 in March. Staff continued issuing compliance letters and participated in magistrate hearings on violations and citations. The Design Committee completed their review of updates to the Design Manual and it was submitted to the SROA Board at their April 17, 2026, meeting.

- **Natural Resources:** Staff awarded bids for the 2026 ladder fuels reduction (LFR) and tree thinning on commons. 324 LFR courtesy letters were sent to owners and 100 LFR Notice of Deficiency Advisory reminder postcards were sent to owners. Additionally, 254 juniper/arborvitae outreach postcards and 600 noxious weeds postcards were mailed. 1,000 bare root ponderosa pine seedlings were prepared and made available to owners to celebrate Sunriver Arbor Week and staff planted 400 ponderosa pine seedlings in restoration areas throughout the community. Natural Resources participated in the Sunriver Wildfire Preparedness Fair. Staff continued Oregon Spotted Frog spring monitoring and egg mass surveys. Staff responded to phone calls from owners and performed site visits for private property LFR and tree removal requests.

- **IT:** There were no outages reported. IT staff are working with the HR department on a punch-card solution for temporary recreation staff as we move to Paylocity for our time and record keeping for employees, which is much more efficient than what we previously used. GM Lewis likened it to a well-working GIS system. Speaking of GIS, Vice President Hays commented on the newly installed QR codes that can be found on signs throughout the property and when scanned onto your phone can help you find your way around Sunriver especially for visitors and guests who may get lost while walking or biking. IT staff have also created a centralized GIS system for tracking and logging roadside fuels chipping progress accessible by Admin and Public Works. Additionally, specialized GIS data collection tools have been launched for Natural Resources staff to track/mark instances of ladder fuels and invasive weeds on commercial and condominium land.

- **Public Works:** The first round of ladder fuel pick-ups of the year took the entire month to be completed illustrating that there are owners doing the vital and necessary work on their property to reduce fire fuels. The chain link backstop replacement at Fort Rock Park has been completed. The resurfacing of nine tennis courts is 30% complete. The footings and foundations for the shade structures at Pickleball Hill are done and we are just waiting for the materials to be installed. This will necessitate the closing of those courts for several days in June for the work to be completed. Power to the Tennis Hut has been completed.

  The Cardinal Landing Bridge pathway/bollard project is 90% complete. A new push button cross walk has been installed between the Village and Mall Two. All main and secondary roads have been swept. Seven large new pathway rule signs have been installed in key places including pathway entrance locations to Sunriver, along with 40 QR map signs and 22 kiosk rule signs.

  The Fleet staff modified a water tank to slide into one of the plow trucks requiring plumbing and electrical controls which can be operated by the driver. Annual pump service on the SRFD wildfire engines was completed and the road sweeper and chipper were serviced.

  The PW Aquatics team has been assessing HVAC replacement proposals per reserves. The foundations for the cabanas is complete as is the annual maintenance on the airwall in Benham Hall. Defender air purifier filter replacements and repair are done, and the pools and buildings are being prepped for summer.

  The Circle 2 to 3 pathway planning and survey process is ongoing, the River Road tunnel is still being evaluated to help cost control.

- **Recreation/SHARC:** Most pickleball courts are up and running, with minor interruptions as we continue with the shade structure project at Fort Rock/Pickleball Hill. Tennis court resurfacing continues. Seasonal employees are continuing to be hired, on-boarded, and trained to gear up for the busy summer season. Member Services has been very busy with Member Preference and Recreation Plus renewals and purchases. A new supply of retail items have arrived including swimming suits, aqua shoes, and pool toys. The Spring Fling Dance was a success with over 50 people enjoying the event.

LIAISON AND COMMITTEE REPORTS

Copies of the minutes received from committees that met last month were included in the Board binders.

SUNRIVER SERVICE DISTRICT (SSD) REPORT

President Burke noted the Board received a full update on operations and activity at the joint SROA/SSD meeting yesterday.

COMMITTEE/ TASK FORCE MEMBERSHIP ACTIONS

No appointments or resignations this month.

BOARD ACTION

SROA/SSD RULE ENFORCEMENT & BIKE PATROL AGREEMENT

GM Lewis noted the board action request and backup information that was provided to the Board via email and hard copies for the proposed agreement with the Sunriver Service District (SSD) for enforcement of SROA rules and regulations in Sunriver. The Board has discussed the issue in executive session but as required did not make any decisions during those sessions. The Board has now been provided with the proposed agreement and if the Board chooses to make a motion then it can be voted on.

As this agreement requires payment on a per call basis, it will also provide much better data than we have received in the previous agreement. Bike patrol will be paid by the hour with a cap of $45k and the plan is to hire four bike patrol officers.

Treasurer Pederson commended staff, particularly GM Lewis, who has been working diligently on this issue for well over six months to come to an agreement that will meet our needs. Additionally, Treasurer Pederson thanked the SSD Managing Board for coming back to the table with a reasonable agreement versus the agreement they were asking for the majority of the past six months. We will finally be getting some data that we have been requesting from the Police Department for at least three years.

President Burke added we are moving to a reasonable approach method instead of an archaic process, which is good for the future. President Burke also expressed his appreciation to the SSD Managing Board for answering our request to resume the discussion.

The Board held discussion on some things in the agreement that some felt needed further clarification, including spelling out that rules enforcement is capped at $35k, and the portion of the agreement, 4.2, that allows the ability for the police to bill for less hours based on their other use of personnel. The Bike Patrol portion is capped at $45k so the total obligation to SROA totals $80k, however if the SSD were to use less for bike patrol than is agreed to, can those remaining dollars be used for rules enforcement if necessary? GM Lewis commented the Board can approve the agreement with these proposed clarifications with the understanding that he will then need to go back to the SSD Managing Board to ensure they are ok with the changes on their end. GM Lewis added that $80k is what was included in the 2026 budget, however, historically there has been two separate agreements; one for bike patrol at $40k and one for rules enforcement at $40k. GM Lewis also pointed out Section 4.5 of the agreement that allows either party to suspend services if necessary. To illustrate, he noted that if we were to get half way through a year and there are an extreme number of rule violations, this section of the agreement would allow SROA to change direction and take on more of the violations in-house allowing SROA to control the expenditures within the approved budget.

The agreement currently reflects a $45k cap for bike patrol but does not reflect the same for the $35k for rules enforcement. Vice President Hays commented that a cap could be removed from the Bike Patrol portion in Section 2 of Exhibit "B" and instead to a combined cap for both the bike patrol and rules enforcement of $80k or the $35k cap could be added to Section 1 of Exhibit "B" for rules enforcement.

Director Jacknow noted that is part of the conundrum since we have no data to realistically base a decision on and as such, at least for this first year, she does not want to keep it open-ended on the rules enforcement since we are going to be relying solely on their data to help us quantify and validate that information. Down the road, if we find we are comfortable with the data, it might be different but at present we do not have any idea what we will be seeing in terms of data to substantiate and validate that information.

The Board further discussed what could be considered a substantive change to the agreement from an SSD perspective and that will simply further delay the agreement being signed and put in place. Since the agreement is capped at $80k, Vice President Hays commented that while she entirely understands Director Jacknow's points and concerns, she would be comfortable leaving the agreement the way it reads now.

<u>Treasurer Pederson moved to approve the Agreement for the Enforcement of Rules and Regulations between SROA and the SSD as attached hereto with the following changes: fix two typographical errors, to clarify the sentence in Section 4.2 stating that the District, may at its discretion, bill for less hours based on their other use of personnel, and to clarify the process for determining the cap for 2027.</u> Seconded by Director Beard.

GM Lewis added that he could add more specificity to the agreement by addressing the three points added to the motion by Treasurer Pederson:

1. Correct typographical errors found in document (2).
2. List or provide at the end of Exhibit "B" for calendar year 2027 the combined cost of SROA and rules enforcement and bike patrol will not exceed an amount agreed to by both parties during the required meetings prior to the subsequent calendar year.
3. Clarification of the sentence in Section 4.2 that reads: The District may, at its discretion bill for less hours based on their use of other personnel.

GM Lewis believes that sentence should read that the District may use personnel for other purposes at its discretion and SROA will not be billed for such.

<u>Call for the question;</u> Motion passed with seven yay votes; Banta, Beard, Burke, Hays, Harrison, Mobley, and Pederson and one nay vote, Jacknow.

GM Lewis added to Director Jacknow's point and when we get to the discussions in September to set the cap for 2027, he will push for it to be included in Exhibit "B" for the 2027 agreement.

President Burke commented that this agreement will be on the SSD Managing Board's agenda for Thursday, May 21st. If approved on their side, President Burke would like an email blast to go out to owners notifying them of this and noted he will also mention it in his next President's message.

<u>SSD EX-OFFICIO POSITION</u>

President Burke commented on the opening of the non-voting ex-officio position on the SSD Board that was vacated when Randy Schneider resigned from the SROA Board. As that position takes approval of both the SSD Managing Board and the Deschutes County Commissioners, it will take a bit of time. In the interim, President Burke noted he is available to attend next week's meeting although it would simply be as an audience member, not as the ex-officio.

After further discussion, Director Harrison agreed to serve in that ex-officio position.

<u>Treasurer Pederson moved to submit Director Dale Harrison's name to the SROA ex-officio position on the Sunriver Service District Managing Board.</u> Seconded by Director Banta, motion passed unanimously.

The Board then held a brief discussion on assignments for the upcoming term and each were asked to consider what position might work for them. Board officers for the 2026/27 term will be voted on at the June meeting, but there are liaison assignments to be considered as well. Vice President Hays will be reaching out to the Board members individually to discuss what might work for each of them.

There being no other business, President Burke asked for a motion to adjourn the meeting.

<u>Treasurer Pederson moved to adjourn the meeting.</u> Seconded by Director Harrison, motion passed unanimously.

The meeting adjourned at 11:00 a.m.

A video of the entire public meeting can be viewed on the Sunriver Owners Association's YouTube page.

Respectfully submitted,

Keith Mobley, Secretary

SUNRIVER OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
SROA BOARD ROOM
May 15, 2026

DIRECTORS PRESENT: Bill Burke, Pam Hays, Keith Mobley, Clark Pederson, Linda Beard, Dale Harrison and Brad Banta

DIRECTORS VIA ZOOM: Veronica Jacknow

STAFF PRESENT: James Lewis, Keith Kessaris, Kellie Allen, Keith Wallach, Joe Healy, Jacki Bue, Richie Villagrana, Scott Reese, and Patti Gentiluomo

President Burke acknowledged outgoing Communications Director Susan Berger (who was not in attendance) for her long service at SROA. Ms. Berger has been an integral part of operations at SROA for the past 21 years, with efforts going above and beyond in her department and other areas. Susan, thank you for all you have done for SROA; you will definitely be missed.

President Burke also acknowledged Natural Resources Director Patti Gentiluomo who is celebrating her 20th year at SROA. Things are a lot different than they were 20 years ago in Sunriver and the responsibilities of that position have grown and changed. Ms. Gentiluomo and her crew have responded well to that, so thank you Patti for your dedication to SROA.

The meeting was called to order at 11:00 a.m.

OWNERS IN ATTENDANCE (not including Board members): 5

OWNERS FORUM

Matthew Morgan, 10 Grouse Lane, present via Zoom: Mr. Morgan also submitted a letter to the Board which had been forwarded to each Board member prior to the meeting and acknowledged as being received. Mr. Morgan discussed citations he received for improper tree removal and the notification that he did not receive in a timely manner. He asked if such notifications could also be emailed in addition to using the USPS. Mr. Morgan also requested relief from his fines based on the notification issues he raised.

GM Lewis noted that he does not see any issue with adding email notifications along with the USPS mailing as long as we have an email address on file for the owner. This is something that the Rules & Regulations taskforce can add to their review. As to relief of fines, once something is administered and adjudicated through the Magistrate those fines stand and the opportunity for appeal has lapsed. President Burke commented that the Board does not have the authority to reduce or remove fines.

Mr. Morgan added that he receives his mail at a post office box so the certified letter was not delivered (*a signature is required for pickup of a certified letter whether to a PO Box or a stand-alone mail box and it cannot be forwarded*) and as such what he received was a warning. Mr. Morgan noted he regrets not having first contacted SROA about removing the trees his landscaper recommended for removal and what he felt would have a positive effect for the Sunriver community.

Vice President Hays asked that GM Lewis follow up with Mr. Morgan regarding this issue with whichever Board member is assigned at tomorrow's meeting to Mr. Morgan's request.

Chris Fosse, 16 Poplar Lane discussed his concerns over the proposed Capital transfer fee. Mr. Fosse stated he is not in favor of the fee and does not agree with some of the messaging about the proposal that have been issued by SROA. Mr. Fosse believes that some of the statements are not factual.

(LETTERS/COMMENTS ACKNOWLEDGED INTO THE RECORD)
Debra Weiss, 2 Colonial Lane had a question about SROA representation on the Sunriver LaPine Economic Development (SLED) Board and a recommendation in favor of approving a data center in LaPine over environmental risks.

Carol Conragan, 11 Sandhill Lane, noted her concerns on the agreement between SROA and the SSD for the enforcement of SROA rules, specifically noise during night time hours.

Carol Barrett, 19 Plover Lane, has concerns about the lack of access to Sunriver golf due to the membership requirement actions taken by Sunriver Resort last year. Ms. Barrett would like the Board to take further action.

Sanjay Sharma, 18 Bunker and 18 Vine Maple Lanes, has concerns about the lack of access to Sunriver golf due to the membership requirements now in place by Sunriver Resort. Mr. Sharma believes that the Resort is trying to capture the rental market.

Paul Conte, 7 & 8 McKenzie Lane, commented on the proposed amendments to the Design Manual of Rules & Procedures as submitted by the Design Committee. Mr. Conte's comments were about clarity of the text and enforcement.

Kevin Fox, 5 Summit View Lane, commented on the letter to the Scene submitted by owner Paul Conte regarding a lawsuit filed about the lack of access to Sunriver golf due to membership requirement actions taken by Sunriver Resort. Mr. Fox asked what the Board's actions are in this regard.

Gary Orzell, 4 Verdin Lane, expressed his concerns about SROA rule enforcement noting he believes that it is important for the Sunriver Police Department to be involved 24/7 for issues such as parking, noise, etc.

Christopher Weinman, 23 Meadow House, commented on his concerns about the lack of access to the Sunriver golf courses due to the membership requirements now in place by Sunriver Resort and how that specifically impacts owners who rent their properties.

Carol Barrett, 19 Plover Lane noted her concerns about SROA rule enforcement especially as it relates to noise concerns. Ms. Barrett believes it is important for the Sunriver Police Department to be involved 24/7 to address such concerns.

Kevin Lafky, 5 Sparks Lane, has concerns about the lack of access to the Sunriver golf courses due to the membership requirements put in place by Sunriver Resort last year. Mr. Lafky believes that it is the most negative event to occur in Sunriver in years.

Art Gilbreth, 7 Bachelor Lane, discussed a break-in to his RV at the SROA north storage lot. Mr. Gilbreth suggested cameras and other security be installed and that he was not responded to by the SROA general manager.

Terry Dahlquist, 9 Landrise Lane, asked if SROA would be making a public statement as to a lawsuit against SROA as mentioned by an owner letter in the Scene.

SUNRIVER NATURE CENTER & OREGON OBSERVATORY UPDATE

GM Lewis introduced Shannon Ries, Executive Director and Kayla Rotunno, Development Director from the Sunriver Nature Center and Observatory and noted they were in attendance to provide the latest news and developments from the Nature Center and Observatory. GM Lewis added that for the past two or three years, SROA and SNCO staff have been meeting on a quarterly basis to discuss interrelated and sometimes contractual issues. Those discussions include how we share the mission in providing services to our owners by providing access to everything the SNCO provides via some of the dollars SROA pays to the Nature Center on an annual basis.

Ms. Ries thanked the Board for the opportunity to address the Board today and gave a SNCO update presentation.

The Nature Center started as the conservation and ecological conscience of what this community wanted for its owners and visitors. The Center's main goals have always been to protect both this beautiful community and nature. Since its creation, things have grown and changed with SROA adding its own Natural Resources Department, which has mitigated a lot of the natural resource challenges.

Ms. Ries noted that she has been on staff at the SNCO for 2.5 years, and back in 2024 the organization went through a major update and created a strategic plan and goals for the next five years. Part of that update was to create a new mission statement: "To foster curiosity and create educational experiences that inspire a deeper connection to space and the natural world." The three basic pillars for the organization are the Nature Center which has been in the community since 1968, the Second Tern Thrift store which opened in 1988 to provide some financial stability to the organization, and the Observatory which opened in 1991.

Ms. Ries commented that over the years the partnership with SROA has changed. The SNCO wants to make sure that they are really listening to the needs of owners and providing whatever it is that folks are looking for that is possible. Their main areas of focus in relation to the contract between SROA and the SNCO include wildlife assistance, wildlife rehabilitation and education, toad migration and conservation projects, Arbor Day and War on Weeds support, educational lectures and owner benefits including free day and night time access to the Nature Center and Observatory sponsored by SROA.

There was a brief discussion on the guardrails that the SNCO is implementing this year to ensure that only owners have access to the perks that SROA pays for them to use.

Kayla Rotunno reviewed the number of owners they were able to capture for 2025 either in person or via email noting that they will have much better numbers for this year as a result of the aforementioned guardrails they have put in place and the assistance of Assistant GM Kessaris in identifying which owners have updated Member Preference cards. Some of the highlights of what they were able to capture include that 644 owners attended night sky viewing, 63 wildlife rehab cases were supported, and 12 educational lectures were offered.

Ms. Rotunno noted that in 2025 there were 5,788 field trip students served, 14,327 observatory visitors, 15,077 daytime nature center visitors, 28,883 volunteer hours donated, and 3,700 cubic yards of items diverted from the landfill through the Second Tern thrift store.

Ms. Rotunno also reported on the progress the organization has made since regrouping in 2024 with campus improvements and accessibility. Their main goal has been to create a more welcoming and accessible campus overall. The remodel of the amphitheater is complete along with botanic garden partnerships and aviary improvements. Murals in the Pozzi classroom will start being produced next week by Vivi Designs, more accessible pathways and signage are slated to be in place by 2027, and a new Education Pavilion is in development. This was part of their comprehensive campaign a few years ago when they had hoped to build a larger museum, an idea that was decided against during the pandemic for a variety of reasons.

There is however still the desire to build this new Education Pavilion that would provide additional programming space and allow them to have multiple programs happening at once. This building will be housed between the observatory and nature center buildings and will be built in the next couple of years, something Ms. Rotunno said they are all very excited about.

The SNCO representatives added that the reason all this matters to Sunriver is that it enhances quality of life, supports visitors and guests, protects Sunriver's natural character, creates educational opportunities, provides meaningful volunteer engagement, and strengthens community identity.

Several Board members shared some of their personal experiences with the SNCO and the Board thanked Ms. Ries and Ms. Rotunno for being here today and providing their update.

SUMMER HIRING UPDATE

Recreation Director Scott Reese reported that hiring for the summer months is going well and things are looking good. We have approximately 24 guest services representatives that will be returning this summer so we are looking solid in that area. We also have returning pickleball instructors and we are finalizing tennis instructors now. In terms of aquatics, we have a lot of returning lifeguards, approximately 45, which is great as they are already familiar with the facility and the operations. Additionally, there are 17 guards currently going through their training and certification process and 12 attendants lined up. This will be a first job for a number of the attendants so we have both the opportunity to teach them about our operations but also introduce them into the workforce in general. We will continue to look for guards throughout the summer as we often times have guards who go on vacation or have to leave early for school obligations.

Events wise, we are very happy to have Kaitlyn Horvath on board. Ms. Horvath is doing an incredible job and events are going very well. As we head into the season where more events like Turf Tunes, family reunions, weddings, etc. are going on we are looking to fill some event assistant positions. Assistant GM Kessaris added that we just received acceptance from the individual we offered the Event Coordinator position and she is slated to start on June 1st.

Mr. Kessaris also noted the Sunriver Chamber event was held for 240 middle school students with the help of a number of volunteers, Director Harrison included. These individuals assist the students with information and/or expertise on a particular career path they might want to choose once they complete high school by talking to someone already in that field. Director Harrison commented that the event was very well done. There was plenty of food for the kids and it was very well orchestrated and fun for everybody. Assistant GM also expressed his thanks to Scott and his team at SHARC for helping to fill the gaps in the events department over the past few months. There are a number of lifeguards who can now set a banquet table expertly!

Assistant GM noted our tennis pro from last year will be returning again this year and that there are already 260 players signed up for this year's Sunriver Solstice tournament scheduled for the last weekend in June. New this year will be the addition of a junior tournament the weekend before the Solstice tournament, so tennis is going to be very busy this summer.

Mr. Reese also expressed his huge thanks to HR Director Kellie Allen for on boarding all these employees, starting them out on the right foot and really setting them up for success. It's by no means a small task and Ms. Allen does a fantastic job at it.

Assistant GM Kessaris also commended Aquatics Manager Chris Purdy who has put together a great program for new and returning lifeguards by creating the ability for employees to move through a progression that benefits them now and into the future.

FIRE WORKGROUP UPDATE

There were 24 owners who submitted their names for consideration to be part of the workgroup which is a testament to the willingness of Sunriver owners to get involved. That information has been forwarded to the three board liaisons, Directors Banta, Beard, and Harrison for their review. Next week, GM Lewis and Natural Resources Director Patti Gentiluomo will be working with the liaisons from the Board to make decisions as to who will be part of the workgroup and meetings will be scheduled after that.

The purpose of the effort is the education to owners and feedback on every element from the design manual to rules to state guidelines, best practices, etc. on making Sunriver as fire safe as possible.

Directors Beard, Harrison, and Banta who will serve as liaisons are looking forward to getting started. Director Harrison, who along with Director Beard is serving on a similar regional effort noted that there is now a model home people can look at in LaPine. The owners of the home have agreed to have their property serve as an example of hardening a home and providing that critical space between a structure and certain trees to reduce the risk of fire.

ADMISSIONS MODEL WORKGROUP UPDATE

As of the end of April, we are 107 ahead of where we were last year for Member Preference Program (MPP) purchases. Combined with extended household and commercial MPP purchases we are 55 ahead of the same time in 2025 for a total of 3854. We will see another big push for updates and or new card purchases over the Memorial Day weekend.

The Recreation Plus Program (RPP) currently has 813 homes or condos enrolled in the program which is down by 16 from last year at this time, but again we will see a push over the Memorial Day weekend in this area as well. Mr. Kessaris also noted that one of the property managers, Vacasa, who have always had a large number of properties enrolled in the RPP program has been purchased by Avari and they have already put all those homes on the program for 2026.

SHARC admissions year-to-date for MPP are 12,446 which is 641 less than last year at the end of April. RPP admissions are at 15,519, which is 339 less than the same time last year. Some of that is attributable to the mild winter and early spring we had allowing owners and guests to be outside recreating instead of at the indoor pool. Gate admissions are at 1,750, which is up 115 from a year ago. Total admissions are 29,715 compared to 30,580 in 2025.

Assistant GM Kessaris reported the Member Pool will be open for Memorial Day weekend then will close until June 12th when it will be open seven days a week for the summer season.

Guest passes redeemed year-to-date total 1,289 up 28 from last year at the same time.

MPP revenue is currently at $393,660 against the budget of $687,250 and RPP is at $2,407,703 against the budget of $2,662,500. Gate revenue is at $42,170 against the budget of $696,550 although gate revenue really isn't realized fully until the summer months.

Event revenue is at $22,548 for the year versus $34,469 at this time last year. Part of that is tied to sponsorship revenue and because some of the sponsorship revenue, especially for the recently held Home Expo was paid for in 2025. There is $80k in business currently on the books and as was mentioned earlier, Kaitlyn is doing a fantastic job. Mr. Kessaris also projects approximately $31k from the upcoming Turf Tunes, Uncorked and Oktoberfest events.

The Reef Café at SHARC will be opening for Memorial Day weekend and then they will be open on the weekends only for the first two weekends in June. They will open fully for the summer on June 12th. They are also changing their hours to open an hour earlier than in past years. Their new hours will be 10 A.M. – 7 P.M., seven days a week and they will have some morning snacks and coffee available.

RULES & REGULATIONS TASKFORCE UPDATE

GM Lewis reported the taskforce held their eighth meeting this past week. The sub-groups that were created have submitted their work back to the taskforce and together the group has addressed a number of issues. GM Lewis will now take all the input and produce Draft #2 after which the taskforce will meet to review the entire document with the goal to finalize any additional changes so the document can be moved on to the Covenants Committee. Once the Covenants Committee completes their review and sends it back to the taskforce with any recommendations, the document will come to the Board. Like all changes to these type documents, owners will then have a 60-day opportunity to comment on the proposed changes once the final draft comes to the Board for a first reading. GM Lewis noted it's important to take the necessary time to make sure that we get it done right and if that takes longer than we originally projected it's not a crucial setback. GM Lewis noted that there will also be a Sunriver You presentation on the proposed changes.

TDS UPDATE

GM Lewis reported that with regard to the construction, TDS is done with the main lines and at this point they anticipate being done with the drops to individual homes/condos by the end of October. This is the fiber between the main line/street and the dwelling. The biggest issues and challenges have been with owners trying to call to activate their service, billings between TDS and owners and billings between TDS and SROA as once a property is activated it converts over to SROA sending the owner the bill for the fiber only. If an owner has other services such as television or phone services, they will still receive a bill from TDS for that.

Since TDS converted their internal billing system last November there have been a lot of issues with SROA not receiving the lists of properties that have been connected to the service, owners getting double billed, techs not showing up for appointments to connect properties, etc. To that end, SROA staff met with TDS a week ago, which included some of TDS's senior vice presidents and a number of new TDS people from billing and IT that participated. They are all taking an active role as they realize this is a significant portion of their business in south county and they are committed to addressing the on-going issues we are experiencing. Another meeting is planned for next week as SROA staff is meeting with them every two weeks instead of monthly, to get these issues addressed. It has all been very frustrating for owners and staff and GM Lewis continues to press the point with them on their lack of knowledgeable customer service and their internal issues that are affecting staff and the owners and requiring many staff hours on SROA's end to resolve.

We currently have approximately 1,300 owners who have activated their service, which is only about half of those who are eligible to be connected to the new service. So, there are a lot of properties that are ready to be connected but those owners have not called TDS to schedule a time for the technician to come to their house and complete that connection. That's a sizeable number of owners who have not yet scheduled an appointment to have the new equipment installed and receive the new service. Staff is going to be reminding owners both in the Scene and via any email blasts that are sent out that if they have received a notice from TDS that they are now eligible to be connected, they need to get that appointment scheduled. Ultimately what's going to happen is we are going to get to the end of the year and are going to have a lot of owners that have been notified months ago all wanting to get an appointment time scheduled and they may end up having to wait longer for a tech to be available. Additionally, TDS is at some point going to cut that coax service and owners will lose their internet connection entirely until they get connected to the new service.

EXECUTIVE SESSION

Director Mobley moved to recess the public meeting, adjourn to Executive Session under the authority given in the SROA Bylaws, Article 4, Section 11 to discuss contractual, personnel, and legal matters that may be subject to a claim of privilege. Seconded by Director Banta, the motion passed unanimously.

The public meeting recessed at 12:30 P.M.

The public meeting reconvened 2:00 P.M.

CAPITAL TRANSFER FEE CAMPAIGN UPDATE

GM Lewis reported there is a capital transfer fee campaign team that has been meeting and discussing how to best advertise the Board's position as advocates for this fee to be approved by owners in the upcoming election this summer. There is an entire webpage at sunriverowners.org under the Owners dropdown menu that explains the ballot measure and includes a list of frequently asked questions as well as the capital transfer fee PowerPoint presentation.

There will be a live forum presentation on Saturday, May 23rd beginning at 9:30 A.M. at SHARC which will also be taped and added to the webpage dedicated to this issue and on Saturday, June 23rd a virtual Sunriver You forum will be held at 4 P.M. It was noted you must sign up on the Sunriver You webpage to attend that. We've also had board members and other owners available to answer questions at the Owner Happy Hours, which are held the first Saturday of each month beginning at 4 P.M. at SHARC. Another one of those will be held on June 6th, however there is no Owners Happy Hour in July as it falls on July 4th. Assistant GM Kessaris added that two meetings have been held with two different realty groups as well as one with the local property managers. Treasurer Pederson added that his Treasurer's article in the June Scene will be totally dedicated to the proposed capital transfer fee.

Treasurer Pederson also noted that owners will have the opportunity to submit a pro/con statement in the voter's pamphlet of 100 words or less and that the election will all be conducted electronically unless an owner specifically requests a paper ballot or we do not have an email on file for them. The campaign team will meet again June 17th.

OTHER BUSINESS

GM Lewis announced that Randy Schneider has tendered his resignation from the Board which brings forward the issue of filling that vacancy. President Burke thanked Mr. Schneider for his service not just to the Board but to the community as a whole. He has always been very engaged with the community and the board meetings and his efforts are very much appreciated.

President Burke commented he wanted to lay out the options the Board has to fill that vacancy and noted he is not looking for decision to be made today, this is merely for discussion purposes. The SROA Bylaws provide the Board the ability to appoint someone to that vacant position and there has not been one particular way that vacancies have been filled in the past. One way to fill the position would be for the fourth place vote getter in the annual election be given the remaining term on the resigning members term, which was done several years ago when a vacancy needed to be filled. However, this year we only have three candidates so that approach would be a non-starter unless there were a significant number of write-in votes for an individual.

Another way is to look at bringing back a previous board member, which has also been done more than once in the past and can be helpful if there is a certain skill set we are in need of. Additionally, we could open it up to applicants which is more labor intensive.

In answer to a question from Director Banta, President Burke agreed that while we don't have a fourth candidate in this year's election we could definitely look at the previous elections. President Burke commented that he has requested an updated list of previous board members from staff that can be reviewed too. One thing to consider is that those people might have conditions of when they are available and what they can commit to. There are assignments required from all board members in addition to just the monthly meetings.

Additionally, we will have to replace Mr. Schneider as the ex-officio to the SSD and select a different assistant secretary but in June the Board will also need to choose officers for the 2026-27 term.

Treasurer Pederson, for the benefit of those who may be watching, clarified that the SROA Bylaws allow a vacancy on the board to be filled by a vote of the existing Board. It does not go out to a vote of all the owners. Treasurer Pederson added that the Board may also want to consider waiting until the new board in seated in August to fill that vacancy as it does not have a time limit in which it has to be filled by.

Directors Beard and Jacknow both agree that filling that position with a prior board member would be ideal since there is only a year and two months left on the term that was vacated and since the learning curve, especially in that first year, can be a lot.

President Burke asked the Board to consider these options and come back to the June meeting with their input.

There being no other business, President Burke asked for a motion to adjourn the meeting.

Director Banta moved to adjourn the meeting. Seconded by Director Pederson, motion passed unanimously.

The meeting adjourned at 2:25 P.M.

A video of the entire public meeting can be viewed on the Sunriver Owners Association's YouTube page.

Respectfully submitted,

Keith Mobley, Secretary