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Carlyon Beach HOA
Olympia, WA



Report #: 14933-0
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY
"Full"

June 4, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Carlyon Beach HOA
Olympia, WA
Level of Service: "Full"

Report #: 14933-0
of Units: 650

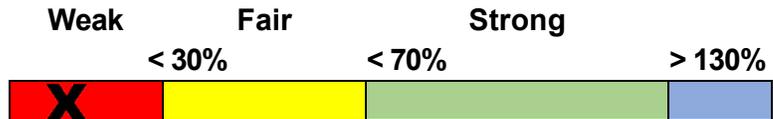
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$536,812
Current Fully Funded Reserve Balance	\$5,367,079
Percent Funded	10.0 %
Average Reserve (Deficit) or Surplus Per Unit	(\$7,431)
Recommended 2026 100% Monthly "Full Funding" Reserve Transfers	\$53,500
Recommended 2026 70% Monthly "Threshold Funding" Reserve Transfers	\$48,000
2026 "Baseline Funding" minimum to keep Reserves above \$0	\$37,000
Recommended 2026 Special Assessment	\$1,800,000
Most Recent Budgeted Reserve Transfer Rate	\$22,733

Reserve Fund Strength: 10.0%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is a "Full", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 10.0 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems. The current annual deterioration of your reserve components is \$448,416 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above, and levy a Special Assessment of \$1,800,000 prior to the work identified in this report. The amount shown is preliminary, pending final scope of work, specifications, contractor selection, timing, etc.. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- Baseline funding cannot be achieved without a special assessment within the 30-year scope of this Report.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site & Grounds			
120 Asphalt - Grind & Overlay	1	0	\$95,000
125 Gravel Access Road - Refurbish	5	2	\$40,000
144 Chain Link Fence – Repair/Replace	5	1	\$11,475
170 Landscape - Maintain/Refurbish	5	1	\$7,000
180 Bio-Filter Park - Maintain	1	0	\$23,000
181 Bioswale - Maintain	25	11	\$86,000
182 Bioswale - Inspection	5	0	\$5,500
183 Jolly Drain Way - Maintain	10	7	\$6,200
196 Information Kiosk - Repair/Replace	30	0	\$10,000
339 Westwind Play Equipment - Rpr/Replace	15	4	\$20,000
340 Waterfront Play Equipment - Rpr/Rplc	20	16	\$35,000
352 Floating dock - Repair/Replace	25	10	\$53,000
360 "Wanigan" - Repair/Reroof	25	15	\$9,900
365 Playground bathroom - Refurbish	10	5	\$5,000
Clubhouse			
400 Clubhouse Roof - Repair/Replace	24	11	\$23,000
406 Clubhouse Gutters - Repair/Replace	24	11	\$3,640
410 Clubhouse Siding - Exterior Renovation	50	0	\$125,879
412 Clubhouse Exteriors - Caulk & Paint	7	0	\$14,735
413 Clubhouse Stairs - Repair/Replace	25	0	\$15,000
414 Clubhouse Deck - Resurface	20	0	\$7,600
415 Clubhouse Windows - Repair/Replace	24	0	\$40,300
430 Clubhouse Flooring - Maintain/Replace	20	19	\$18,000
450 Clubhouse Interiors - Refurbish	10	8	\$6,000
470 Clubhouse Kitchen - Refurbish	10	8	\$7,000
485 Office Equipment - Repair/Replace	5	4	\$7,000
493 Clubhouse Septic System - Repair/Replace	30	2	\$20,000
Marina			
1101 Mooring Dock A - Replace	45	44	\$748,800
1103 Mooring Dock B - Replace	45	41	\$748,800
1105 Log Boom - Repair/Replace	10	0	\$550,000
1110 Marina Metal Pilings - Replace	50	42	\$209,000
1111 Marina Wood Pilings - Replace	50	0	\$297,500
1114 Marina Wood Gangway - Rpr/Rplc	25	0	\$25,995
1115 Marina Metal Gangway - Repair/Replace	50	5	\$62,500
1116 Main Floating Docks - Repair/Replace	50	46	\$298,300
1120 Bulkhead Retaining Walls - Repair	50	0	\$385,950

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1144 Chain Link Fence - Repair/Replace	35	23	\$3,000
Maintenance Building			
2100 Carports - Repair/Replace	25	17	\$15,000
2500 Maintenance Roof - Repair/Replace	25	20	\$16,100
2510 Riding Mower - Replace	10	0	\$7,000
2511 Backhoe - Replace	20	2	\$50,000
2512 Hydroexcavator - Replace	20	0	\$37,000
2513 Vehicles - Contingency	5	0	\$30,000
2515 Main Pump Truck - Replace	10	2	\$200,000
2520 Dump Trailer - Replace	20	5	\$10,000
2525 Diesel Tank - Replace	15	0	\$10,000
2530 Emergency Generator - Replace	10	0	\$35,000
Water System			
3100 Water Tower - Paint	20	0	\$60,000
3105 Water Tower Liner - Refurbish	30	7	\$420,000
3110 Water Tower - Replace	100	77	\$700,000
3120 Blow off assembly - Replace	50	27	\$147,500
3130 Gate Valve 4" - Replace	50	27	\$158,000
3132 Gate Valve 8" - Replace	50	26	\$15,000
3135 Hydropneumatic Tank - Replace	50	30	\$8,000
3136 Pump, Booster - Replace	10	10	\$6,000
3137 Pump, Chlorine - Replace	10	10	\$3,000
3138 Pump, Source	10		\$50,000
3140 Service meter - Replace	20	20	\$382,900
3145 Source meter 3" - Replace	20	10	\$1,000
3146 Source meter 4" - Replace	20	10	\$1,000
3150 Telemetry system - Replace	20	19	\$27,500
3160 Water Mains 4" - Replace	70	27	\$2,320,000
3165 Water Mains 8" - Replace	100	26	\$520,000
3170 Well 2 - Replace	100	57	\$500,000
3171 Well 3 - Replace	100	100	\$500,000
3175 Well 2 pump - Replace	15	10	\$79,000
3176 Well 3 pump - Replace	15	15	\$79,000
3180 Building, Pump Houses - Replace	70	27	\$40,000
3185 Building, Booster Station - Replace	70	27	\$40,000
3195 Fire Hydrant & PSV - Maintenance	25	8	\$10,000
Waste Water Treatment			
4110 Decanter Unit - Replace	10	2	\$19,300
4115 Airation Manifold - Replace	10	2	\$22,600
4120 Aerobic System Controls - Maintain	20	1	\$22,000
4125 Mixer Unit - Maintain/Replace	20	2	\$23,000
4130 Small Air Compressor - Replace	5	0	\$12,600

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4135 Large Air Compressor - Replace	5	0	\$18,600
4140 UV Disinfection Controller - Replace	20	13	\$43,000
4145 WW Treatment Buildings - Maintenance	10	5	\$45,000
4150 Treatment Plant Outfall - Maintain	15	11	\$21,000
4155 WW Generator - Repair/Replace	10	0	\$26,000
Systems & Evaluations			
945 Surveillance System - Repair/Replace	10	2	\$22,000

80 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

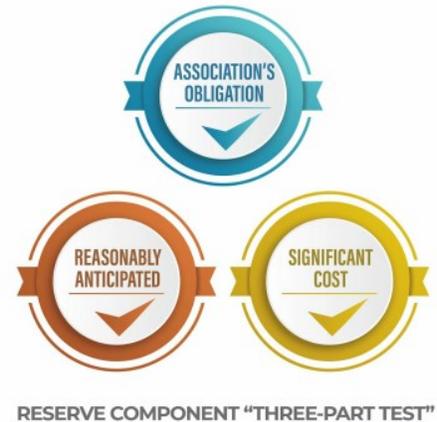


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 4/17/2025, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life.

- The metal cables on the wood gangway were loose and could be a hazard to letting things fall through them. We urgently recommend that the cables be tightened to provide adequate safety.
- The stairs on the side of the clubhouse are unstable and could pose a health and safety risk.
- The bulkhead showed areas of cracking, rust seepage and holes at the top where water is draining behind the wall. We recommend that the bulkhead be evaluated by a qualified engineer to establish a plan for remediation.
- The information kiosk appears to be decayed, and could pose a health and safety risk if it were to fall over.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

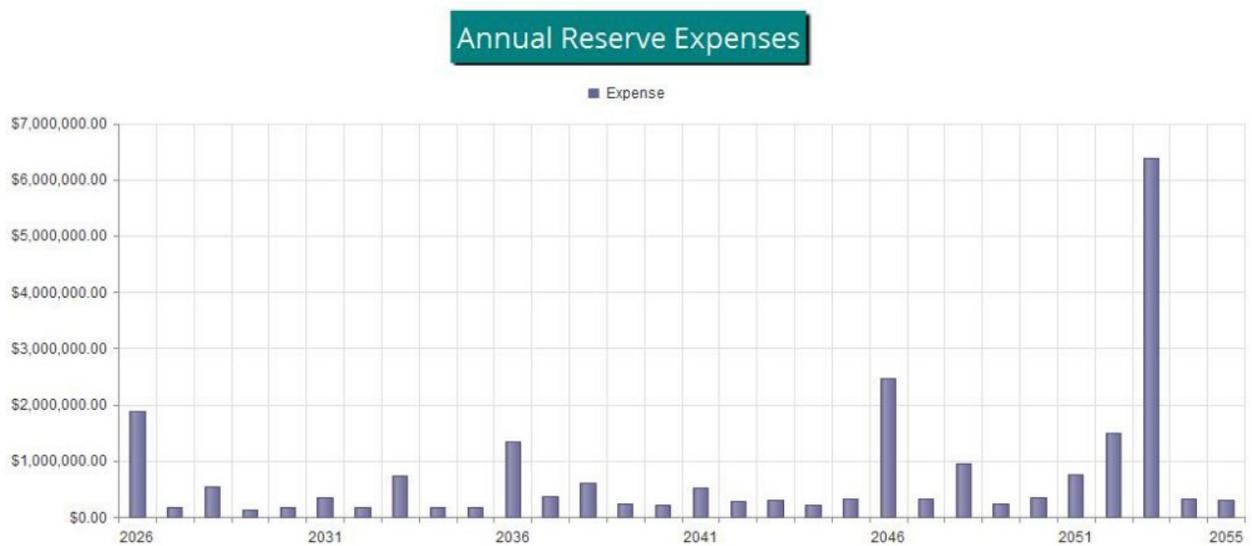


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$536,812 as-of the start of your Fiscal Year on 1/1/2026. As of that date, your Fully Funded Balance is computed to be \$5,367,079 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending a Special Assessment of \$1,800,000 and budgeted transfers of \$53,500 Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

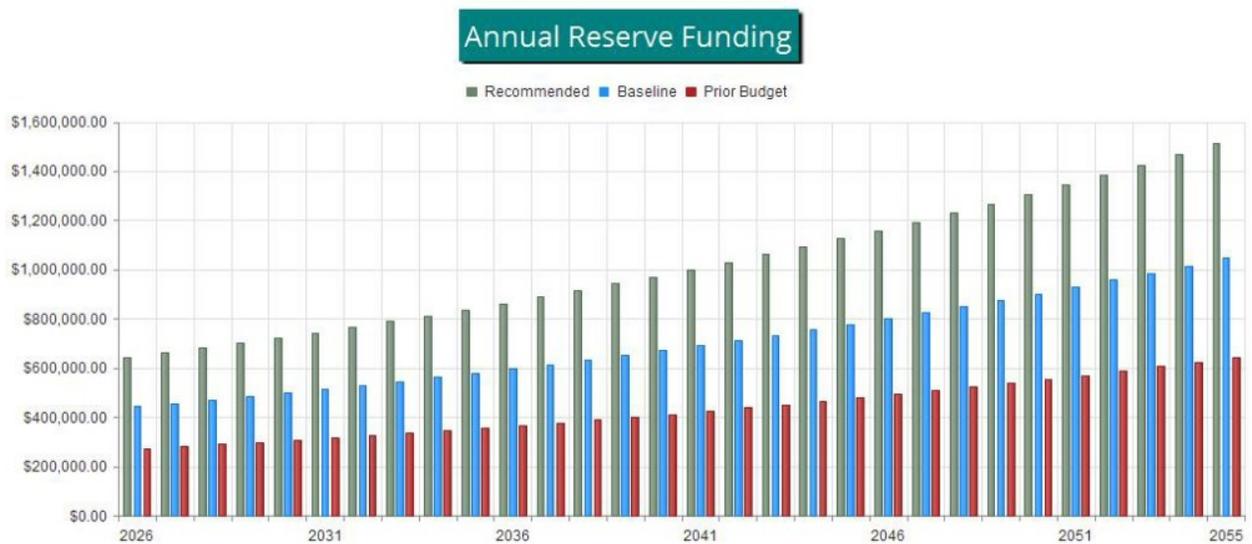


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted transfer rate (assumes future increases), compared to your always-changing Fully Funded Balance target.

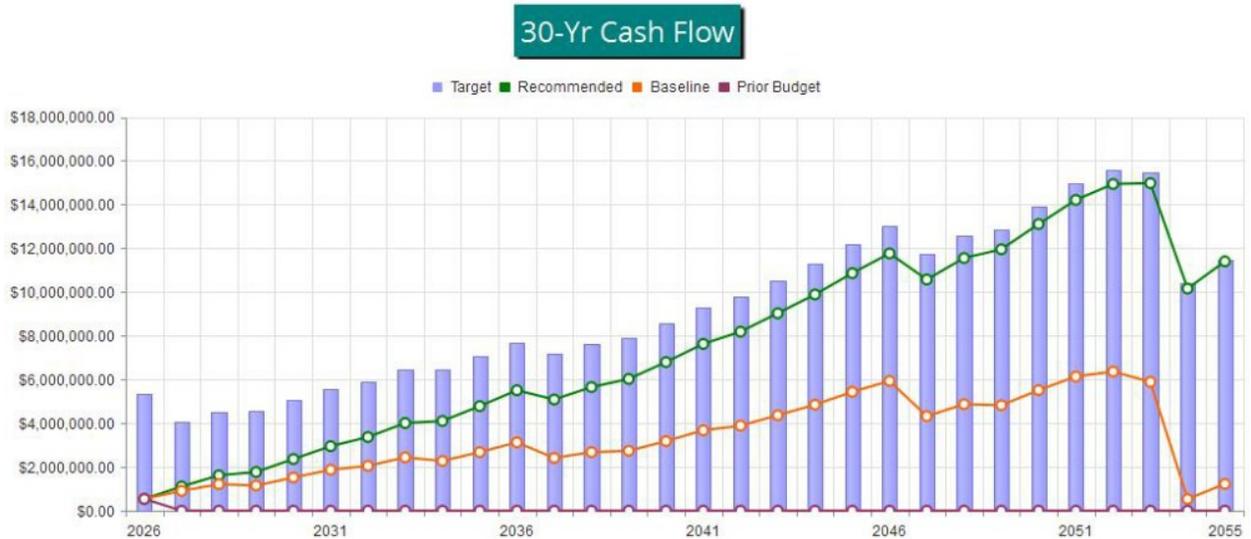


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

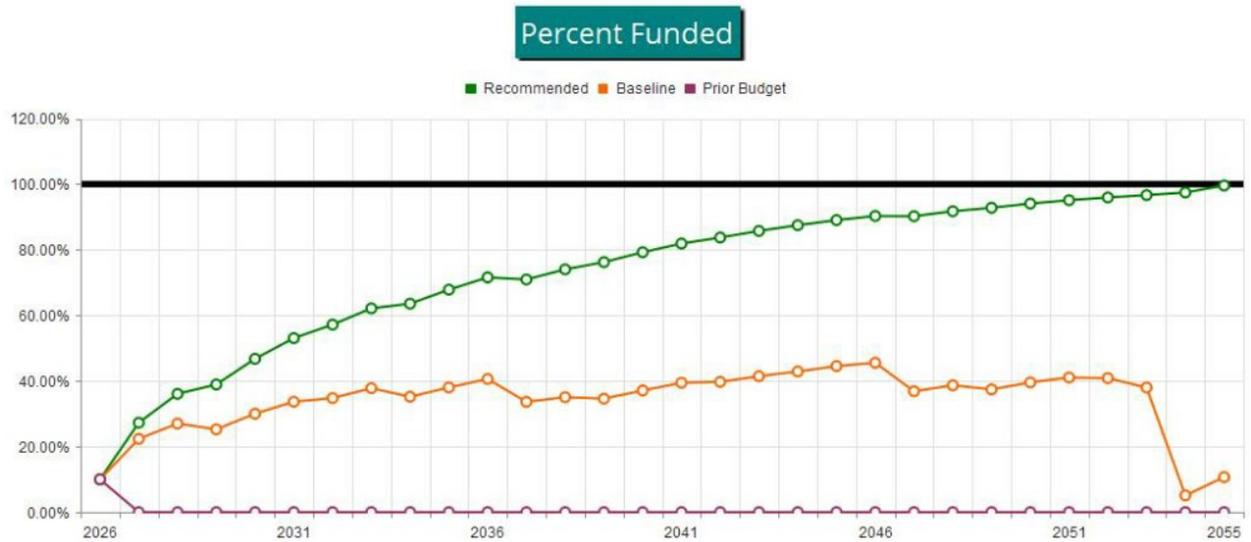


Figure 4



Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

# Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Lower Estimate	Higher Estimate	
Site & Grounds						
120	Asphalt - Grind & Overlay	1 Allowance	1	0	\$85,500	\$104,000
125	Gravel Access Road - Refurbish	1 Allowance	5	2	\$36,000	\$44,000
144	Chain Link Fence – Repair/Replace	3,000 LF	5	1	\$10,300	\$12,600
170	Landscape - Maintain/Refurbish	1 Allowance	5	1	\$6,300	\$7,700
180	Bio-Filter Park - Maintain	1 Vault	1	0	\$20,700	\$25,300
181	Bioswale - Maintain	1 Allowance	25	11	\$77,400	\$94,600
182	Bioswale - Inspection	1 Allowance	5	0	\$4,950	\$6,050
183	Jolly Drain Way - Maintain	1 Allowance	10	7	\$5,580	\$6,820
196	Information Kiosk - Repair/Replace	1 Wood structure	30	0	\$9,000	\$11,000
339	Westwind Play Equipment - Rpr/Replace	1 Allowance	15	4	\$18,000	\$22,000
340	Waterfront Play Equipment - Rpr/Rplc	1 Allowance	20	16	\$31,500	\$38,500
352	Floating dock - Repair/Replace	500 SF	25	10	\$47,700	\$58,300
360	"Wanigan" - Repair/Reroof	1,100 SF	25	15	\$8,910	\$10,900
365	Playground bathroom - Refurbish	1 Allowance	10	5	\$4,500	\$5,500
Clubhouse						
400	Clubhouse Roof - Repair/Replace	2,300 SF	24	11	\$20,700	\$25,300
406	Clubhouse Gutters - Repair/Replace	260 LF	24	11	\$3,280	\$4,000
410	Clubhouse Siding - Exterior Renovation	4,210 SF	50	0	\$113,000	\$138,000
412	Clubhouse Exteriors - Caulk & Paint	4,210 SF	7	0	\$13,300	\$16,200
413	Clubhouse Stairs - Repair/Replace	1 SF	25	0	\$13,500	\$16,500
414	Clubhouse Deck - Resurface	200 SF	20	0	\$6,840	\$8,360
415	Clubhouse Windows - Repair/Replace	26 windows	24	0	\$36,300	\$44,300
430	Clubhouse Flooring - Maintain/Replace	1,800 SF	20	19	\$16,200	\$19,800
450	Clubhouse Interiors - Refurbish	1 Allowance	10	8	\$5,400	\$6,600
470	Clubhouse Kitchen - Refurbish	1 Allowance	10	8	\$6,300	\$7,700
485	Office Equipment - Repair/Replace	1 Allowance	5	4	\$6,300	\$7,700
493	Clubhouse Septic System - Repair/Replace	2 systems	30	2	\$18,000	\$22,000
Marina						
1101	Mooring Dock A - Replace	3,900 SF	45	44	\$674,000	\$824,000
1103	Mooring Dock B - Replace	3,900 SF	45	41	\$674,000	\$824,000
1105	Log Boom - Repair/Replace	550 LF	10	0	\$495,000	\$605,000
1110	Marina Metal Pilings - Replace	22 Metal pilings	50	42	\$188,000	\$230,000
1111	Marina Wood Pilings - Replace	35 Wood pilings	50	0	\$268,000	\$327,000
1114	Marina Wood Gangway - Rpr/Rplc	616 SF	25	0	\$23,400	\$28,600
1115	Marina Metal Gangway - Repair/Replace	250 SF	50	5	\$56,200	\$68,800
1116	Main Floating Docks - Repair/Replace	1,570 SF	50	46	\$268,000	\$328,000
1120	Bulkhead Retaining Walls - Repair	830 LF	50	0	\$347,000	\$425,000
1144	Chain Link Fence - Repair/Replace	2 Chain link fences	35	23	\$2,700	\$3,300
Maintenance Building						
2100	Carports - Repair/Replace	1 Metal structure	25	17	\$13,500	\$16,500
2500	Maintenance Roof - Repair/Replace	2,300 SF	25	20	\$14,500	\$17,700
2510	Riding Mower - Replace	1 Allowance	10	0	\$6,300	\$7,700
2511	Backhoe - Replace	1 Allowance	20	2	\$45,000	\$55,000

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
2512	Hydroexcavator - Replace	1	Allowance	20	0	\$33,300	\$40,700
2513	Vehicles - Contingency	1	Allowance	5	0	\$27,000	\$33,000
2515	Main Pump Truck - Replace	1	Allowance	10	2	\$180,000	\$220,000
2520	Dump Trailer - Replace	1	Allowance	20	5	\$9,000	\$11,000
2525	Diesel Tank - Replace	1	Allowance	15	0	\$9,000	\$11,000
2530	Emergency Generator - Replace	1	Allowance	10	0	\$31,500	\$38,500
Water System							
3100	Water Tower - Paint	1	Allowance	20	0	\$54,000	\$66,000
3105	Water Tower Liner - Refurbish	1	Allowance	30	7	\$378,000	\$462,000
3110	Water Tower - Replace	1	Allowance	100	77	\$630,000	\$770,000
3120	Blow off assembly - Replace	59	Each	50	27	\$133,000	\$162,000
3130	Gate Valve 4" - Replace	79	Each	50	27	\$142,000	\$174,000
3132	Gate Valve 8" - Replace	5	Each	50	26	\$13,500	\$16,500
3135	Hydropneumatic Tank - Replace	2	Each	50	30	\$7,200	\$8,800
3136	Pump, Booster - Replace	2	Each	10	10	\$5,400	\$6,600
3137	Pump, Chlorine - Replace	2	Each	10	10	\$2,700	\$3,300
3138	Pump, Source	2	Each	10		\$45,000	\$55,000
3140	Service meter - Replace	547	Each	20	20	\$345,000	\$421,000
3145	Source meter 3" - Replace	1	Allowance	20	10	\$900	\$1,100
3146	Source meter 4" - Replace	1	Allowance	20	10	\$900	\$1,100
3150	Telemetry system - Replace	1	Allowance	20	19	\$24,800	\$30,200
3160	Water Mains 4" - Replace	29,000	LF	70	27	\$2,090,000	\$2,550,000
3165	Water Mains 8" - Replace	5,200	LF	100	26	\$468,000	\$572,000
3170	Well 2 - Replace	1	Each	100	57	\$450,000	\$550,000
3171	Well 3 - Replace	1	Each	100	100	\$450,000	\$550,000
3175	Well 2 pump - Replace	1	Each	15	10	\$71,100	\$86,900
3176	Well 3 pump - Replace	1	Each	15	15	\$71,100	\$86,900
3180	Building, Pump Houses - Replace	2	Allowance	70	27	\$36,000	\$44,000
3185	Building, Booster Station - Replace	2	Allowances	70	27	\$36,000	\$44,000
3195	Fire Hydrant & PSV - Maintenance	1	Allowance	25	8	\$9,000	\$11,000
Waste Water Treatment							
4110	Decanter Unit - Replace	2	Allowance	10	2	\$17,400	\$21,200
4115	Airation Manifold - Replace	2	Each	10	2	\$20,300	\$24,900
4120	Aerobic System Controls - Maintain	1	Allowance	20	1	\$19,800	\$24,200
4125	Mixer Unit - Maintain/Replace	2	Each	20	2	\$20,700	\$25,300
4130	Small Air Compressor - Replace	2	Each	5	0	\$11,300	\$13,900
4135	Large Air Compressor - Replace	2	Each	5	0	\$16,700	\$20,500
4140	UV Disinfection Controller - Replace	1	Allowance	20	13	\$38,700	\$47,300
4145	WW Treatment Buildings - Maintenance	1	Allowance	10	5	\$40,500	\$49,500
4150	Treatment Plant Outfall - Maintain	1	Allowance	15	11	\$18,900	\$23,100
4155	WW Generator - Repair/Replace	1	Allowance	10	0	\$23,400	\$28,600
Systems & Evaluations							
945	Surveillance System - Repair/Replace	1	Allowance	10	2	\$19,800	\$24,200
80	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site & Grounds								
120	Asphalt - Grind & Overlay	\$95,000	X	1	/	1	=	\$95,000
125	Gravel Access Road - Refurbish	\$40,000	X	3	/	5	=	\$24,000
144	Chain Link Fence – Repair/Replace	\$11,475	X	4	/	5	=	\$9,180
170	Landscape - Maintain/Refurbish	\$7,000	X	4	/	5	=	\$5,600
180	Bio-Filter Park - Maintain	\$23,000	X	1	/	1	=	\$23,000
181	Bioswale - Maintain	\$86,000	X	14	/	25	=	\$48,160
182	Bioswale - Inspection	\$5,500	X	5	/	5	=	\$5,500
183	Jolly Drain Way - Maintain	\$6,200	X	3	/	10	=	\$1,860
196	Information Kiosk - Repair/Replace	\$10,000	X	30	/	30	=	\$10,000
339	Westwind Play Equipment - Rpr/Replace	\$20,000	X	11	/	15	=	\$14,667
340	Waterfront Play Equipment - Rpr/Rplc	\$35,000	X	4	/	20	=	\$7,000
352	Floating dock - Repair/Replace	\$53,000	X	15	/	25	=	\$31,800
360	"Wanigan" - Repair/Reroof	\$9,900	X	10	/	25	=	\$3,960
365	Playground bathroom - Refurbish	\$5,000	X	5	/	10	=	\$2,500
Clubhouse								
400	Clubhouse Roof - Repair/Replace	\$23,000	X	13	/	24	=	\$12,458
406	Clubhouse Gutters - Repair/Replace	\$3,640	X	13	/	24	=	\$1,972
410	Clubhouse Siding - Exterior Renovation	\$125,879	X	50	/	50	=	\$125,879
412	Clubhouse Exteriors - Caulk & Paint	\$14,735	X	7	/	7	=	\$14,735
413	Clubhouse Stairs - Repair/Replace	\$15,000	X	25	/	25	=	\$15,000
414	Clubhouse Deck - Resurface	\$7,600	X	20	/	20	=	\$7,600
415	Clubhouse Windows - Repair/Replace	\$40,300	X	24	/	24	=	\$40,300
430	Clubhouse Flooring - Maintain/Replace	\$18,000	X	1	/	20	=	\$900
450	Clubhouse Interiors - Refurbish	\$6,000	X	2	/	10	=	\$1,200
470	Clubhouse Kitchen - Refurbish	\$7,000	X	2	/	10	=	\$1,400
485	Office Equipment - Repair/Replace	\$7,000	X	1	/	5	=	\$1,400
493	Clubhouse Septic System - Repair/Replace	\$20,000	X	28	/	30	=	\$18,667
Marina								
1101	Mooring Dock A - Replace	\$748,800	X	1	/	45	=	\$16,640
1103	Mooring Dock B - Replace	\$748,800	X	4	/	45	=	\$66,560
1105	Log Boom - Repair/Replace	\$550,000	X	10	/	10	=	\$550,000
1110	Marina Metal Pilings - Replace	\$209,000	X	8	/	50	=	\$33,440
1111	Marina Wood Pilings - Replace	\$297,500	X	50	/	50	=	\$297,500
1114	Marina Wood Gangway - Rpr/Rplc	\$25,995	X	25	/	25	=	\$25,995
1115	Marina Metal Gangway - Repair/Replace	\$62,500	X	45	/	50	=	\$56,250
1116	Main Floating Docks - Repair/Replace	\$298,300	X	4	/	50	=	\$23,864
1120	Bulkhead Retaining Walls - Repair	\$385,950	X	50	/	50	=	\$385,950
1144	Chain Link Fence - Repair/Replace	\$3,000	X	12	/	35	=	\$1,029
Maintenance Building								
2100	Carpports - Repair/Replace	\$15,000	X	8	/	25	=	\$4,800
2500	Maintenance Roof - Repair/Replace	\$16,100	X	5	/	25	=	\$3,220
2510	Riding Mower - Replace	\$7,000	X	10	/	10	=	\$7,000
2511	Backhoe - Replace	\$50,000	X	18	/	20	=	\$45,000
2512	Hydroexcavator - Replace	\$37,000	X	20	/	20	=	\$37,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2513	Vehicles - Contingency	\$30,000	X	5	/	5	=	\$30,000
2515	Main Pump Truck - Replace	\$200,000	X	8	/	10	=	\$160,000
2520	Dump Trailer - Replace	\$10,000	X	15	/	20	=	\$7,500
2525	Diesel Tank - Replace	\$10,000	X	15	/	15	=	\$10,000
2530	Emergency Generator - Replace	\$35,000	X	10	/	10	=	\$35,000
Water System								
3100	Water Tower - Paint	\$60,000	X	20	/	20	=	\$60,000
3105	Water Tower Liner - Refurbish	\$420,000	X	23	/	30	=	\$322,000
3110	Water Tower - Replace	\$700,000	X	23	/	100	=	\$161,000
3120	Blow off assembly - Replace	\$147,500	X	23	/	50	=	\$67,850
3130	Gate Valve 4" - Replace	\$158,000	X	23	/	50	=	\$72,680
3132	Gate Valve 8" - Replace	\$15,000	X	24	/	50	=	\$7,200
3135	Hydropneumatic Tank - Replace	\$8,000	X	20	/	50	=	\$3,200
3136	Pump, Booster - Replace	\$6,000	X	0	/	10	=	\$0
3137	Pump, Chlorine - Replace	\$3,000	X	0	/	10	=	\$0
3138	Pump, Source	\$50,000	X	10	/	10	=	\$50,000
3140	Service meter - Replace	\$382,900	X	0	/	20	=	\$0
3145	Source meter 3" - Replace	\$1,000	X	10	/	20	=	\$500
3146	Source meter 4" - Replace	\$1,000	X	10	/	20	=	\$500
3150	Telemetry system - Replace	\$27,500	X	1	/	20	=	\$1,375
3160	Water Mains 4" - Replace	\$2,320,000	X	43	/	70	=	\$1,425,143
3165	Water Mains 8" - Replace	\$520,000	X	74	/	100	=	\$384,800
3170	Well 2 - Replace	\$500,000	X	43	/	100	=	\$215,000
3171	Well 3 - Replace	\$500,000	X	0	/	100	=	\$0
3175	Well 2 pump - Replace	\$79,000	X	5	/	15	=	\$26,333
3176	Well 3 pump - Replace	\$79,000	X	0	/	15	=	\$0
3180	Building, Pump Houses - Replace	\$40,000	X	43	/	70	=	\$24,571
3185	Building, Booster Station - Replace	\$40,000	X	43	/	70	=	\$24,571
3195	Fire Hydrant & PSV - Maintenance	\$10,000	X	17	/	25	=	\$6,800
Waste Water Treatment								
4110	Decanter Unit - Replace	\$19,300	X	8	/	10	=	\$15,440
4115	Airation Manifold - Replace	\$22,600	X	8	/	10	=	\$18,080
4120	Aerobic System Controls - Maintain	\$22,000	X	19	/	20	=	\$20,900
4125	Mixer Unit - Maintain/Replace	\$23,000	X	18	/	20	=	\$20,700
4130	Small Air Compressor - Replace	\$12,600	X	5	/	5	=	\$12,600
4135	Large Air Compressor - Replace	\$18,600	X	5	/	5	=	\$18,600
4140	UV Disinfection Controller - Replace	\$43,000	X	7	/	20	=	\$15,050
4145	WW Treatment Buildings - Maintenance	\$45,000	X	5	/	10	=	\$22,500
4150	Treatment Plant Outfall - Maintain	\$21,000	X	4	/	15	=	\$5,600
4155	WW Generator - Repair/Replace	\$26,000	X	10	/	10	=	\$26,000
Systems & Evaluations								
945	Surveillance System - Repair/Replace	\$22,000	X	8	/	10	=	\$17,600

\$5,367,079

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site & Grounds				
120 Asphalt - Grind & Overlay	1	\$95,000	\$95,000	21.19 %
125 Gravel Access Road - Refurbish	5	\$40,000	\$8,000	1.78 %
144 Chain Link Fence – Repair/Replace	5	\$11,475	\$2,295	0.51 %
170 Landscape - Maintain/Refurbish	5	\$7,000	\$1,400	0.31 %
180 Bio-Filter Park - Maintain	1	\$23,000	\$23,000	5.13 %
181 Bioswale - Maintain	25	\$86,000	\$3,440	0.77 %
182 Bioswale - Inspection	5	\$5,500	\$1,100	0.25 %
183 Jolly Drain Way - Maintain	10	\$6,200	\$620	0.14 %
196 Information Kiosk - Repair/Replace	30	\$10,000	\$333	0.07 %
339 Westwind Play Equipment - Rpr/Replace	15	\$20,000	\$1,333	0.30 %
340 Waterfront Play Equipment - Rpr/Rplc	20	\$35,000	\$1,750	0.39 %
352 Floating dock - Repair/Replace	25	\$53,000	\$2,120	0.47 %
360 "Wanigan" - Repair/Reroof	25	\$9,900	\$396	0.09 %
365 Playground bathroom - Refurbish	10	\$5,000	\$500	0.11 %
Clubhouse				
400 Clubhouse Roof - Repair/Replace	24	\$23,000	\$958	0.21 %
406 Clubhouse Gutters - Repair/Replace	24	\$3,640	\$152	0.03 %
410 Clubhouse Siding - Exterior Renovation	50	\$125,879	\$2,518	0.56 %
412 Clubhouse Exteriors - Caulk & Paint	7	\$14,735	\$2,105	0.47 %
413 Clubhouse Stairs - Repair/Replace	25	\$15,000	\$600	0.13 %
414 Clubhouse Deck - Resurface	20	\$7,600	\$380	0.08 %
415 Clubhouse Windows - Repair/Replace	24	\$40,300	\$1,679	0.37 %
430 Clubhouse Flooring - Maintain/Replace	20	\$18,000	\$900	0.20 %
450 Clubhouse Interiors - Refurbish	10	\$6,000	\$600	0.13 %
470 Clubhouse Kitchen - Refurbish	10	\$7,000	\$700	0.16 %
485 Office Equipment - Repair/Replace	5	\$7,000	\$1,400	0.31 %
493 Clubhouse Septic System - Repair/Replace	30	\$20,000	\$667	0.15 %
Marina				
1101 Mooring Dock A - Replace	45	\$748,800	\$16,640	3.71 %
1103 Mooring Dock B - Replace	45	\$748,800	\$16,640	3.71 %
1105 Log Boom - Repair/Replace	10	\$550,000	\$55,000	12.27 %
1110 Marina Metal Pilings - Replace	50	\$209,000	\$4,180	0.93 %
1111 Marina Wood Pilings - Replace	50	\$297,500	\$5,950	1.33 %
1114 Marina Wood Gangway - Rpr/Rplc	25	\$25,995	\$1,040	0.23 %
1115 Marina Metal Gangway - Repair/Replace	50	\$62,500	\$1,250	0.28 %
1116 Main Floating Docks - Repair/Replace	50	\$298,300	\$5,966	1.33 %
1120 Bulkhead Retaining Walls - Repair	50	\$385,950	\$7,719	1.72 %
1144 Chain Link Fence - Repair/Replace	35	\$3,000	\$86	0.02 %
Maintenance Building				
2100 Carports - Repair/Replace	25	\$15,000	\$600	0.13 %
2500 Maintenance Roof - Repair/Replace	25	\$16,100	\$644	0.14 %
2510 Riding Mower - Replace	10	\$7,000	\$700	0.16 %
2511 Backhoe - Replace	20	\$50,000	\$2,500	0.56 %
2512 Hydroexcavator - Replace	20	\$37,000	\$1,850	0.41 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2513	Vehicles - Contingency	5	\$30,000	\$6,000	1.34 %
2515	Main Pump Truck - Replace	10	\$200,000	\$20,000	4.46 %
2520	Dump Trailer - Replace	20	\$10,000	\$500	0.11 %
2525	Diesel Tank - Replace	15	\$10,000	\$667	0.15 %
2530	Emergency Generator - Replace	10	\$35,000	\$3,500	0.78 %
Water System					
3100	Water Tower - Paint	20	\$60,000	\$3,000	0.67 %
3105	Water Tower Liner - Refurbish	30	\$420,000	\$14,000	3.12 %
3110	Water Tower - Replace	100	\$700,000	\$7,000	1.56 %
3120	Blow off assembly - Replace	50	\$147,500	\$2,950	0.66 %
3130	Gate Valve 4" - Replace	50	\$158,000	\$3,160	0.70 %
3132	Gate Valve 8" - Replace	50	\$15,000	\$300	0.07 %
3135	Hydropneumatic Tank - Replace	50	\$8,000	\$160	0.04 %
3136	Pump, Booster - Replace	10	\$6,000	\$600	0.13 %
3137	Pump, Chlorine - Replace	10	\$3,000	\$300	0.07 %
3138	Pump, Source	10	\$50,000	\$5,000	1.12 %
3140	Service meter - Replace	20	\$382,900	\$19,145	4.27 %
3145	Source meter 3" - Replace	20	\$1,000	\$50	0.01 %
3146	Source meter 4" - Replace	20	\$1,000	\$50	0.01 %
3150	Telemetry system - Replace	20	\$27,500	\$1,375	0.31 %
3160	Water Mains 4" - Replace	70	\$2,320,000	\$33,143	7.39 %
3165	Water Mains 8" - Replace	100	\$520,000	\$5,200	1.16 %
3170	Well 2 - Replace	100	\$500,000	\$5,000	1.12 %
3171	Well 3 - Replace	100	\$500,000	\$5,000	1.12 %
3175	Well 2 pump - Replace	15	\$79,000	\$5,267	1.17 %
3176	Well 3 pump - Replace	15	\$79,000	\$5,267	1.17 %
3180	Building, Pump Houses - Replace	70	\$40,000	\$571	0.13 %
3185	Building, Booster Station - Replace	70	\$40,000	\$571	0.13 %
3195	Fire Hydrant & PSV - Maintenance	25	\$10,000	\$400	0.09 %
Waste Water Treatment					
4110	Decanter Unit - Replace	10	\$19,300	\$1,930	0.43 %
4115	Airation Manifold - Replace	10	\$22,600	\$2,260	0.50 %
4120	Aerobic System Controls - Maintain	20	\$22,000	\$1,100	0.25 %
4125	Mixer Unit - Maintain/Replace	20	\$23,000	\$1,150	0.26 %
4130	Small Air Compressor - Replace	5	\$12,600	\$2,520	0.56 %
4135	Large Air Compressor - Replace	5	\$18,600	\$3,720	0.83 %
4140	UV Disinfection Controller - Replace	20	\$43,000	\$2,150	0.48 %
4145	WW Treatment Buildings - Maintenance	10	\$45,000	\$4,500	1.00 %
4150	Treatment Plant Outfall - Maintain	15	\$21,000	\$1,400	0.31 %
4155	WW Generator - Repair/Replace	10	\$26,000	\$2,600	0.58 %
Systems & Evaluations					
945	Surveillance System - Repair/Replace	10	\$22,000	\$2,200	0.49 %
80	Total Funded Components			\$448,416	100.00 %

30-Year Reserve Plan Summary

Report # 14933-0
Full

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$536,812	\$5,367,079	10.0 %	High	135.34 %	\$642,000	\$1,800,000	\$8,202	\$1,882,659
2027	\$1,104,355	\$4,050,821	27.3 %	High	3.00 %	\$661,260	\$0	\$13,596	\$163,229
2028	\$1,615,982	\$4,479,945	36.1 %	Medium	3.00 %	\$681,098	\$0	\$16,911	\$546,257
2029	\$1,767,734	\$4,541,695	38.9 %	Medium	3.00 %	\$701,531	\$0	\$20,635	\$128,942
2030	\$2,360,957	\$5,049,832	46.8 %	Medium	3.00 %	\$722,577	\$0	\$26,528	\$163,199
2031	\$2,946,863	\$5,553,069	53.1 %	Medium	3.00 %	\$744,254	\$0	\$31,554	\$356,129
2032	\$3,366,542	\$5,888,281	57.2 %	Medium	3.00 %	\$766,582	\$0	\$36,852	\$162,958
2033	\$4,007,017	\$6,448,578	62.1 %	Medium	3.00 %	\$789,579	\$0	\$40,520	\$736,615
2034	\$4,100,502	\$6,451,363	63.6 %	Medium	3.00 %	\$813,266	\$0	\$44,381	\$178,615
2035	\$4,779,535	\$7,046,012	67.8 %	Medium	3.00 %	\$837,664	\$0	\$51,403	\$163,097
2036	\$5,505,506	\$7,692,037	71.6 %	Low	3.00 %	\$862,794	\$0	\$52,920	\$1,338,138
2037	\$5,083,084	\$7,165,230	70.9 %	Low	3.00 %	\$888,678	\$0	\$53,650	\$373,902
2038	\$5,651,509	\$7,634,402	74.0 %	Low	3.00 %	\$915,338	\$0	\$58,351	\$601,529
2039	\$6,023,671	\$7,902,374	76.2 %	Low	3.00 %	\$942,799	\$0	\$64,062	\$236,434
2040	\$6,794,097	\$8,574,188	79.2 %	Low	3.00 %	\$971,083	\$0	\$72,069	\$211,362
2041	\$7,625,887	\$9,312,329	81.9 %	Low	3.00 %	\$1,000,215	\$0	\$79,023	\$519,738
2042	\$8,185,387	\$9,775,945	83.7 %	Low	3.00 %	\$1,030,222	\$0	\$86,023	\$275,167
2043	\$9,026,464	\$10,526,965	85.7 %	Low	3.00 %	\$1,061,128	\$0	\$94,522	\$296,190
2044	\$9,885,924	\$11,301,097	87.5 %	Low	3.00 %	\$1,092,962	\$0	\$103,683	\$223,019
2045	\$10,859,550	\$12,196,721	89.0 %	Low	3.00 %	\$1,125,751	\$0	\$113,071	\$334,043
2046	\$11,764,330	\$13,028,449	90.3 %	Low	3.00 %	\$1,159,523	\$0	\$111,622	\$2,465,884
2047	\$10,569,592	\$11,713,628	90.2 %	Low	3.00 %	\$1,194,309	\$0	\$110,562	\$322,222
2048	\$11,552,241	\$12,592,361	91.7 %	Low	3.00 %	\$1,230,138	\$0	\$117,469	\$948,280
2049	\$11,951,569	\$12,878,392	92.8 %	Low	3.00 %	\$1,267,043	\$0	\$125,230	\$238,804
2050	\$13,105,038	\$13,930,314	94.1 %	Low	3.00 %	\$1,305,054	\$0	\$136,520	\$336,021
2051	\$14,210,591	\$14,941,006	95.1 %	Low	3.00 %	\$1,344,205	\$0	\$145,675	\$763,590
2052	\$14,936,881	\$15,569,789	95.9 %	Low	3.00 %	\$1,384,532	\$0	\$149,509	\$1,493,386
2053	\$14,977,536	\$15,494,758	96.7 %	Low	3.00 %	\$1,426,068	\$0	\$125,608	\$6,374,433
2054	\$10,154,779	\$10,419,878	97.5 %	Low	3.00 %	\$1,468,850	\$0	\$107,718	\$333,431
2055	\$11,397,915	\$11,445,763	99.6 %	Low	3.00 %	\$1,512,915	\$0	\$120,623	\$294,571

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 14933-0
Full

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$536,812	\$5,367,079	10.0 %	High	62.76 %	\$444,000	\$1,800,000	\$7,208	\$1,882,659
2027	\$905,361	\$4,050,821	22.4 %	High	3.00 %	\$457,320	\$0	\$10,572	\$163,229
2028	\$1,210,024	\$4,479,945	27.0 %	High	3.00 %	\$471,040	\$0	\$11,778	\$546,257
2029	\$1,146,584	\$4,541,695	25.2 %	High	3.00 %	\$485,171	\$0	\$13,308	\$128,942
2030	\$1,516,121	\$5,049,832	30.0 %	Medium	3.00 %	\$499,726	\$0	\$16,921	\$163,199
2031	\$1,869,569	\$5,553,069	33.7 %	Medium	3.00 %	\$514,718	\$0	\$19,578	\$356,129
2032	\$2,047,736	\$5,888,281	34.8 %	Medium	3.00 %	\$530,159	\$0	\$22,416	\$162,958
2033	\$2,437,353	\$6,448,578	37.8 %	Medium	3.00 %	\$546,064	\$0	\$23,528	\$736,615
2034	\$2,270,331	\$6,451,363	35.2 %	Medium	3.00 %	\$562,446	\$0	\$24,736	\$178,615
2035	\$2,678,898	\$7,046,012	38.0 %	Medium	3.00 %	\$579,319	\$0	\$29,003	\$163,097
2036	\$3,124,124	\$7,692,037	40.6 %	Medium	3.00 %	\$596,699	\$0	\$27,661	\$1,338,138
2037	\$2,410,345	\$7,165,230	33.6 %	Medium	3.00 %	\$614,600	\$0	\$25,423	\$373,902
2038	\$2,676,466	\$7,634,402	35.1 %	Medium	3.00 %	\$633,038	\$0	\$27,046	\$601,529
2039	\$2,735,022	\$7,902,374	34.6 %	Medium	3.00 %	\$652,029	\$0	\$29,563	\$236,434
2040	\$3,180,180	\$8,574,188	37.1 %	Medium	3.00 %	\$671,590	\$0	\$34,260	\$211,362
2041	\$3,674,668	\$9,312,329	39.5 %	Medium	3.00 %	\$691,738	\$0	\$37,780	\$519,738
2042	\$3,884,447	\$9,775,945	39.7 %	Medium	3.00 %	\$712,490	\$0	\$41,220	\$275,167
2043	\$4,362,989	\$10,526,965	41.4 %	Medium	3.00 %	\$733,864	\$0	\$46,029	\$296,190
2044	\$4,846,692	\$11,301,097	42.9 %	Medium	3.00 %	\$755,880	\$0	\$51,366	\$223,019
2045	\$5,430,920	\$12,196,721	44.5 %	Medium	3.00 %	\$778,557	\$0	\$56,792	\$334,043
2046	\$5,932,225	\$13,028,449	45.5 %	Medium	3.00 %	\$801,913	\$0	\$51,237	\$2,465,884
2047	\$4,319,492	\$11,713,628	36.9 %	Medium	3.00 %	\$825,971	\$0	\$45,924	\$322,222
2048	\$4,869,165	\$12,592,361	38.7 %	Medium	3.00 %	\$850,750	\$0	\$48,426	\$948,280
2049	\$4,820,061	\$12,878,392	37.4 %	Medium	3.00 %	\$876,272	\$0	\$51,624	\$238,804
2050	\$5,509,153	\$13,930,314	39.5 %	Medium	3.00 %	\$902,561	\$0	\$58,190	\$336,021
2051	\$6,133,883	\$14,941,006	41.1 %	Medium	3.00 %	\$929,637	\$0	\$62,455	\$763,590
2052	\$6,362,385	\$15,569,789	40.9 %	Medium	3.00 %	\$957,527	\$0	\$61,225	\$1,493,386
2053	\$5,887,751	\$15,494,758	38.0 %	Medium	3.00 %	\$986,252	\$0	\$32,083	\$6,374,433
2054	\$531,654	\$10,419,878	5.1 %	High	3.00 %	\$1,015,840	\$0	\$8,769	\$333,431
2055	\$1,222,831	\$11,445,763	10.7 %	High	3.00 %	\$1,046,315	\$0	\$16,061	\$294,571

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$536,812	\$1,104,355	\$1,615,982	\$1,767,734	\$2,360,957
Annual Reserve Funding	\$642,000	\$661,260	\$681,098	\$701,531	\$722,577
Recommended Special Assessments	\$1,800,000	\$0	\$0	\$0	\$0
Interest Earnings	\$8,202	\$13,596	\$16,911	\$20,635	\$26,528
Total Income	\$2,987,014	\$1,779,211	\$2,313,991	\$2,489,899	\$3,110,062
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$95,000	\$97,850	\$100,786	\$103,809	\$106,923
125 Gravel Access Road - Refurbish	\$0	\$0	\$42,436	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$0	\$11,819	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$7,210	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$23,000	\$23,690	\$24,401	\$25,133	\$25,887
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$5,500	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$0	\$0	\$0
196 Information Kiosk - Repair/Replace	\$10,000	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$22,510
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$125,879	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$14,735	\$0	\$0	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$15,000	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$7,600	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$40,300	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$7,879
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$21,218	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$550,000	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$297,500	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$25,995	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$385,950	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$7,000	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$53,045	\$0	\$0
2512 Hydroexcavator - Replace	\$37,000	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$30,000	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$212,180	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$10,000	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$35,000	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$60,000	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
3130 Gate Valve 4" - Replace	\$0	\$0	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$0	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$0
3138 Pump, Source	\$50,000	\$0	\$0	\$0	\$0
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$0	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$0	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$0	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$0	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$0	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$20,475	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$0	\$23,976	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$22,660	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$24,401	\$0	\$0
4130 Small Air Compressor - Replace	\$12,600	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$18,600	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$0	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$26,000	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$23,340	\$0	\$0
Total Expenses	\$1,882,659	\$163,229	\$546,257	\$128,942	\$163,199
Ending Reserve Balance	\$1,104,355	\$1,615,982	\$1,767,734	\$2,360,957	\$2,946,863

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,946,863	\$3,366,542	\$4,007,017	\$4,100,502	\$4,779,535
Annual Reserve Funding	\$744,254	\$766,582	\$789,579	\$813,266	\$837,664
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,554	\$36,852	\$40,520	\$44,381	\$51,403
Total Income	\$3,722,671	\$4,169,975	\$4,837,117	\$4,958,150	\$5,668,603

Component

Site & Grounds

120 Asphalt - Grind & Overlay	\$110,131	\$113,435	\$116,838	\$120,343	\$123,953
125 Gravel Access Road - Refurbish	\$0	\$0	\$49,195	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$0	\$13,702	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$8,358	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$26,663	\$27,463	\$28,287	\$29,136	\$30,010
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$6,376	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$7,625	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$5,796	\$0	\$0	\$0	\$0

Clubhouse

400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$0	\$18,122	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$0	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$7,601	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$8,867	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$9,133
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Marina

1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$72,455	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Maintenance Building

2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$0	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$34,778	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$11,593	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0

Water System

3100 Water Tower - Paint	\$0	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$516,547	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$0	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$0
3138 Pump, Source	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$0	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$0	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$0	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$0	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$0	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$12,668	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$0	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$0	\$0	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$14,607	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$21,562	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$52,167	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$356,129	\$162,958	\$736,615	\$178,615	\$163,097
Ending Reserve Balance	\$3,366,542	\$4,007,017	\$4,100,502	\$4,779,535	\$5,505,506

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$5,505,506	\$5,083,084	\$5,651,509	\$6,023,671	\$6,794,097
Annual Reserve Funding	\$862,794	\$888,678	\$915,338	\$942,799	\$971,083
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$52,920	\$53,650	\$58,351	\$64,062	\$72,069
Total Income	\$6,421,221	\$6,025,412	\$6,625,199	\$7,030,531	\$7,837,249
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$127,672	\$131,502	\$135,447	\$139,511	\$143,696
125 Gravel Access Road - Refurbish	\$0	\$0	\$57,030	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$0	\$15,884	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$9,690	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$30,910	\$31,837	\$32,793	\$33,776	\$34,790
181 Bioswale - Maintain	\$0	\$119,044	\$0	\$0	\$0
182 Bioswale - Inspection	\$7,392	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$0	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$71,228	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$31,837	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$5,039	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$0	\$0	\$0	\$22,288
413 Clubhouse Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$0	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$10,588
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$739,154	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$9,407	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$0	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$40,317	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$285,152	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$47,037	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$0	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$8,063	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$4,032	\$0	\$0	\$0	\$0
3138 Pump, Source	\$67,196	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$1,344	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$1,344	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$0	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$0	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$106,169	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$0	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$0	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$27,517	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$0	\$32,222	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$16,933	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$24,997	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$63,147	\$0
4145 WW Treatment Buildings - Maintenance	\$0	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$29,069	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$34,942	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$31,367	\$0	\$0
Total Expenses	\$1,338,138	\$373,902	\$601,529	\$236,434	\$211,362
Ending Reserve Balance	\$5,083,084	\$5,651,509	\$6,023,671	\$6,794,097	\$7,625,887

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$7,625,887	\$8,185,387	\$9,026,464	\$9,885,924	\$10,859,550
Annual Reserve Funding	\$1,000,215	\$1,030,222	\$1,061,128	\$1,092,962	\$1,125,751
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$79,023	\$86,023	\$94,522	\$103,683	\$113,071
Total Income	\$8,705,125	\$9,301,631	\$10,182,114	\$11,082,569	\$12,098,373
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$148,007	\$152,447	\$157,021	\$161,731	\$166,583
125 Gravel Access Road - Refurbish	\$0	\$0	\$66,114	\$0	\$0
144 Chain Link Fence - Repair/Replace	\$0	\$18,414	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$11,233	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$35,833	\$36,908	\$38,015	\$39,156	\$40,331
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$8,569	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$10,248	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$35,070
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$56,165	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$15,424	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$7,790	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$0	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$31,563
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$10,215	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$11,917	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$12,275
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$24,793	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$0	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$46,739	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$15,580	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$0	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$0	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$0
3138 Pump, Source	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$48,221
3160 Water Mains 4" - Replace	\$0	\$0	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$0	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$0	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$123,079	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$0	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$0	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$0	\$0	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$19,630	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$28,978	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$70,109	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$519,738	\$275,167	\$296,190	\$223,019	\$334,043
Ending Reserve Balance	\$8,185,387	\$9,026,464	\$9,885,924	\$10,859,550	\$11,764,330

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$11,764,330	\$10,569,592	\$11,552,241	\$11,951,569	\$13,105,038
Annual Reserve Funding	\$1,159,523	\$1,194,309	\$1,230,138	\$1,267,043	\$1,305,054
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$111,622	\$110,562	\$117,469	\$125,230	\$136,520
Total Income	\$13,035,475	\$11,874,463	\$12,899,849	\$13,343,842	\$14,546,612
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$171,581	\$176,728	\$182,030	\$187,491	\$193,115
125 Gravel Access Road - Refurbish	\$0	\$0	\$76,644	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$0	\$21,347	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$13,022	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$41,541	\$42,787	\$44,070	\$45,392	\$46,754
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$9,934	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$0	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$27,411	\$0	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$13,726	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$81,922
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$14,230
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$993,361	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$5,921	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$29,078	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$12,643	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$95,805	\$0	\$0
2512 Hydroexcavator - Replace	\$66,826	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$54,183	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$383,221	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$63,214	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$108,367	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$10,837	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$5,418	\$0	\$0	\$0	\$0
3138 Pump, Source	\$90,306	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
3140 Service meter - Replace	\$691,560	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$0	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$0	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$0	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$0	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$0	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$36,981	\$0	\$0
4115 Aeration Manifold - Replace	\$0	\$0	\$43,304	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$40,926	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$44,070	\$0	\$0
4130 Small Air Compressor - Replace	\$22,757	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$33,594	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$0	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$46,959	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$42,154	\$0	\$0
Total Expenses	\$2,465,884	\$322,222	\$948,280	\$238,804	\$336,021
Ending Reserve Balance	\$10,569,592	\$11,552,241	\$11,951,569	\$13,105,038	\$14,210,591

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$14,210,591	\$14,936,881	\$14,977,536	\$10,154,779	\$11,397,915
Annual Reserve Funding	\$1,344,205	\$1,384,532	\$1,426,068	\$1,468,850	\$1,512,915
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$145,675	\$149,509	\$125,608	\$107,718	\$120,623
Total Income	\$15,700,472	\$16,470,922	\$16,529,212	\$11,731,346	\$13,031,453
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$198,909	\$204,876	\$211,022	\$217,353	\$223,874
125 Gravel Access Road - Refurbish	\$0	\$0	\$88,852	\$0	\$0
144 Chain Link Fence - Repair/Replace	\$0	\$24,747	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$15,096	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$48,157	\$49,602	\$51,090	\$52,622	\$54,201
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$11,516	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$13,772	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$10,469	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$0	\$0	\$33,713	\$0
413 Clubhouse Stairs - Repair/Replace	\$31,407	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$0	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$13,728	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$16,015	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$16,496
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$54,428	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$0	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$62,813	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$20,938	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$0	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$327,640	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$350,964	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$32,349	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$0	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$0
3138 Pump, Source	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$0
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$0
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$0	\$5,153,390	\$0	\$0
3165 Water Mains 8" - Replace	\$0	\$1,121,427	\$0	\$0	\$0
3170 Well 2 - Replace	\$0	\$0	\$0	\$0	\$0
3171 Well 3 - Replace	\$0	\$0	\$0	\$0	\$0
3175 Well 2 pump - Replace	\$165,408	\$0	\$0	\$0	\$0
3176 Well 3 pump - Replace	\$0	\$0	\$0	\$0	\$0
3180 Building, Pump Houses - Replace	\$0	\$0	\$88,852	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$0	\$88,852	\$0	\$0
3195 Fire Hydrant & PSV - Maintenance	\$0	\$0	\$0	\$0	\$0
Waste Water Treatment					
4110 Decanter Unit - Replace	\$0	\$0	\$0	\$0	\$0
4115 Aeration Manifold - Replace	\$0	\$0	\$0	\$0	\$0
4120 Aerobic System Controls - Maintain	\$0	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$26,382	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$38,944	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$94,220	\$0	\$0	\$0	\$0
4150 Treatment Plant Outfall - Maintain	\$0	\$45,288	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$763,590	\$1,493,386	\$6,374,433	\$333,431	\$294,571
Ending Reserve Balance	\$14,936,881	\$14,977,536	\$10,154,779	\$11,397,915	\$12,736,882

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement." Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding: 1) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Site & Grounds

Comp #: 120 Asphalt - Grind & Overlay

Approx Quantity: 1 Allowance

Location: The community roadways and parking areas.

Funded?: Yes.

History: 2022-\$132K (parking lot repaved); 2021-\$115K; 2020-\$90K; 2014-\$100K; 2013-\$50K; 2012-\$60K

Comments: The clubhouse parking lot was resurfaced and striped in 2024 by Jimini Construction. While the repaving projects occur annually, funding is provided to account for the cost of maintaining the road system on a cyclical basis.

The State of Washington Department of Transportation (WSDOT) recommends regular cycles of seal coating, along with needed repairs, for the long-term care of asphalt paving with low traffic and low speed to extend the useful life. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes or hardens, and this causes the pavement to become increasingly brittle. As a result, the pavement will become more likely to crack, as it is unable to bend and flex when subjected to traffic (weight) and temperature changes (thermal expansion and contraction). A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process, but also helps the pavement shed water. Seal coating also provides uniform appearance, and conceals the inevitable patching and repairs which accumulate over time, ultimately extending the useful life of asphalt before more costly resurfacing is needed (see component #120).

Repairing asphalt before seal coating is imperative. Surface preparation and dry weather during and following application is key to lasting performance.

Resources:

Asphalt Pavement Maintenance Best Practices Handbook: <http://www.cee.mtu.edu/~balkire/CE5403/AsphaltPaveMaint.pdf>

Asphalt Seal Coat Treatments General Overview: <https://www.wsdot.wa.gov/research/reports/fullreports/136.1.pdf>

Other: <http://www.pavementinteractive.org/article/bituminous-surface-treatments/>

The useful life below assumes regular repairs and seal coating (see component #121). The lack of repairs and seal coating can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When the need to resurface is becoming apparent, consult with a geotechnical engineer for recommendations, specifications/scope of work, and project oversight.

As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below.

Resources:

Pavement Surface Condition Field Rating Manual for Asphalt Pavement:

<https://www.wsdot.wa.gov/publications/manuals/fulltext/m0000/AsphaltPavements.pdf>

Washington Asphalt Pavement Association: <http://www.asphaltwa.com/>

Useful Life:

1 years

Remaining Life:

0 years



Lower Estimate:

\$ 85,500

Higher Estimate:

\$ 105,000

Cost Source: Client Cost History

Comp #: 125 Gravel Access Road - Refurbish

Approx Quantity: 1 Allowance

Location: Waterfront access at Island Drive, gravel roads in community

Funded?: Yes.

History: 2023-\$4K

Comments: Ongoing refurbishing/replenishing are part of an annual maintenance program. Funding allowance in reserves is provided for periodic larger projects to maintain/rebuild some of these areas. Track the actual history and costs, and adjust this component accordingly in reserve study updates.

Useful Life:

5 years

Remaining Life:

2 years



Lower Estimate:

\$ 36,000

Higher Estimate:

\$ 44,000

Cost Source: Budget Allowance

Comp #: 144 Chain Link Fence – Repair/Replace

Approx Quantity: 3,000 LF

Location: Perimeters of water tower, waste water facility and park/play area

Funded?: Yes.

History: No major projects reported

Comments: The galvanized chain link fences did not appear to have large areas of damage.

Association practice has been to provide for cyclical funding of the fences for replacements as needed, set at 15% replacements every 5 years.

Chain link fencing is generally a low maintenance item. Inspect periodically, and repair as needed. If corrosion is observed, apply a rust inhibitor to prevent corrosion from decreasing the useful life.

Useful Life:

5 years

Remaining Life:

1 years



Lower Estimate:

\$ 10,300

Higher Estimate:

\$ 12,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 170 Landscape - Maintain/Refurbish

Approx Quantity: 1 Allowance

Location: Throughout the community.

Funded?: Yes.

History:

Comments: Common area landscape included park area, small islands of decorative landscaping, and natural growth forest and trees.

As associations age, many find the need or desire for large-scale refurbishment projects not covered within the maintenance contract, and they allocate funds within reserves. These types of projects can include bed renovations, major replanting, large-scale bark or mulch replacements, turf renovations, drainage improvements, irrigation system extensions/replacement, hazardous tree removal, etc.

Walk the landscaped areas each year with the community's landscape contractor, and perhaps a landscape architect, to assess the overall health, function, and future needs of maintenance and refurbish to determine if supplemental reserves funding should be planned.

Useful Life:

5 years

Remaining Life:

1 years



Lower Estimate:

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: Budget Allowance

Comp #: 180 Bio-Filter Park - Maintain

Approx Quantity: 1 Vault

Location: Exposed stormwater vault and filters; drainage system throughout the community

Funded?: Yes.

History: 2024-Vactor and filter service \$21.5K

Comments: The stormwater pond and bio-filter park has two vaults that are exposed. The Association reported that the facility is maintained annually with the replacement of 1/3 of the filters, and inspected every three years.

While the maintenance occurs every year, the annual maintenance only represents 1/3 of the filters. Funding is provided, below, to better account for the costs of replacing the filters in the bio-filter park

Useful Life:
1 years

Remaining Life:
0 years



Lower Estimate:

\$ 20,700

Higher Estimate:

\$ 25,300

Cost Source: Client Cost History: Boston Harbor Services 2024

Comp #: 181 Bioswale - Maintain

Approx Quantity: 1 Allowance

Location: Culverts and catch basins along Island Drive

Funded?: Yes.

History: 2022-Repairs at \$29K

Comments: No problems were reported of the bioswale along Island Drive which feeds into the bio-filter park. Funding is provided for periodic maintenance, including cleaning and clearing bioswale of invasive vegetation.

Useful Life:
25 years

Remaining Life:
11 years



Lower Estimate:

\$ 77,400

Higher Estimate:

\$ 94,600

Cost Source: Client Cost Estimate: Association documents

Comp #: 182 Bioswale - Inspection

Approx Quantity: 1 Allowance

Location: Culverts and catch basins along Island Drive

Funded?: Yes.

History: No major projects reported

Comments: Funding is provided for the 5 year inspection of the bioswale along Island Drive.

Useful Life:

5 years

Remaining Life:

0 years



Lower Estimate:

\$ 4,950

Higher Estimate:

\$ 6,050

Cost Source: Client Cost Estimate: Association documents

Comp #: 183 Jolly Drain Way - Maintain

Approx Quantity: 1 Allowance

Location: Between Island Drive NW and Mainer Drive NW

Funded?: Yes.

History: 2021-Installed

Comments: Jolly drain way ensures that storm water drains properly from the community. No problems were reported.

Funding is provided for removing debris and invasive plants.

Useful Life:

10 years

Remaining Life:

7 years



Lower Estimate:

\$ 5,580

Higher Estimate:

\$ 6,820

Cost Source: Client Cost Estimate: Association documents

Comp #: 190 Community Sign - Repair/Replace

Approx Quantity: 1 Painted wood

Location: The community entrance.

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: The community sign is made of painted wood and is of simple and legible design.

Inspect periodically, repair, clean, and touch up for appearance, as needed, using operating funds.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 196 Information Kiosk - Repair/Replace

Approx Quantity: 1 Wood structure

Location: At entrance of clubhouse

Funded?: Yes.

History: No major projects reported

Comments: The information kiosk at the entrance of the clubhouse is of a wood structure with a decorative wood shingle roof. The structural posts of the kiosk were showing advanced decay. As much of the decay may be covered by soil at the base of the posts, we urgently recommend that the kiosk be replaced as a health and safety precaution.

Inspect regularly, clean, and repair promptly utilizing operating funds. Paint the kiosks simultaneously as the buildings. Expect to replace the kiosks at approximately the timeframe below.

Useful Life:
30 years

Remaining Life:
0 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: Budget Allowance

Comp #: 323 Sports Court - Resurface

Approx Quantity: 760 SF

Location: The sports court.

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: The informal asphalt sport court showed a small area of sloughing at one of the edges. The metal frame basketball assembly did not appear to have any damage.

As regular maintenance, inspect the sports court for any hazardous conditions, clean the surface of debris and organic growth, and inspect the basketball assembly for damage. Repair or replace components as needed as an operating expense.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 339 Westwind Play Equipment - Rpr/Replace

Approx Quantity: 1 Allowance

Location: Westwind play equipment - wood construction

Funded?: Yes.

History: No major projects reported

Comments: The wood construction play equipment did not appear to have damage, and no problems were reported.

Replacement cycles vary depending on the amount of use/abuse, however, expect to complete an extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear, and utilize operating funds for any repairs needed between replacement cycles.

Note: Code and/or insurance regulations may necessitate "commercial grade" equipment.

Resources:

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

WAC 110-305-4950 Playground Equipment: <https://apps.leg.wa.gov/WAC/default.aspx?cite=110-305-4950>

Useful Life:

15 years

Remaining Life:

4 years



Lower Estimate:

\$ 18,000

Higher Estimate:

\$ 22,000

Cost Source: Budget Allowance

Comp #: 340 Waterfront Play Equipment - Rpr/Rplc

Approx Quantity: 1 Allowance

Location: Waterfront play equipment - metal and plastic construction

Funded?: Yes.

History: 2021-Replaced \$20K

Comments: The metal and plastic construction play equipment did not damage, and no problems were reported.

Replacement cycles vary depending on the amount of use/abuse, however, expect to complete an extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear, and utilize operating funds for any repairs needed between replacement cycles.

Note: Code and/or insurance regulations may necessitate "commercial grade" equipment.

Resources:

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

WAC 110-305-4950 Playground Equipment: <https://apps.leg.wa.gov/WAC/default.aspx?cite=110-305-4950>

Useful Life:

20 years

Remaining Life:

16 years



Lower Estimate:

\$ 31,500

Higher Estimate:

\$ 38,500

Cost Source: Budget Allowance

Comp #: 341 Pea gravel - Replenish

Approx Quantity: 1

Location: The community playgrounds

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: The safety pea gravel did not show areas of depression or bare soil.

Periodic replenishment of the pea gravel is warranted for safety purposes. Although ongoing refurbishing/replenishment should be part of the association's annual maintenance program, we recommend including a funding allowance in reserves for periodic larger projects to maintain safety. The National Safety Counsel and the Consumer Product Safety Commission recommend a minimum depth of 12 inches. Replenishment becomes necessary due to gravel loss, compression, and exposure to the elements.

As routine maintenance, inspect regularly, agitate to reduce compression, and replenish low areas to maintain adequate coverage.

Resources:

<https://www.nsc.org/community-safety/safety-topics/child-safety/playground-safety>

<https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 346 Site Furniture - Repair/Replace

Approx Quantity: 1

Location: The community playground.

Funded?: No.

History: No major projects reported

Comments: Wood and metal/composite picnic tables and benches within the park areas appeared to be in varying condition and age.

Inspect regularly, and repair or replace as needed with operating funds. Clean with an appropriate cleaner (refinish if desired) using operating funds.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 351 Kayak racks - Repair/Replace

Approx Quantity: 1

Location: Kayak launching area

Funded?: No. Costs are best handled with operating funds.

History: Repairs and replacements as needed

Comments: The kayak racks are pressure treated wood construction and are repaired and replaced as needed as an operating expense.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 352 Floating dock - Repair/Replace

Approx Quantity: 500 SF

Location: Wood floating dock for small boat launch

Funded?: Yes.

History: No major projects reported

Comments: Pressure treated wood floating dock with two metal piers and one wood pier. The protective sealant on the wood appeared faded and worn, and the wood appeared exposed to the elements.

Note that if decking products are treated with formulations such as ammoniacal copper zinc arsenate (ACZA) and chromated copper arsenate (CCA) they are no longer recommended in aquatic applications due to environmental concerns. Inspect regularly, clean for appearance, seal wood where appropriate and provide spot repair promptly as needed from operating budget. Compliance with any and all governmental regulations regarding the construction, maintenance or repair of these types of docks is assumed. We recommend planning for intervals of significant replacement for deck boards, floats, structural members, etc...at roughly the 25-35 year time frame indicated below. Track needs/pattern of expenses carefully and update in future reserve study updates as conditions merit.

Useful Life:

25 years

Remaining Life:

10 years



Lower Estimate:

\$ 47,700

Higher Estimate:

\$ 58,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 360 "Wanigan" - Repair/Reroof

Approx Quantity: 1,100 SF

Location: Park area

Funded?: Yes.

History: 2024-Repair project \$5.5K;

Comments: Repairs on the "wanigan" were done in 2024 at \$5.5K to address some structural decay and siding replacement. The roof was reported to have been replaced in 2015.

Plan on replacing the roof at roughly the timeline below.

Useful Life:

25 years

Remaining Life:

15 years



Lower Estimate:

Higher Estimate:

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 365 Playground bathroom - Refurbish

Approx Quantity: 1 Allowance

Location: Park/Playground

Funded?: Yes.

History: No major projects reported

Comments: The playground bathroom is constructed of T-111 siding and a metal roof. The interior furnishings are simple and of durable materials.

With proper maintenance, the small building can have an extended useful life. Funds are provided for periodic repairs and roof replacements, as needed. Keep track of actual expenses and adjust future reserve studies as needed.

Useful Life:
10 years

Remaining Life:
5 years



Lower Estimate:

Higher Estimate:

Cost Source:

Clubhouse

Comp #: 400 Clubhouse Roof - Repair/Replace

Approx Quantity: 2,300 SF

Location: The clubhouse rooftop.

Funded?: Yes.

History:

Comments: Roof ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave. Eave venting consisted of 2 drill holes in the blocking between the rafters. Gutters blocked the view of the eaves, so eave flashing was not confirmed. Debris and moss were not observed on the roof surface. A reserve study conducts a limited visual review for budget purposes, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season, and again in the spring), and after large storm events. Promptly replace any damaged/missing sections and complete any other repairs needed to ensure the waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss and/or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof, specify the new roof materials/design, and provide installation oversight. We recommend that all associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including the roof, walls, windows, decks, exterior painting, and caulking/sealant.

Resources:

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

International Institute of Building Enclosure Consultants <https://iibec.org/>

Western States Roofing Contractors Association (WSRCA) <https://wsrca.com/>

Useful Life:

24 years

Remaining Life:

11 years



Lower Estimate:

\$ 20,700

Higher Estimate:

\$ 25,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 406 Clubhouse Gutters - Repair/Replace

Approx Quantity: 260 LF

Location: The clubhouse perimeters.

Funded?: Yes.

History:

Comments: Based on our limited visual inspection, the metal gutters and downspouts appeared functional. Some leaking at seams was noted.

We recommend planning for a total replacement of the gutters and downspouts at the same intervals as roof replacement for cost efficiency. Evaluate these components at the time of the project to determine if replacement or re-use is the better value.

As routine maintenance, inspect regularly, and keep gutters and downspouts free of debris.

Useful Life:
24 years

Remaining Life:
11 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 410 Clubhouse Siding - Exterior Renovation

Approx Quantity: 4,210 SF

Location: The clubhouse exterior walls, underlying waterproofing components, and structural components.

Funded?: Yes.

History: No major projects reported

Comments: The wood siding is horizontal clapboard, and the surface is painted (see component #412 for exterior painting). No view of the critical underlying waterproofing was available as part of our limited visual review. Portions of the wood showed wear, with local areas of decay. With the exposure to marine weather, we recommend that the Association obtain an envelope study from a qualified engineer to assess the condition of the siding and weather proofing, and the scope of work for any repairs and ongoing maintenance.

Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. When practical, align siding replacement with window replacement for cost efficiencies and building envelope integrity. Inspect annually, and repair locally, as needed, using general operating maintenance funds. Keep the wood siding painted to protect it from water decay - see component #533.

Another item that greatly influences the useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed, and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extent of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate, and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping, and decay, limiting its useful life.

Useful Life:
50 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 412 Clubhouse Exteriors - Caulk & Paint

Approx Quantity: 4,210 SF

Location: The clubhouse exterior walls.

Funded?: Yes.

History:

Comments: The exterior paint showed wear, peeling and chalking.

Typical Northwest paint cycles vary greatly depending upon many factors including the type of material painted, surface preparation, quality of the primer/paint/stain, application methods, weather conditions during the application process, moisture beneath the surface, and exposure to weather conditions. Repair areas, as needed, prior to painting/caulking. As routine maintenance, inspect regularly (including sealants), repair locally, and touch-up paint, as needed, using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Incorrect installation of sealants is very common, and can greatly decrease its useful life. Inspect sealants (more frequently as they age) to determine if failing is occurring. Typical sealant problems include failure of the sealant to adhere to adjacent materials, and tearing/splitting of the sealant itself. As sealants age, and due to exposure to ultraviolet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealants at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Resources:

American Coatings Association: <http://www.paint.org/>

Master Paint Institute: <http://www.paintinfo.com/>

Useful Life:

7 years

Remaining Life:

0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 413 Clubhouse Stairs - Repair/Replace

Approx Quantity: 1 SF

Location: Access to the lower and upper floors.

Funded?: Yes.

History: No major projects reported

Comments: The stair stringers are wood, and the stair treads are attached to the stair stringer by steel angle and bolts. The railings are wood. The stair was closed to access due to unsafe condition of the structure. We strongly recommend replacing the stairs as a health and safety precaution.

As routine maintenance, inspect regularly to ensure safety and stability. Repair promptly, as needed, with operating funds. Paint as a part of an exterior paint project - see component #533. Treat corroded metal with a rusted inhibitor to extend the useful life.

Useful Life:
25 years

Remaining Life:
0 years



Lower Estimate:

\$ 13,500

Higher Estimate:

\$ 16,500

Cost Source:

Comp #: 414 Clubhouse Deck - Resurface

Approx Quantity: 200 SF

Location: Clubhouse deck

Funded?: Yes.

History: No major projects reported

Comments: The surface of the deck appeared to be a modified bitumen. The drip edge of the deck is partially open. A vertical portion of drip edge flashing was not observed. The threshold of the door is not raised slightly above the deck surface to allow proper flashing. Venting on the underside of the deck, at the soffit below, was not observed. Venting is a good practice as it can reduce problems from condensation. The railing connections do attach through the deck surface. The fewer penetrations through the waterproof surface, the fewer opportunities there are for water penetration.

It was not clear if the current surface was the original deck surface, or if a surface was added over the top of the original. The surface appeared to have several holes in it, especially along the outside edge. No flashing was discernible at the internal walls.

We recommend that the Association have a qualified engineer evaluate the deck for a scope of repairs to the substructure of the deck and to determine the best surface to apply to this deck. Funding provided, below, does not take into account any needed structural repairs or redesign of the railings. Once the surface of the deck is installed, funding can be added for regular maintenance required for that surface.

Useful Life:
20 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 415 Clubhouse Windows - Repair/Replace

Approx Quantity: 26 windows

Location: The clubhouse exterior walls.

Funded?: Yes.

History: No major projects reported

Comments: The clubhouse windows vinyl windows inserted into a wood framing, using caulk as a sealant. Head flashing was not observed. The jambs and sills had failing sealant joints between the window frame and cladding . No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration. A reserve study is a budget model, limited to visual exterior observation and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope performance, as many of the key details are hidden from view. Periodic reviews by an architect, building envelope professional, etc. are prudent.

Many factors affect the useful life, including the quality of the window (design pressure rating), waterproofing and flashing details, building movement, and exposure to the elements, including wind driven rain. Those same variables, along with glazing and frame materials, can also greatly affect the appropriate choice and replacement costs. You can learn more about window design here: <http://rci-online.org/wp-content/uploads/2010-04-hinjosa.pdf>

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultraviolet light, and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into the window frame. Do not block (caulk or seal) the gap at the top of head flashing, as this allows water that gets behind the siding to drain out.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with the bid process, and observe the construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

Resource:

Fenestration & Glazing Industry Alliance (formerly AAMA): <https://fgiaonline.org/>

Useful Life:
24 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 430 Clubhouse Flooring - Maintain/Replace

Approx Quantity: 1,800 SF

Location: Upstairs flooring

Funded?: Yes.

History: 2024-Carpet replaced with vinyl flooring

Comments: The Association reported replacing the upstairs carpet with vinyl flooring in 2024

Actual replacement costs can vary greatly based upon the material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program clean as needed. Replacement is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Useful Life:
20 years

Remaining Life:
19 years



Lower Estimate:

Higher Estimate:

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 450 Clubhouse Interiors - Refurbish

Approx Quantity: 1 Allowance

Location: The clubhouse interiors; paint, furniture, lighting, bathrooms

Funded?: Yes.

History: No major projects reported

Comments: The interior of the clubhouse appeared clean and painted. Furnishings were of a simple, stowable style. Bathrooms were of simple decor.

Prudent financial planning suggests setting aside funds for periodic refurbishing to maintain consistent aesthetics. The costs can vary greatly depending upon the scope of work. Adjust the costs below when a better estimate of replacements becomes known.

As routine maintenance, inspect regularly, and clean/repair promptly utilizing operating funds.

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate:

Higher Estimate:

Cost Source: Budget Allowance

Comp #: 470 Clubhouse Kitchen - Refurbish

Approx Quantity: 1 Allowance

Location: The clubhouse kitchen cabinets, flooring and appliances

Funded?: Yes.

History: 2023-Cabinets replaced at \$5K

Comments: Kitchen appeared clean and functional, with domestic style appliances.

Clean and maintain, as needed, to extend the useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish the kitchen periodically for aesthetic purposes and/or function. Doing so may include the cabinets (reface or replace), sinks, counter tops, lighting, appliances, ventilation, etc.

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate:

Higher Estimate:

Cost Source: Budget Allowance

Comp #: 480 Clubhouse HVAC - Repair/Replace

Approx Quantity: 1 AC Unit

Location: The clubhouse heating/cooling systems

Funded?: No. Best handled as operating expense

History: No major projects reported

Comments: The clubhouse appeared to be heated and cooled with individual units within each room. The central HVAC system did not appear to be functioning.

Cost of replacing room units is best handled as an operating expense.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 485 Office Equipment - Repair/Replace

Approx Quantity: 1 Allowance

Location: The office equipment, carpet, furniture

Funded?: Yes.

History: No major projects reported

Comments: The office equipment is assumed to function properly. No problems were reported at the time of our site visit.

Although it is difficult to predict the timing, cost, and scope of future replacement, we suggest a general funding allowance for periodic upgrades and significant repair/replacements. Cost and timing can vary greatly depending on the choices made.

Expect some local repair/replacement utilizing operating funds in between overhaul cycles. The costs can vary greatly due to the number and quality of the equipment.

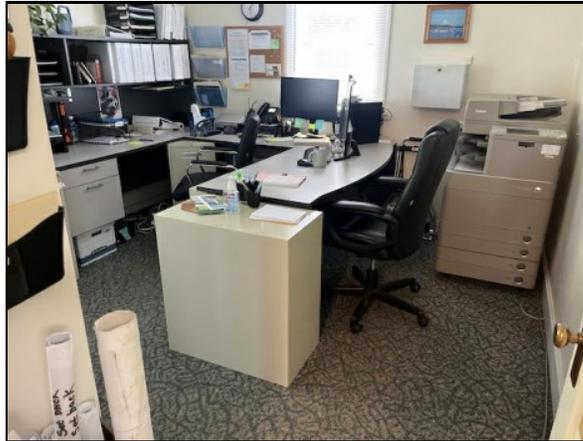
Another option is to set up a lease arrangement with a vendor. Typically, the lease covers hardware, maintenance, and operation costs for a given time period (usually 10 years). At the end of the lease, there may be an option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:

5 years

Remaining Life:

4 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 490 Clubhouse Plumbing - Repair/Replace

Approx Quantity: 1 supply & drain lines

Location: Clubhouse plumbing

Funded?: No. There is no basis for reserve funding at this time.

History: No major projects reported

Comments: Until a qualified engineering firm has performed an evaluation of your plumbing systems, and provided specific recommendations, there is no predictable basis for system replacement reserves funding at this time.

Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems.

Treat minor repairs as an ongoing maintenance expense.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 493 Clubhouse Septic System - Repair/Replace

Approx Quantity: 2 systems

Location: Ground level of clubhouse

Funded?: Yes.

History: No major projects reported

Comments: No issues were reported of the septic system.

It is assumed that the clubhouse septic system is maintained similar to the individual residents and is pumped regularly. The Association maintains a maintenance allowance for larger scale septic system repairs. Keep track of actual expenses and update future reserve studies as needed.

Useful Life:
30 years

Remaining Life:
2 years



Lower Estimate:

\$ 18,000

Higher Estimate:

\$ 22,000

Cost Source:

Comp #: 495 Clubhouse Electrical System - Modernize

Approx Quantity: 1 Allowance

Location: Clubhouse electrical system

Funded?: No. There is no basis for reserve funding at this time.

History: No major projects reported

Comments: The majority of the electrical system is not visible for review. Analysis of the electrical system, beyond a limited visual review, is not within the scope of a reserve study. No large issues or problems/defects were reported.

We recommend periodic evaluation by engineer/master electrician to evaluate the system for safety, code-compliance, maintenance, and repair and replacement needs. Any predictable expenses identified that meet the criteria for reserves funding can be included in the reserves plan. Some electrical system components are known to be life limited. Manufacturing defects become known from time to time, and certain site conditions can contribute to premature deterioration of electrical components.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Marina

Comp #: 1101 Mooring Dock A - Replace**Approx Quantity: 3,900 SF****Location:** Marina**Funded?:** Yes.**History:** 2025-Partial replacement, added bollards and plumbing at \$335K; 2022, 2021, 2018-Partial replacements at \$110,000; 2014-Main section replaced; 1974-Installed**Comments:** The Association reported plans to replace remaining old section of mooring dock A in 2025 (~1,900 SF including 6 fingers). Bollard lights will replace overhead lighting, and brass water outlets will be added.

Replacement estimate, below, is for eventual full replacement of the dock, including bollards and plumbing.

Useful Life:

45 years

Remaining Life:

44 years

**Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1103 Mooring Dock B - Replace****Approx Quantity: 3,900 SF****Location:** Marina**Funded?:** Yes.**History:** 2022-Remaining dock and floats replaced \$131K; 2021, 2018-Partial replacement**Comments:** The dock and fingers of Dock B have been replaced incrementally since 2018. Funding is provided, below, for replacement of the dock and floats, including bollards and plumbing, based on estimates provided for Dock A in 2025.

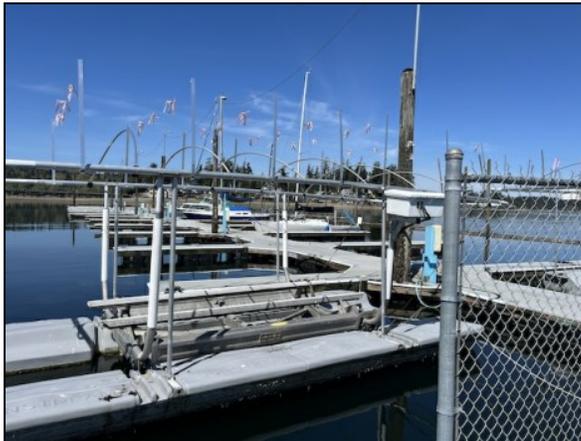
Additional work may be added to Dock B to install bollards and plumbing. As these plans are developed, include funding in future reserve studies.

Useful Life:

45 years

Remaining Life:

41 years

**Lower Estimate:**

\$ 674,000

Higher Estimate:

\$ 824,000

Cost Source:

Comp #: 1105 Log Boom - Repair/Replace

Approx Quantity: 550 LF

Location: Outer perimeter of marina

Funded?: Yes.

History: 2021-Repaired/stabilized; 2018-Replaced \$20K

Comments: The Association reported that the log boom was due for repairs and partial replacements.

Funding is provided, below, for cyclical repairs and replacements of the log boom. Keep track of actual expenses and update future reserve studies accordingly.

Useful Life:
10 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source: Client Cost History: 2018 at \$20K

Comp #: 1110 Marina Metal Pilings - Replace

Approx Quantity: 22 Metal pilings

Location: Marina

Funded?: Yes.

History: 2018-Replaced

Comments: No problems were reported of the metal pilings.

While the useful life of the metal pilings may extend beyond 50 years, due to the corrosive nature of seawater, we recommend budgeting for replacements at roughly the timeline below.

Useful Life:
50 years

Remaining Life:
42 years



Lower Estimate:

\$ 188,000

Higher Estimate:

\$ 230,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1111 Marina Wood Pilings - Replace

Approx Quantity: 35 Wood pilings

Location: Marina

Funded?: Yes.

History: No major projects reported

Comments: No professional evaluation of the wood pilings was available at the time of this report. Previous Association documents indicate that the replacement of the wood pilings with required metal pilings was anticipated in 2025/26, but no plans had been made.

Funding is provided, below, for the replacement of the wood pilings in the current fiscal year. Future reserve studies can be updated as evaluations and plans are finalized.

Useful Life:
50 years

Remaining Life:
0 years



Lower Estimate:

\$ 268,000

Higher Estimate:

\$ 327,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1114 Marina Wood Gangway - Rpr/Rpic

Approx Quantity: 616 SF

Location: Main gangway leading to docks

Funded?: Yes.

History: No major projects reported

Comments: No problems were reported regarding the structure of the wood gangway. The surface of the gangway appeared worn on it's exterior surface. The metal cables on the railings appeared to be loose, allowing for penetration of larger objects. We recommend that the cables be tightened as a health and safety precaution.

Funding is provided, below, for replacing the walking surface of the gangway.

Useful Life:
25 years

Remaining Life:
0 years



Lower Estimate:

\$ 23,400

Higher Estimate:

\$ 28,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1115 Marina Metal Gangway - Repair/Replace

Approx Quantity: 250 SF

Location: Metal gangway leading to dock.

Funded?: Yes.

History: No major projects reported

Comments: No problems were reported of the metal gangway leading to the main dock. The railings showed loss of paint coverage with some rust showing through. The gangway should be evaluated by a qualified engineer.

Funding is provided, below, for replacing the aluminum gangway and grating.

Useful Life:
50 years

Remaining Life:
5 years



Lower Estimate:

\$ 56,300

Higher Estimate:

\$ 68,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1116 Main Floating Docks - Repair/Replace

Approx Quantity: 1,570 SF

Location: Marina

Funded?: Yes.

History: 2012 - Replaced

Comments: No problems were reported of the main floating dock of the marina. The condition of the dock is best determined by a qualified engineer. The remaining useful life is set, below, according to Association documents and historical satellite imagery.

Useful Life:
50 years

Remaining Life:
46 years



Lower Estimate:

\$ 268,000

Higher Estimate:

\$ 328,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 1120 Bulkhead Retaining Walls - Repair

Approx Quantity: 830 LF

Location: Along north perimeter at the Marina

Funded?: Yes.

History: 2014-Repairs at \$400K

Comments: Association documents indicate a partial repair of the bulkhead in 2014, with the remaining repairs due in 2026. The concrete wall showed some disintegration and areas of rust showing through cracks in the walls.

We recommend a professional evaluation by a qualified engineer to establish a maintenance and repair plan for the bulkhead. Funding is provided, below, based on previous Association documentation.

Useful Life:
50 years

Remaining Life:
0 years



Lower Estimate:

Higher Estimate:

Cost Source: Client Cost History: 2014

Comp #: 1144 Chain Link Fence - Repair/Replace

Approx Quantity: 2 Chain link fences

Location: The community perimeters.

Funded?: Yes.

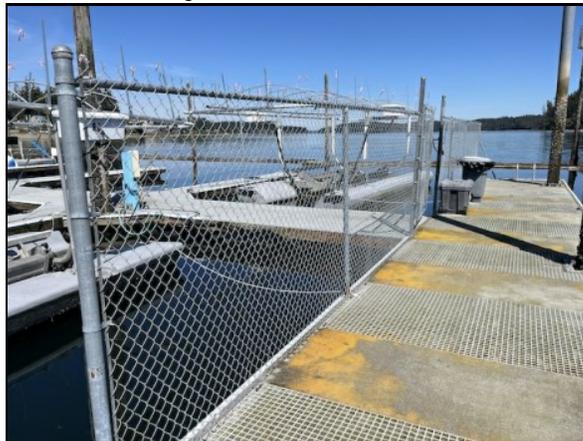
History: Assumed replaced with dock in 2014.

Comments: For financial planning purposes, plan on replacing at roughly the time frame shown below. Evaluate the fence as the remaining useful life approaches zero years, and adjust the remaining useful life accordingly.

Chain link fencing is generally a low maintenance item. Inspect periodically, and repair as needed. If corrosion is observed, apply a rust inhibitor to prevent corrosion from decreasing the useful life.

Useful Life:
35 years

Remaining Life:
23 years



Lower Estimate:

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: ARI Cost Database: Similar Project Cost History

Maintenance Building

Comp #: 2100 Carports - Repair/Replace

Approx Quantity: 1 Metal structure

Location: Maintenance area

Funded?: Yes.

History: 2018-Installed

Comments: No problems were reported of the metal car port.

Inspect regularly and repair, as needed, with operating funds. Evaluate the condition of the carport as remaining useful life approaches 0 and update reserve study accordingly.

Useful Life:
25 years

Remaining Life:
17 years



Lower Estimate:

Higher Estimate:

Cost Source: Client Cost History: 2018

Comp #: 2500 Maintenance Roof - Repair/Replace

Approx Quantity: 2,300 SF

Location: The rooftops of maintenance buildings

Funded?: Yes.

History: 2021-Replaced at \$9.5K

Comments: Observation of the rooftops was limited during our site review. No problems were reported.

Evaluate the condition of the roof as remaining useful life approaches 0 and update reserve study accordingly.

Useful Life:
25 years

Remaining Life:
20 years



Lower Estimate:

Higher Estimate:

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2510 Riding Mower - Replace

Approx Quantity: 1 Allowance

Location: Maintenance area

Funded?: Yes.

History: 2014-Purchased used at \$6,500

Comments: Observation of the riding mower was not available at the time of the site visit.

Funding is provided for replacement of a comparable new riding mower.

Useful Life:

10 years

Remaining Life:

0 years



Lower Estimate:

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source:

Comp #: 2511 Backhoe - Replace

Approx Quantity: 1 Allowance

Location: Maintenance area

Funded?: Yes.

History: No major projects reported

Comments: Association documents show that the backhoe is repaired as an operating expense as needed. Replacement with a used backhoe is planned for 2028.

Useful Life:

20 years

Remaining Life:

2 years



Lower Estimate:

\$ 45,000

Higher Estimate:

\$ 55,000

Cost Source: Client Cost Estimate

Comp #: 2512 Hydroexcavator - Replace

Approx Quantity: 1 Allowance

Location: Maintenance area

Funded?: Yes.

History: 2007-Purchased at \$23.5K

Comments: The Association anticipates replacing the hydroexcavator in 2025.

Useful Life:

20 years

Remaining Life:

0 years



Lower Estimate:

\$ 33,300

Higher Estimate:

\$ 40,700

Cost Source: Client Cost Estimate

Comp #: 2513 Vehicles - Contingency

Approx Quantity: 1 Allowance

Location: Maintenance area

Funded?: Yes.

History: No major projects reported

Comments: The Association requested funding to replace one of four vehicles every 5 years, for a 20 year cycle.

Useful Life:

5 years

Remaining Life:

0 years



Lower Estimate:

\$ 27,000

Higher Estimate:

\$ 33,000

Cost Source: Client Cost Estimate

Comp #: 2515 Main Pump Truck - Replace

Approx Quantity: 1 Allowance

Location: Maintenance area

Funded?: Yes.

History: 2018-Purchased

Comments: The Association owns two pump trucks - a main pump truck and a backup pump truck. The Association requested funding for replacing one truck every 10 years.

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate:

Higher Estimate:

Cost Source: Client Cost History: 2018

Comp #: 2520 Dump Trailer - Replace

Approx Quantity: 1 Allowance

Location: Maintenance area

Funded?: Yes.

History: No major projects reported

Comments: No problems were reported of the dump trailer.

Useful Life:
20 years

Remaining Life:
5 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: Client Cost Estimate

Comp #: 2525 Diesel Tank - Replace

Approx Quantity: 1 Allowance

Location:

Funded?: Yes.

History: No major projects reported

Comments: The Association owns two diesel tanks; one 150 gallon tank located at the treatment plant and a second located at the Maintenance area.

Funds are provided for replacing one tank every 15 years for a 30 year cycle.

Useful Life:

15 years

Remaining Life:

0 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2530 Emergency Generator - Replace

Approx Quantity: 1 Allowance

Location: Maintenance area

Funded?: Yes.

History: No major projects reported

Comments: Specifications of the emergency generator were not available at the time of the site review.

Funding is provided for periodic major repairs of the generator.

Useful Life:

10 years

Remaining Life:

0 years



Lower Estimate:

\$ 31,500

Higher Estimate:

\$ 38,500

Cost Source: Client Cost Estimate

Water System

Comp #: 3100 Water Tower - Paint

Approx Quantity: 1 Allowance

Location: Water tower

Funded?: Yes.

History: 2000-Installed

Comments: The Association plans to paint the exterior of the water tower in 2025/26 to protect the surface from corrosion.

Useful Life:
20 years

Remaining Life:
0 years



Lower Estimate:

\$ 54,000

Higher Estimate:

\$ 66,000

Cost Source: Client Cost Estimate

Comp #: 3105 Water Tower Liner - Refurbish

Approx Quantity: 1 Allowance

Location: Water tower

Funded?: Yes.

History: 2000-Instsalled

Comments: The Association plans to refurbish the water tower liner in 2025.

Useful Life:
30 years

Remaining Life:
7 years



Lower Estimate:

Higher Estimate:

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3110 Water Tower - Replace

Approx Quantity: 1 Allowance

Location: Water system - 420,000 gallon reservoir

Funded?: Yes.

History: 2000-Installed

Comments: Due to the expense of replacing the water tower reservoir, funding is included to provide for equitable replacement costs over the life of the component.

Useful Life:
100 years

Remaining Life:
77 years



Lower Estimate:

Higher Estimate:

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3120 Blow off assembly - Replace

Approx Quantity: 59 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of blow off assembly recommended by NW Water Systems Plan 2025.

Useful Life:
50 years

Remaining Life:
27 years



Lower Estimate:

\$ 133,000

Higher Estimate:

\$ 162,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3130 Gate Valve 4" - Replace

Approx Quantity: 79 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of gate valve 4" recommended by NW Water Systems Plan 2025.

Useful Life:
50 years

Remaining Life:
27 years



Lower Estimate:

\$ 142,000

Higher Estimate:

\$ 174,000

Cost Source:

Comp #: 3132 Gate Valve 8" - Replace

Approx Quantity: 5 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of gate valve 8" recommended by NW Water Systems Plan 2025.

Useful Life:
50 years

Remaining Life:
26 years



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 3135 Hydropneumatic Tank - Replace

Approx Quantity: 2 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of hydropneumatic tank recommended by NW Water Systems Plan 2025.

Useful Life:
50 years

Remaining Life:
30 years



Lower Estimate:

\$ 7,200

Higher Estimate:

\$ 8,800

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3136 Pump, Booster - Replace

Approx Quantity: 2 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of the pump booster recommended by NW Water Systems Plan 2025.

Useful Life:
10 years

Remaining Life:
10 years



Lower Estimate:

\$ 5,400

Higher Estimate:

\$ 6,600

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3137 Pump, Chlorine - Replace

Approx Quantity: 2 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of the chlorine pumps recommended by NW Water Systems Plan 2025.

Useful Life:
10 years

Remaining Life:
10 years



Lower Estimate:

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3138 Pump, Source

Approx Quantity: 2 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of the source pumps recommended by NW Water Systems Plan 2025.

Useful Life:
10 years

Remaining Life:



Lower Estimate:

\$ 45,000

Higher Estimate:

\$ 55,000

Cost Source:

Comp #: 3140 Service meter - Replace

Approx Quantity: 547 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Schedule of the replacement of the service meters recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
20 years

Remaining Life:
20 years



Lower Estimate: \$ 345,000 **Higher Estimate:** \$ 421,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3145 Source meter 3" - Replace

Approx Quantity: 1 Allowance

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of the source meter 3" recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
20 years

Remaining Life:
10 years



Lower Estimate: \$ 900 **Higher Estimate:** \$ 1,100

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3146 Source meter 4" - Replace

Approx Quantity: 1 Allowance

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Recommended replacement of the source meter 4" by NW Water Systems - Water System Plan 2025.

Useful Life:
20 years

Remaining Life:
10 years



Lower Estimate:

\$ 900

Higher Estimate:

\$ 1,100

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3150 Telemetry system - Replace

Approx Quantity: 1 Allowance

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of the telemetry system recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
20 years

Remaining Life:
19 years



Lower Estimate:

\$ 24,800

Higher Estimate:

\$ 30,300

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3160 Water Mains 4" - Replace

Approx Quantity: 29,000 LF

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Schedule of replacement of the water mains 4" recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
70 years

Remaining Life:
27 years



Lower Estimate:

\$ 2,090,000

Higher Estimate:

\$ 2,550,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3165 Water Mains 8" - Replace

Approx Quantity: 5,200 LF

Location: Water system

Funded?: Yes.

History:

Comments: Schedule of replacement of the water mains 8" recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
100 years

Remaining Life:
26 years



Lower Estimate:

\$ 468,000

Higher Estimate:

\$ 572,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3170 Well 2 - Replace

Approx Quantity: 1 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of Well 2 recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
100 years

Remaining Life:
57 years



Lower Estimate:

\$ 450,000

Higher Estimate:

\$ 550,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3171 Well 3 - Replace

Approx Quantity: 1 Each

Location: Water system

Funded?: Yes.

History: 2025-replaced

Comments: Replacement of Well 3 recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
100 years

Remaining Life:
100 years



Lower Estimate:

\$ 450,000

Higher Estimate:

\$ 550,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3175 Well 2 pump - Replace

Approx Quantity: 1 Each

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of Well 2 pump recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
15 years

Remaining Life:
10 years



Lower Estimate:

\$ 71,100

Higher Estimate:

\$ 86,900

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3176 Well 3 pump - Replace

Approx Quantity: 1 Each

Location: Water system

Funded?: Yes.

History: 2025-Installed

Comments: Replacement of well 3 pump recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
15 years

Remaining Life:
15 years



Lower Estimate:

\$ 71,100

Higher Estimate:

\$ 86,900

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3180 Building, Pump Houses - Replace

Approx Quantity: 2 Allowance

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Recommended replacement of pump house buildings recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
70 years

Remaining Life:
27 years



Lower Estimate: \$ 36,000 **Higher Estimate:** \$ 44,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3185 Building, Booster Station - Replace

Approx Quantity: 2 Allowances

Location: Water system

Funded?: Yes.

History: No major projects reported

Comments: Replacement of booster station buildings recommended by NW Water Systems - Water System Plan 2025.

Useful Life:
70 years

Remaining Life:
27 years



Lower Estimate: \$ 36,000 **Higher Estimate:** \$ 44,000

Cost Source: NW Water Systems - Water System Plan 2025

Comp #: 3195 Fire Hydrant & PSV - Maintenance

Approx Quantity: 1 Allowance

Location: Clubhouse

Funded?: Yes.

History: Pressure valve applied to fire hydrant by requirement of fire department

Comments: It was reported that the fire department had historically shut off the water to the fire hydrant at the Clubhouse due to concerns that the water pressure would collapse the water lines to the fire hydrant. Funds are provided to updating the lines leading to the fire hydrant and for maintaining the pressure valve.

Useful Life:

25 years

Remaining Life:

8 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: Carlyon Beach Association documentation

Waste Water Treatment

Comp #: 4110 Decanter Unit - Replace

Approx Quantity: 2 Allowance

Location: Water treatment plant

Funded?: Yes.

History: 2018-One unit replaced

Comments: The waste water treatment facility has two decanter units. This budget provides funds to replace one decanter unit every 10 years, for a total Useful Life of 20 years per decanter.

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate: \$ 17,400 **Higher Estimate:** \$ 21,200

Cost Source: Carlyon Beach Association documentation

Comp #: 4115 Airation Manifold - Replace

Approx Quantity: 2 Each

Location: Waste water facility

Funded?: Yes.

History: No major projects reported

Comments: Aeration manifolds were reported to be functional at the time of the site review.

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate: \$ 20,300 **Higher Estimate:** \$ 24,900

Cost Source: Carlyon Beach Association documentation

Comp #: 4120 Aerobic System Controls - Maintain

Approx Quantity: 1 Allowance

Location: Waste water facility

Funded?: Yes.

History: No major projects reported

Comments: The aerobic system controls were reported to be functioning during our site review. An update to the system is anticipated.

Useful Life:
20 years

Remaining Life:
1 years



Lower Estimate:

\$ 19,800

Higher Estimate:

\$ 24,200

Cost Source: Carlyon Beach Association documentation

Comp #: 4125 Mixer Unit - Maintain/Replace

Approx Quantity: 2 Each

Location: Waste water treatment

Funded?: Yes.

History: No major projects reported

Comments: The mixer units were reported to be functioning during our site review.

Useful Life:
20 years

Remaining Life:
2 years



Lower Estimate:

\$ 20,700

Higher Estimate:

\$ 25,300

Cost Source: Carlyon Beach Association documentation

Comp #: 4130 Small Air Compressor - Replace

Approx Quantity: 2 Each

Location: Waste water treatment

Funded?: Yes.

History: No major projects reported

Comments: Small air compressors were reported to be functioning during our site review.

Useful Life:

5 years

Remaining Life:

0 years



Lower Estimate:

\$ 11,300

Higher Estimate:

\$ 13,900

Cost Source:

Comp #: 4135 Large Air Compressor - Replace

Approx Quantity: 2 Each

Location: Waste water facility

Funded?: Yes.

History: No major projects reported

Comments: Large air compressor was reported to be functional during our site review.

Useful Life:

5 years

Remaining Life:

0 years



Lower Estimate:

\$ 16,700

Higher Estimate:

\$ 20,500

Cost Source: Carlyon Beach Association documentation

Comp #: 4140 UV Disinfection Controller - Replace

Approx Quantity: 1 Allowance

Location: Waste water facility

Funded?: Yes.

History: 2017-Replaced

Comments: The UV Disinfection Controller was reported to be functional at our site review.

Useful Life:
20 years

Remaining Life:
13 years



Lower Estimate:

\$ 38,700

Higher Estimate:

\$ 47,300

Cost Source:

Comp #: 4145 WW Treatment Buildings - Maintenance

Approx Quantity: 1 Allowance

Location: Building maintenance, roof, periodic holding tank cleaning, etc.

Funded?: Yes.

History: 2023-Blower \$10,500; 2022-Tank cleaning \$4.6K; 2017-Major maintenance

Comments: Due to the age and recurring major maintenance expenses in the facility's recent history, funds for major maintenance have been provided, below, at 10 year cycles. Keep track of actual expenses and update future reserve studies accordingly.

Useful Life:
10 years

Remaining Life:
5 years



Lower Estimate:

\$ 40,500

Higher Estimate:

\$ 49,500

Cost Source:

Comp #: 4150 Treatment Plant Outfall - Maintain

Approx Quantity: 1 Allowance

Location: Waste water system

Funded?: Yes.

History: 2020-Inspection and repair at \$20K

Comments: No problems were reported of the outfall into the ocean during our site review.

Useful Life:

15 years

Remaining Life:

11 years



Lower Estimate:

\$ 18,900

Higher Estimate:

\$ 23,100

Cost Source: Carlyon Beach Association documentation

Comp #: 4155 WW Generator - Repair/Replace

Approx Quantity: 1 Allowance

Location: Waste water facility

Funded?: Yes.

History: 2021-Repairs

Comments: The Association reported plans to replace the generator in 2025.

Useful Life:

10 years

Remaining Life:

0 years



Lower Estimate:

\$ 23,400

Higher Estimate:

\$ 28,600

Cost Source: Client Cost Estimate

Systems & Evaluations

Comp #: 945 Surveillance System - Repair/Replace

Approx Quantity: 1 Allowance

Location: 16 cameras and DVR system

Funded?: Yes.

History: 2018-Replacement of surveillance cameras

Comments: The surveillance system appeared operational at time of our site visit. The association reported no problems with the existing setup.

Although it is difficult to predict the timing, cost, and scope of future replacement, we suggest a general funding allowance for periodic upgrades and significant repair/replacements. Costs and timing can vary greatly depending upon the number and quality of the cameras, and other system specifications. Expect some local repair/replacement maintained with operating funds in between overhaul cycles.

Another option is to set up a lease arrangement with the vendor. Typically, the lease covers hardware, maintenance, and operation costs for a given time period (usually 10 years). At the end of the lease, there may be an option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate:

\$ 19,800

Higher Estimate:

\$ 24,200

Cost Source: Client Cost Estimate

Comp #: 990 Ancillary Evaluations

Approx Quantity: 1 specialty evaluations

Location: To augment reserve planning.

Funded?: No. Operating expense in year of occurrence

History: Ongoing evaluations of the waste water system, water system, marina, etc.

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time. The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Surveillance: Have local law enforcement visit the community to assess potential risks and provide suggestions for security and safety. This is typically completed free of charge. This assessment can help guide a service vendor in the bid process.

Note: There are several other important professional evaluations to augment reserves planning that are of heightened importance such as Life-Safety and/or Building Envelope & Structural issues, and Plumbing. Those components are addressed separately within this report.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 999 Reserve Study - Update

Approx Quantity: 1 annual update

Location: The community common and limited common elements.

Funded?: No. Costs are best handled with operating funds.

History: 2025/26 - FULL

Comments: Per Washington State law (RCW), reserve studies are to be updated annually, with site inspections by an independent reserve study professional to occur no less than every three years to assess changes in condition (i.e., physical, economic, governmental, etc), and the resulting effect on the community's long-term reserves plan. Reserve Study costs are most appropriately factored within the annual operating budget, not as a reserves component.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source: