

Serving the Pacific Northwest
10900 NE 4th St, Suite 2300
Bellevue, WA 98004

Tel: (253) 661-5437
www.reservestudy.com



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Carlyon Beach HOA *Olympia, WA*



Report #: 14933-1
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY Update "No-Site-Visit"

May 29, 2026

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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Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
5-Year Expenses	8
Introduction, Objectives, and Methodology	11
Which Physical Assets are Funded by Reserves?	12
How do we establish Useful Life and Remaining Useful Life estimates?	12
How do we establish Current Repair/Replacement Cost Estimates?	12
How much Reserves are enough?	13
How much should we transfer to Reserves?	14
What is our Recommended Funding Goal?	14
Projected Expenses	15
Annual Reserve Expenses Graph	15
Reserve Fund Status & Recommended Funding Plan	16
Annual Reserve Funding Graph	16
30-Yr Cash Flow Graph	17
Percent Funded Graph	17
Table Descriptions	18
Reserve Component List Detail	19
Fully Funded Balance	21
Component Significance	23
30-Year Reserve Plan Summary	25
30-Year Reserve Plan Summary (Alternate Funding Plan)	26
30-Year Income/Expense Detail	27
Accuracy, Limitations, and Disclosures	39
Terms and Definitions	40
Component Details	41
Site & Grounds	42
Clubhouse	45
Marina	48
Maintenance Building	50
Water System	52
Waste Water Treatment	56
Systems & Evaluations	58

**Carlyon Beach HOA**

Olympia, WA

Level of Service: **Update "No-Site-Visit"**Report #: **14933-1**

of Units: 650

January 1, 2027 through December 31, 2027**Findings & Recommendations****as of January 1, 2027**

Starting Reserve Balance	\$507,115
Current Fully Funded Reserve Balance	\$5,749,426
Percent Funded	8.8 %
Average Reserve (Deficit) or Surplus Per Unit	(\$8,065)
Recommended 2027 100% Monthly "Full Funding" Reserve Transfers	\$57,300
Recommended 2027 70% Monthly "Threshold Funding" Reserve Transfers	\$51,400
2027 "Baseline Funding" minimum to keep Reserves above \$0	\$40,000
Recommended 2027 Special Assessment	\$2,500,000
Most Recent Budgeted Reserve Transfer Rate	\$20,982

Reserve Fund Strength: 8.8%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**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 Update "No-Site-Visit", 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 8.8 % 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 \$496,877 - 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 \$2,500,000 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	\$130,000
125 Gravel Access Road - Refurbish	5	1	\$41,200
144 Chain Link Fence – Repair/Replace	5	0	\$11,800
170 Landscape - Maintain/Refurbish	5	0	\$7,210
180 Bio-Filter Park - Maintain	1	0	\$23,700
181 Bioswale - Maintain	25	10	\$88,600
182 Bioswale - Inspection	5	0	\$5,670
183 Jolly Drain Way - Maintain	10	6	\$6,390
196 Information Kiosk - Repair/Replace	30	0	\$10,300
339 Westwind Play Equipment - Rpr/Replace	15	3	\$20,600
340 Waterfront Play Equipment - Rpr/Rplc	20	15	\$36,100
352 Floating dock - Repair/Replace	25	9	\$54,600
360 "Wanigan" - Repair/Reroof	25	14	\$10,197
365 Playground bathroom - Refurbish	10	4	\$5,150
Clubhouse			
400 Clubhouse Roof - Repair/Replace	24	10	\$23,700
406 Clubhouse Gutters - Repair/Replace	24	10	\$3,749
410 Clubhouse Siding - Exterior Renovation	50	0	\$129,655
412 Clubhouse Exteriors - Caulk & Paint	7	0	\$15,177
413 Clubhouse Stairs - Repair/Replace	25	0	\$15,500
414 Clubhouse Deck - Resurface	20	0	\$7,828
415 Clubhouse Windows - Repair/Replace	24	0	\$41,509
417 Clubhouse Exterior Doors-Repair/Replace	25	23	\$12,500
430 Clubhouse Flooring - Maintain/Replace	20	18	\$18,540
450 Clubhouse Interiors - Refurbish	10	7	\$6,180
470 Clubhouse Kitchen - Refurbish	10	7	\$7,210
485 Office Equipment - Repair/Replace	5	3	\$7,210
493 Clubhouse Septic System - Repair/Replace	30	1	\$20,600
494 Electrical - System Evaluation	5	4	\$3,500
Marina			
1101 Mooring Dock A - Replace	45	43	\$771,264
1103 Mooring Dock B - Replace	45	40	\$771,000
1105 Log Boom - Repair/Replace	10	0	\$566,500
1110 Marina Metal Pilings - Replace	50	41	\$215,000
1111 Marina Wood Pilings - Replace	50	0	\$306,000
1114 Marina Wood Gangway - Rpr/Rplc	25	0	\$26,800
1115 Marina Metal Gangway - Repair/Replace	50	4	\$64,400
1116 Main Floating Docks - Repair/Replace	50	45	\$307,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1120 Bulkhead Retaining Walls - Repair	50	0	\$397,529
1144 Chain Link Fence - Repair/Replace	35	22	\$3,090
Maintenance Building			
2100 Carports - Repair/Replace	25	16	\$15,450
2500 Maintenance Roof - Repair/Replace	25	19	\$16,583
2510 Riding Mower - Replace	10	0	\$7,210
2511 Backhoe - Replace	20	1	\$51,500
2512 Hydroexcavator - Replace	20	0	\$38,100
2513 Vehicles - Contingency	5	0	\$30,900
2515 Main Pump Truck - Replace	10	1	\$206,000
2520 Dump Trailer - Replace	20	4	\$10,300
2525 Diesel Tank - Replace	15	0	\$10,300
2530 Emergency Generator - Replace	10	0	\$36,100
Water System			
3100 Water Tower - Paint	20	0	\$61,800
3105 Water Tower Liner - Refurbish	30	6	\$433,000
3110 Water Tower - Replace	100	76	\$721,000
3120 Blow off assembly - Replace	50	26	\$152,000
3130 Gate Valve 4" - Replace	50	26	\$163,000
3132 Gate Valve 8" - Replace	50	25	\$15,500
3135 Hydropneumatic Tank - Replace	50	29	\$8,240
3136 Pump, Booster - Replace	10	9	\$6,180
3137 Pump, Chlorine - Replace	10	9	\$3,090
3138 Pump, Source	10	5	\$51,500
3140 Service meter - Replace	20	19	\$394,000
3145 Source meter 3" - Replace	20	9	\$1,030
3146 Source meter 4" - Replace	20	9	\$1,030
3150 Telemetry system - Replace	20	18	\$28,300
3160 Water Mains 4" - Replace	70	26	\$2,390,000
3165 Water Mains 8" - Replace	100	25	\$536,000
3170 Well 2 - Replace	100	56	\$515,000
3171 Well 3 - Replace	100	99	\$515,000
3175 Well 2 pump - Replace	15	9	\$81,400
3176 Well 3 pump - Replace	15	14	\$81,400
3180 Building, Pump Houses - Replace	70	26	\$41,200
3185 Building, Booster Station - Replace	70	26	\$41,200
3195 Fire Hydrant & PSV - Maintenance	25	7	\$10,300
Waste Water Treatment			
4110 Decanter Unit - Replace	10	1	\$19,900
4115 Airation Manifold - Replace	10	1	\$23,300
4120 Aerobic System Controls - Maintain	20	0	\$22,700
4125 Mixer Unit - Maintain/Replace	20	1	\$23,700
4130 Small Air Compressor - Replace	5	0	\$13,000
4135 Large Air Compressor - Replace	5	0	\$19,200

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4140 UV Disinfection Controller - Replace	20	12	\$44,300
4145 WW Treatment Buildings - Maintenance	10	4	\$46,400
4150 Treatment Plant Outfall - Maintain	15	10	\$21,600
4155 WW Generator - Repair/Replace	10	8	\$29,000
4957 Treatment Plant AC - Repair/Replace	10	7	\$14,000
Systems & Evaluations			
945 Surveillance System - Repair/Replace	10	1	\$22,700

83 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.

2027

#	Component	Quantity	Unit of Measure	Expenses
Site & Grounds				
120	Asphalt - Grind & Overlay	1	Allowance	\$130,000
144	Chain Link Fence – Repair/Replace	3000	LF	\$11,800
170	Landscape - Maintain/Refurbish	1	Allowance	\$7,210
180	Bio-Filter Park - Maintain	1	Vault	\$23,700
182	Bioswale - Inspection	1	Allowance	\$5,670
196	Information Kiosk - Repair/Replace	1	Wood structure	\$10,300
Chapter Cost				\$188,680
Clubhouse				
410	Clubhouse Siding - Exterior Renovation	4210	SF	\$129,655
412	Clubhouse Exteriors - Caulk & Paint	4210	SF	\$15,177
413	Clubhouse Stairs - Repair/Replace	1	SF	\$15,500
414	Clubhouse Deck - Resurface	200	SF	\$7,828
415	Clubhouse Windows - Repair/Replace	26	windows	\$41,509
Chapter Cost				\$209,669
Marina				
1105	Log Boom - Repair/Replace	550	LF	\$566,500
1111	Marina Wood Pilings - Replace	35	Wood pilings	\$306,000
1114	Marina Wood Gangway - Rpr/Rplc	616	SF	\$26,800
1120	Bulkhead Retaining Walls - Repair	830	LF	\$397,529
Chapter Cost				\$1,296,829
Maintenance Building				
2510	Riding Mower - Replace	1	Allowance	\$7,210
2512	Hydroexcavator - Replace	1	Allowance	\$38,100
2513	Vehicles - Contingency	1	Allowance	\$30,900
2525	Diesel Tank - Replace	1	Allowance	\$10,300
2530	Emergency Generator - Replace	1	Allowance	\$36,100
Chapter Cost				\$122,610
Water System				
3100	Water Tower - Paint	1	Allowance	\$61,800
Chapter Cost				\$61,800
Waste Water Treatment				
4120	Aerobic System Controls - Maintain	1	Allowance	\$22,700
4130	Small Air Compressor - Replace	2	Compressors	\$13,000
4135	Large Air Compressor - Replace	2	Each	\$19,200
Chapter Cost				\$54,900

Annual Total: **\$1,934,488**

2028

#	Component	Quantity	Unit of Measure	Expenses
Site & Grounds				
120	Asphalt - Grind & Overlay	1	Allowance	\$133,900
125	Gravel Access Road - Refurbish	1	Allowance	\$42,436
180	Bio-Filter Park - Maintain	1	Vault	\$24,411
Chapter Cost				\$200,747
Clubhouse				
493	Clubhouse Septic System - Repair/Replace	2	systems	\$21,218
Chapter Cost				\$21,218

Maintenance Building			
2511	Backhoe - Replace	1 Allowance	\$53,045
2515	Main Pump Truck - Replace	1 Allowance	\$212,180
Chapter Cost			\$265,225

Waste Water Treatment			
4110	Decanter Unit - Replace	2 Allowance	\$20,497
4115	Airation Manifold - Replace	2 Each	\$23,999
4125	Mixer Unit - Maintain/Replace	2 Units	\$24,411
Chapter Cost			\$68,907

Systems & Evaluations			
945	Surveillance System - Repair/Replace	1 Allowance	\$23,381
Chapter Cost			\$23,381

Annual Total: **\$579,478**

2029			
#	Component	Quantity Unit of Measure	Expenses
Site & Grounds			
120	Asphalt - Grind & Overlay	1 Allowance	\$137,917
180	Bio-Filter Park - Maintain	1 Vault	\$25,143
Chapter Cost			\$163,060

Annual Total: **\$163,060**

2030			
#	Component	Quantity Unit of Measure	Expenses
Site & Grounds			
120	Asphalt - Grind & Overlay	1 Allowance	\$142,055
180	Bio-Filter Park - Maintain	1 Vault	\$25,898
339	Westwind Play Equipment - Rpr/Replace	1 Allowance	\$22,510
Chapter Cost			\$190,463

Clubhouse			
485	Office Equipment - Repair/Replace	1 Allowance	\$7,879
Chapter Cost			\$7,879

Annual Total: **\$198,342**

2031			
#	Component	Quantity Unit of Measure	Expenses
Site & Grounds			
120	Asphalt - Grind & Overlay	1 Allowance	\$146,316
180	Bio-Filter Park - Maintain	1 Vault	\$26,675
365	Playground bathroom - Refurbish	1 Allowance	\$5,796
Chapter Cost			\$178,787

Clubhouse			
494	Electrical - System Evaluation	1 Evaluation	\$3,939
Chapter Cost			\$3,939

Marina			
1115	Marina Metal Gangway - Repair/Replace	250 SF	\$72,483
Chapter Cost			\$72,483

Maintenance Building		
2520	Dump Trailer - Replace	1 Allowance \$11,593
Chapter Cost		\$11,593
Waste Water Treatment		
4145	WW Treatment Buildings - Maintenance	1 Allowance \$52,224
Chapter Cost		\$52,224
Annual Total:		\$319,026
Grand Total:		\$3,194,394

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

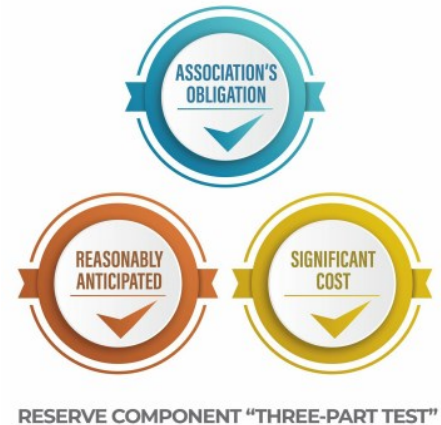


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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.

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.

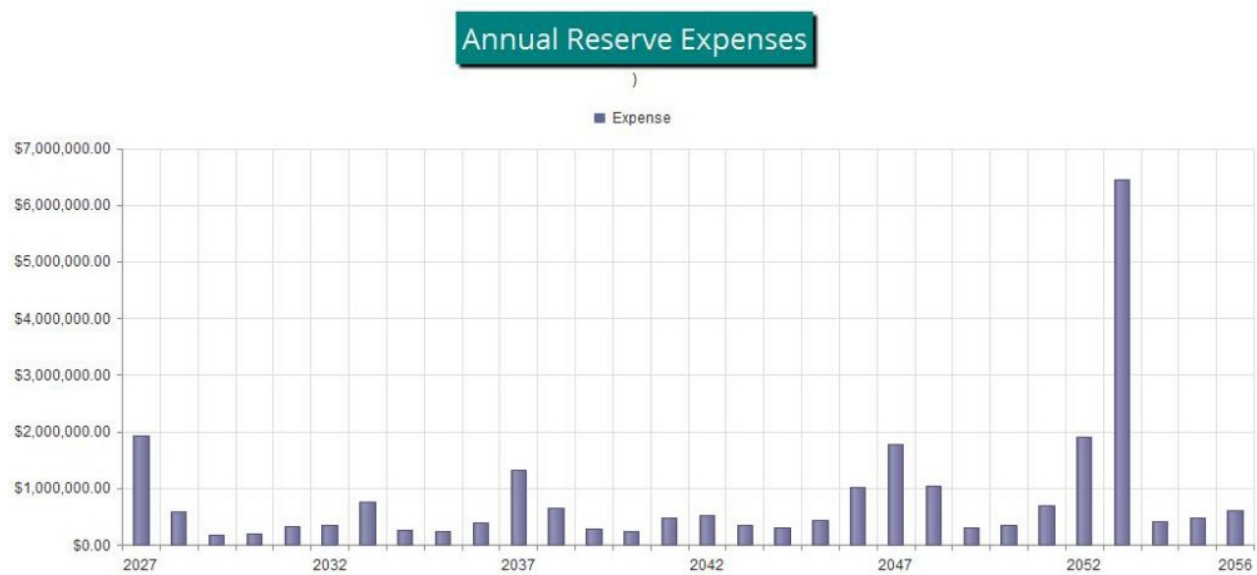


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$507,115 as-of the start of your Fiscal Year on 1/1/2027. Your Starting Reserve Balance was derived from your recent reserve balance as of 3/31/2026, plus budgeted reserve contributions, minus reserve expenses thru the end of your fiscal year. As of 1/1/2027, your Fully Funded Balance is computed to be \$5,749,426 (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 \$2,500,000 and budgeted transfers of \$57,300 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.

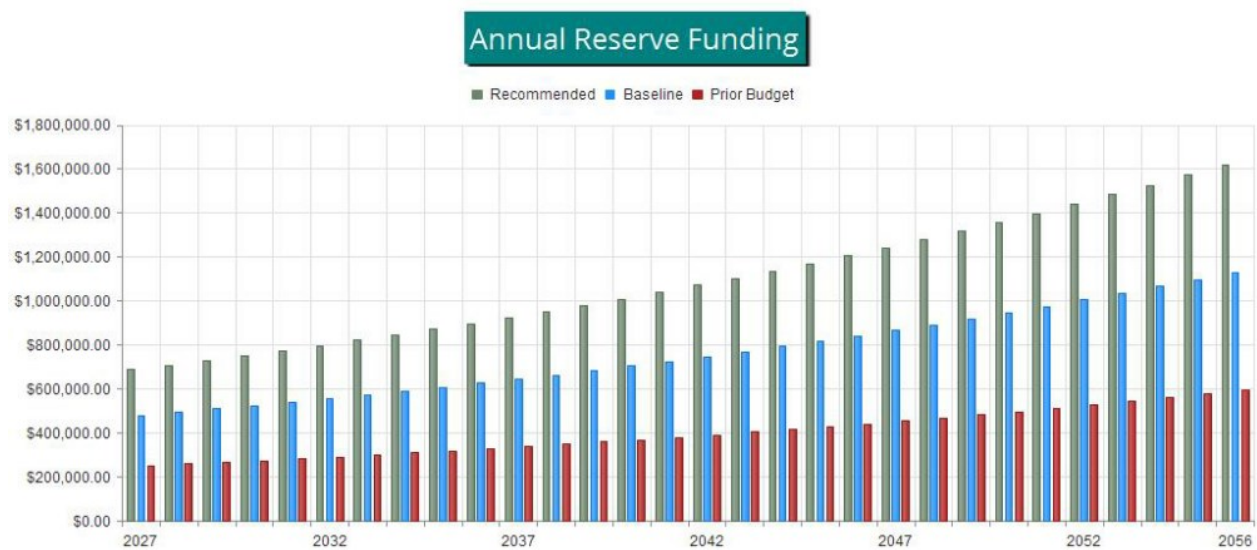


Figure 2

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.

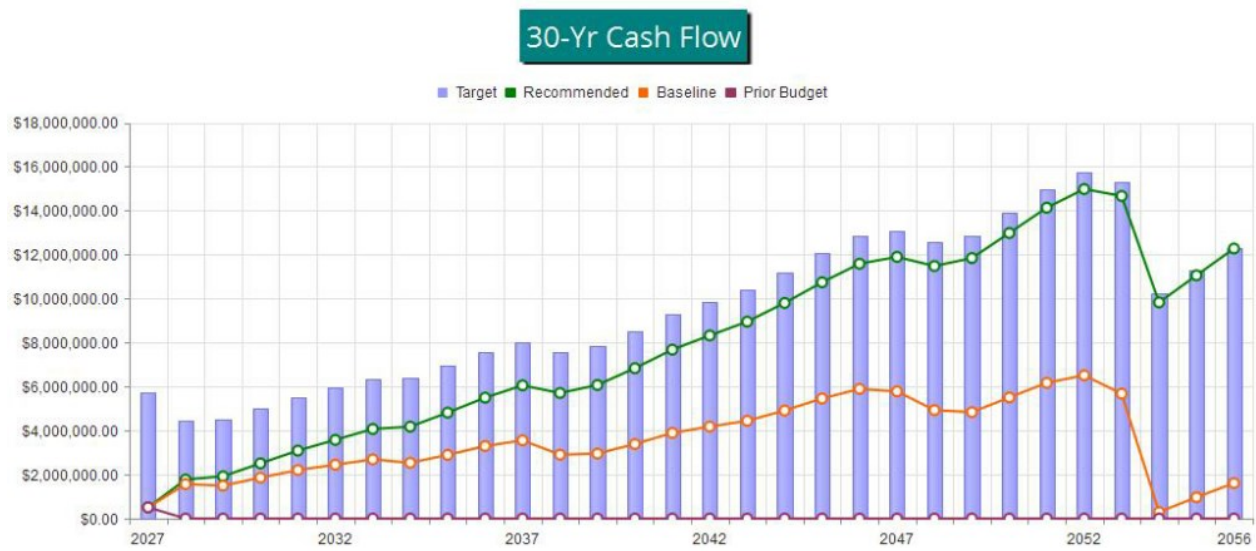


Figure 3

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.

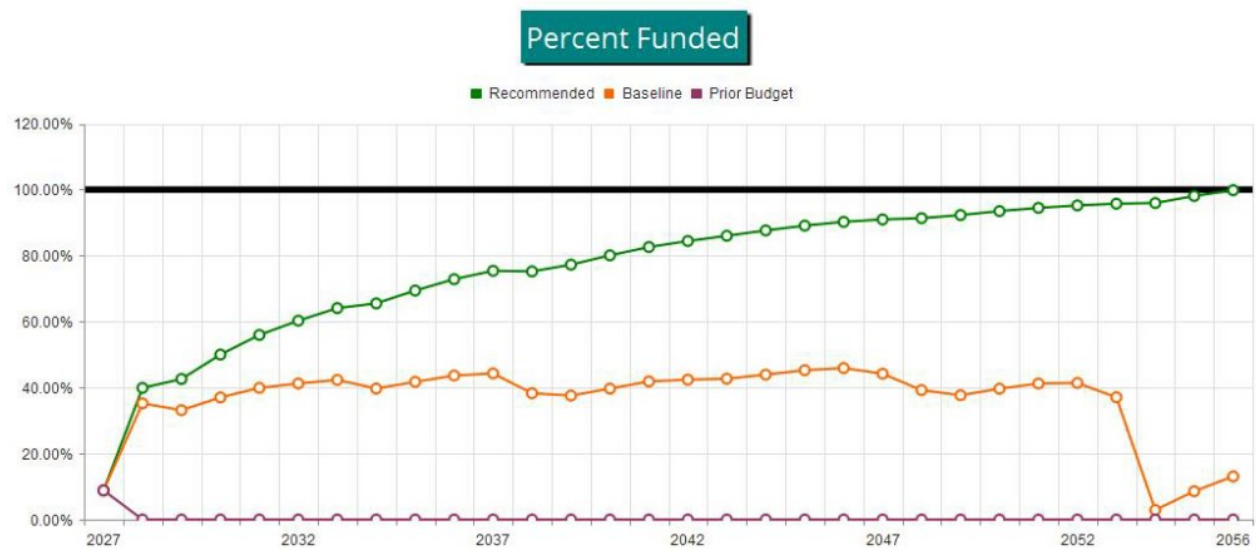


Figure 4



Table Descriptions

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.



Reserve Component List Detail

Report # 14933-1
No-Site-Visit

#	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	\$117,000	\$143,000
125	Gravel Access Road - Refurbish	1	Allowance	5	1	\$37,100	\$45,300
144	Chain Link Fence – Repair/Replace	3,000	LF	5	0	\$10,600	\$13,000
170	Landscape - Maintain/Refurbish	1	Allowance	5	0	\$6,490	\$7,930
180	Bio-Filter Park - Maintain	1	Vault	1	0	\$21,300	\$26,100
181	Bioswale - Maintain	1	Allowance	25	10	\$79,700	\$97,500
182	Bioswale - Inspection	1	Allowance	5	0	\$5,100	\$6,240
183	Jolly Drain Way - Maintain	1	Allowance	10	6	\$5,750	\$7,030
196	Information Kiosk - Repair/Replace	1	Wood structure	30	0	\$9,270	\$11,300
339	Westwind Play Equipment - Rpr/Replace	1	Allowance	15	3	\$18,500	\$22,700
340	Waterfront Play Equipment - Rpr/Rplc	1	Allowance	20	15	\$32,500	\$39,700
352	Floating dock - Repair/Replace	500	SF	25	9	\$49,100	\$60,100
360	"Wanigan" - Repair/Reroof	1,100	SF	25	14	\$9,180	\$11,200
365	Playground bathroom - Refurbish	1	Allowance	10	4	\$4,640	\$5,660
Clubhouse							
400	Clubhouse Roof - Repair/Replace	2,300	SF	24	10	\$21,300	\$26,100
406	Clubhouse Gutters - Repair/Replace	260	LF	24	10	\$3,370	\$4,120
410	Clubhouse Siding - Exterior Renovation	4,210	SF	50	0	\$117,000	\$143,000
412	Clubhouse Exteriors - Caulk & Paint	4,210	SF	7	0	\$13,700	\$16,700
413	Clubhouse Stairs - Repair/Replace	1	SF	25	0	\$14,000	\$17,000
414	Clubhouse Deck - Resurface	200	SF	20	0	\$7,050	\$8,610
415	Clubhouse Windows - Repair/Replace	26	windows	24	0	\$37,400	\$45,700
417	Clubhouse Exterior Doors-Repair/Replace	1	door	25	23	\$11,200	\$13,800
430	Clubhouse Flooring - Maintain/Replace	1,800	SF	20	18	\$16,700	\$20,400
450	Clubhouse Interiors - Refurbish	1	Allowance	10	7	\$5,560	\$6,800
470	Clubhouse Kitchen - Refurbish	1	Allowance	10	7	\$6,490	\$7,930
485	Office Equipment - Repair/Replace	1	Allowance	5	3	\$6,490	\$7,930
493	Clubhouse Septic System - Repair/Replace	2	systems	30	1	\$18,500	\$22,700
494	Electrical - System Evaluation	1	Evaluation	5	4	\$3,150	\$3,850
Marina							
1101	Mooring Dock A - Replace	3,900	SF	45	43	\$694,000	\$848,000
1103	Mooring Dock B - Replace	3,900	SF	45	40	\$694,000	\$848,000
1105	Log Boom - Repair/Replace	550	LF	10	0	\$510,000	\$623,000
1110	Marina Metal Pilings - Replace	22	Metal pilings	50	41	\$194,000	\$236,000
1111	Marina Wood Pilings - Replace	35	Wood pilings	50	0	\$275,000	\$337,000
1114	Marina Wood Gangway - Rpr/Rplc	616	SF	25	0	\$24,100	\$29,500
1115	Marina Metal Gangway - Repair/Replace	250	SF	50	4	\$58,000	\$70,800
1116	Main Floating Docks - Repair/Replace	1,570	SF	50	45	\$276,000	\$338,000
1120	Bulkhead Retaining Walls - Repair	830	LF	50	0	\$358,000	\$437,000
1144	Chain Link Fence - Repair/Replace	2	Chain link fences	35	22	\$2,780	\$3,400
Maintenance Building							
2100	Carports - Repair/Replace	1	Metal structure	25	16	\$13,900	\$17,000
2500	Maintenance Roof - Repair/Replace	2,300	SF	25	19	\$14,900	\$18,200

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
2510	Riding Mower - Replace	1	Allowance	10	0	\$6,490	\$7,930
2511	Backhoe - Replace	1	Allowance	20	1	\$46,400	\$56,600
2512	Hydroexcavator - Replace	1	Allowance	20	0	\$34,300	\$41,900
2513	Vehicles - Contingency	1	Allowance	5	0	\$27,800	\$34,000
2515	Main Pump Truck - Replace	1	Allowance	10	1	\$185,000	\$227,000
2520	Dump Trailer - Replace	1	Allowance	20	4	\$9,270	\$11,300
2525	Diesel Tank - Replace	1	Allowance	15	0	\$9,270	\$11,300
2530	Emergency Generator - Replace	1	Allowance	10	0	\$32,500	\$39,700
Water System							
3100	Water Tower - Paint	1	Allowance	20	0	\$55,600	\$68,000
3105	Water Tower Liner - Refurbish	1	Allowance	30	6	\$390,000	\$476,000
3110	Water Tower - Replace	1	Allowance	100	76	\$649,000	\$793,000
3120	Blow off assembly - Replace	59	Each	50	26	\$137,000	\$167,000
3130	Gate Valve 4" - Replace	79	Each	50	26	\$147,000	\$179,000
3132	Gate Valve 8" - Replace	5	Each	50	25	\$14,000	\$17,000
3135	Hydropneumatic Tank - Replace	2	Each	50	29	\$7,420	\$9,060
3136	Pump, Booster - Replace	2	Each	10	9	\$5,560	\$6,800
3137	Pump, Chlorine - Replace	2	Each	10	9	\$2,780	\$3,400
3138	Pump, Source	2	Each	10	5	\$46,400	\$56,600
3140	Service meter - Replace	547	Each	20	19	\$355,000	\$433,000
3145	Source meter 3" - Replace	1	Allowance	20	9	\$927	\$1,130
3146	Source meter 4" - Replace	1	Allowance	20	9	\$927	\$1,130
3150	Telemetry system - Replace	1	Allowance	20	18	\$25,500	\$31,100
3160	Water Mains 4" - Replace	29,000	LF	70	26	\$2,150,000	\$2,630,000
3165	Water Mains 8" - Replace	5,200	LF	100	25	\$482,000	\$590,000
3170	Well 2 - Replace	1	Each	100	56	\$464,000	\$566,000
3171	Well 3 - Replace	1	Each	100	99	\$464,000	\$566,000
3175	Well 2 pump - Replace	1	Each	15	9	\$73,300	\$89,500
3176	Well 3 pump - Replace	1	Each	15	14	\$73,300	\$89,500
3180	Building, Pump Houses - Replace	2	Allowance	70	26	\$37,100	\$45,300
3185	Building, Booster Station - Replace	2	Allowances	70	26	\$37,100	\$45,300
3195	Fire Hydrant & PSV - Maintenance	1	Allowance	25	7	\$9,270	\$11,300
Waste Water Treatment							
4110	Decanter Unit - Replace	2	Allowance	10	1	\$17,900	\$21,900
4115	Airation Manifold - Replace	2	Each	10	1	\$21,000	\$25,600
4120	Aerobic System Controls - Maintain	1	Allowance	20	0	\$20,400	\$25,000
4125	Mixer Unit - Maintain/Replace	2	Units	20	1	\$21,300	\$26,100
4130	Small Air Compressor - Replace	2	Compressors	5	0	\$11,700	\$14,300
4135	Large Air Compressor - Replace	2	Each	5	0	\$17,300	\$21,100
4140	UV Disinfection Controller - Replace	1	Allowance	20	12	\$39,900	\$48,700
4145	WW Treatment Buildings - Maintenance	1	Allowance	10	4	\$41,800	\$51,000
4150	Treatment Plant Outfall - Maintain	1	Allowance	15	10	\$19,400	\$23,800
4155	WW Generator - Repair/Replace	1	Allowance	10	8	\$26,100	\$31,900
4957	Treatment Plant AC - Repair/Replace	1	Split	10	7	\$12,600	\$15,400
Systems & Evaluations							
945	Surveillance System - Repair/Replace	1	Allowance	10	1	\$20,400	\$25,000
83	Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site & Grounds								
120	Asphalt - Grind & Overlay	\$130,000	X	1	/	1	=	\$130,000
125	Gravel Access Road - Refurbish	\$41,200	X	4	/	5	=	\$32,960
144	Chain Link Fence – Repair/Replace	\$11,800	X	5	/	5	=	\$11,800
170	Landscape - Maintain/Refurbish	\$7,210	X	5	/	5	=	\$7,210
180	Bio-Filter Park - Maintain	\$23,700	X	1	/	1	=	\$23,700
181	Bioswale - Maintain	\$88,600	X	15	/	25	=	\$53,160
182	Bioswale - Inspection	\$5,670	X	5	/	5	=	\$5,670
183	Jolly Drain Way - Maintain	\$6,390	X	4	/	10	=	\$2,556
196	Information Kiosk - Repair/Replace	\$10,300	X	30	/	30	=	\$10,300
339	Westwind Play Equipment - Rpr/Replace	\$20,600	X	12	/	15	=	\$16,480
340	Waterfront Play Equipment - Rpr/Rplc	\$36,100	X	5	/	20	=	\$9,025
352	Floating dock - Repair/Replace	\$54,600	X	16	/	25	=	\$34,944
360	"Wanigan" - Repair/Reroof	\$10,197	X	11	/	25	=	\$4,487
365	Playground bathroom - Refurbish	\$5,150	X	6	/	10	=	\$3,090
Clubhouse								
400	Clubhouse Roof - Repair/Replace	\$23,700	X	14	/	24	=	\$13,825
406	Clubhouse Gutters - Repair/Replace	\$3,749	X	14	/	24	=	\$2,187
410	Clubhouse Siding - Exterior Renovation	\$129,655	X	50	/	50	=	\$129,655
412	Clubhouse Exteriors - Caulk & Paint	\$15,177	X	7	/	7	=	\$15,177
413	Clubhouse Stairs - Repair/Replace	\$15,500	X	25	/	25	=	\$15,500
414	Clubhouse Deck - Resurface	\$7,828	X	20	/	20	=	\$7,828
415	Clubhouse Windows - Repair/Replace	\$41,509	X	24	/	24	=	\$41,509
417	Clubhouse Exterior Doors-Repair/Replace	\$12,500	X	2	/	25	=	\$1,000
430	Clubhouse Flooring - Maintain/Replace	\$18,540	X	2	/	20	=	\$1,854
450	Clubhouse Interiors - Refurbish	\$6,180	X	3	/	10	=	\$1,854
470	Clubhouse Kitchen - Refurbish	\$7,210	X	3	/	10	=	\$2,163
485	Office Equipment - Repair/Replace	\$7,210	X	2	/	5	=	\$2,884
493	Clubhouse Septic System - Repair/Replace	\$20,600	X	29	/	30	=	\$19,913
494	Electrical - System Evaluation	\$3,500	X	1	/	5	=	\$700
Marina								
1101	Mooring Dock A - Replace	\$771,264	X	2	/	45	=	\$34,278
1103	Mooring Dock B - Replace	\$771,000	X	5	/	45	=	\$85,667
1105	Log Boom - Repair/Replace	\$566,500	X	10	/	10	=	\$566,500
1110	Marina Metal Pilings - Replace	\$215,000	X	9	/	50	=	\$38,700
1111	Marina Wood Pilings - Replace	\$306,000	X	50	/	50	=	\$306,000
1114	Marina Wood Gangway - Rpr/Rplc	\$26,800	X	25	/	25	=	\$26,800
1115	Marina Metal Gangway - Repair/Replace	\$64,400	X	46	/	50	=	\$59,248
1116	Main Floating Docks - Repair/Replace	\$307,000	X	5	/	50	=	\$30,700
1120	Bulkhead Retaining Walls - Repair	\$397,529	X	50	/	50	=	\$397,529
1144	Chain Link Fence - Repair/Replace	\$3,090	X	13	/	35	=	\$1,148
Maintenance Building								
2100	Carports - Repair/Replace	\$15,450	X	9	/	25	=	\$5,562
2500	Maintenance Roof - Repair/Replace	\$16,583	X	6	/	25	=	\$3,980

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2510	Riding Mower - Replace	\$7,210	X	10	/	10	=	\$7,210
2511	Backhoe - Replace	\$51,500	X	19	/	20	=	\$48,925
2512	Hydroexcavator - Replace	\$38,100	X	20	/	20	=	\$38,100
2513	Vehicles - Contingency	\$30,900	X	5	/	5	=	\$30,900
2515	Main Pump Truck - Replace	\$206,000	X	9	/	10	=	\$185,400
2520	Dump Trailer - Replace	\$10,300	X	16	/	20	=	\$8,240
2525	Diesel Tank - Replace	\$10,300	X	15	/	15	=	\$10,300
2530	Emergency Generator - Replace	\$36,100	X	10	/	10	=	\$36,100
Water System								
3100	Water Tower - Paint	\$61,800	X	20	/	20	=	\$61,800
3105	Water Tower Liner - Refurbish	\$433,000	X	24	/	30	=	\$346,400
3110	Water Tower - Replace	\$721,000	X	24	/	100	=	\$173,040
3120	Blow off assembly - Replace	\$152,000	X	24	/	50	=	\$72,960
3130	Gate Valve 4" - Replace	\$163,000	X	24	/	50	=	\$78,240
3132	Gate Valve 8" - Replace	\$15,500	X	25	/	50	=	\$7,750
3135	Hydropneumatic Tank - Replace	\$8,240	X	21	/	50	=	\$3,461
3136	Pump, Booster - Replace	\$6,180	X	1	/	10	=	\$618
3137	Pump, Chlorine - Replace	\$3,090	X	1	/	10	=	\$309
3138	Pump, Source	\$51,500	X	5	/	10	=	\$25,750
3140	Service meter - Replace	\$394,000	X	1	/	20	=	\$19,700
3145	Source meter 3" - Replace	\$1,030	X	11	/	20	=	\$567
3146	Source meter 4" - Replace	\$1,030	X	11	/	20	=	\$567
3150	Telemetry system - Replace	\$28,300	X	2	/	20	=	\$2,830
3160	Water Mains 4" - Replace	\$2,390,000	X	44	/	70	=	\$1,502,286
3165	Water Mains 8" - Replace	\$536,000	X	75	/	100	=	\$402,000
3170	Well 2 - Replace	\$515,000	X	44	/	100	=	\$226,600
3171	Well 3 - Replace	\$515,000	X	1	/	100	=	\$5,150
3175	Well 2 pump - Replace	\$81,400	X	6	/	15	=	\$32,560
3176	Well 3 pump - Replace	\$81,400	X	1	/	15	=	\$5,427
3180	Building, Pump Houses - Replace	\$41,200	X	44	/	70	=	\$25,897
3185	Building, Booster Station - Replace	\$41,200	X	44	/	70	=	\$25,897
3195	Fire Hydrant & PSV - Maintenance	\$10,300	X	18	/	25	=	\$7,416
Waste Water Treatment								
4110	Decanter Unit - Replace	\$19,900	X	9	/	10	=	\$17,910
4115	Airation Manifold - Replace	\$23,300	X	9	/	10	=	\$20,970
4120	Aerobic System Controls - Maintain	\$22,700	X	20	/	20	=	\$22,700
4125	Mixer Unit - Maintain/Replace	\$23,700	X	19	/	20	=	\$22,515
4130	Small Air Compressor - Replace	\$13,000	X	5	/	5	=	\$13,000
4135	Large Air Compressor - Replace	\$19,200	X	5	/	5	=	\$19,200
4140	UV Disinfection Controller - Replace	\$44,300	X	8	/	20	=	\$17,720
4145	WW Treatment Buildings - Maintenance	\$46,400	X	6	/	10	=	\$27,840
4150	Treatment Plant Outfall - Maintain	\$21,600	X	5	/	15	=	\$7,200
4155	WW Generator - Repair/Replace	\$29,000	X	2	/	10	=	\$5,800
4957	Treatment Plant AC - Repair/Replace	\$14,000	X	3	/	10	=	\$4,200
Systems & Evaluations								
945	Surveillance System - Repair/Replace	\$22,700	X	9	/	10	=	\$20,430

\$5,749,426



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site & Grounds				
120 Asphalt - Grind & Overlay	1	\$130,000	\$130,000	26.16 %
125 Gravel Access Road - Refurbish	5	\$41,200	\$8,240	1.66 %
144 Chain Link Fence – Repair/Replace	5	\$11,800	\$2,360	0.47 %
170 Landscape - Maintain/Refurbish	5	\$7,210	\$1,442	0.29 %
180 Bio-Filter Park - Maintain	1	\$23,700	\$23,700	4.77 %
181 Bioswale - Maintain	25	\$88,600	\$3,544	0.71 %
182 Bioswale - Inspection	5	\$5,670	\$1,134	0.23 %
183 Jolly Drain Way - Maintain	10	\$6,390	\$639	0.13 %
196 Information Kiosk - Repair/Replace	30	\$10,300	\$343	0.07 %
339 Westwind Play Equipment - Rpr/Replace	15	\$20,600	\$1,373	0.28 %
340 Waterfront Play Equipment - Rpr/Rplc	20	\$36,100	\$1,805	0.36 %
352 Floating dock - Repair/Replace	25	\$54,600	\$2,184	0.44 %
360 "Wanigan" - Repair/Reroof	25	\$10,197	\$408	0.08 %
365 Playground bathroom - Refurbish	10	\$5,150	\$515	0.10 %
Clubhouse				
400 Clubhouse Roof - Repair/Replace	24	\$23,700	\$988	0.20 %
406 Clubhouse Gutters - Repair/Replace	24	\$3,749	\$156	0.03 %
410 Clubhouse Siding - Exterior Renovation	50	\$129,655	\$2,593	0.52 %
412 Clubhouse Exteriors - Caulk & Paint	7	\$15,177	\$2,168	0.44 %
413 Clubhouse Stairs - Repair/Replace	25	\$15,500	\$620	0.12 %
414 Clubhouse Deck - Resurface	20	\$7,828	\$391	0.08 %
415 Clubhouse Windows - Repair/Replace	24	\$41,509	\$1,730	0.35 %
417 Clubhouse Exterior Doors-Repair/Replace	25	\$12,500	\$500	0.10 %
430 Clubhouse Flooring - Maintain/Replace	20	\$18,540	\$927	0.19 %
450 Clubhouse Interiors - Refurbish	10	\$6,180	\$618	0.12 %
470 Clubhouse Kitchen - Refurbish	10	\$7,210	\$721	0.15 %
485 Office Equipment - Repair/Replace	5	\$7,210	\$1,442	0.29 %
493 Clubhouse Septic System - Repair/Replace	30	\$20,600	\$687	0.14 %
494 Electrical - System Evaluation	5	\$3,500	\$700	0.14 %
Marina				
1101 Mooring Dock A - Replace	45	\$771,264	\$17,139	3.45 %
1103 Mooring Dock B - Replace	45	\$771,000	\$17,133	3.45 %
1105 Log Boom - Repair/Replace	10	\$566,500	\$56,650	11.40 %
1110 Marina Metal Pilings - Replace	50	\$215,000	\$4,300	0.87 %
1111 Marina Wood Pilings - Replace	50	\$306,000	\$6,120	1.23 %
1114 Marina Wood Gangway - Rpr/Rplc	25	\$26,800	\$1,072	0.22 %
1115 Marina Metal Gangway - Repair/Replace	50	\$64,400	\$1,288	0.26 %
1116 Main Floating Docks - Repair/Replace	50	\$307,000	\$6,140	1.24 %
1120 Bulkhead Retaining Walls - Repair	50	\$397,529	\$7,951	1.60 %
1144 Chain Link Fence - Repair/Replace	35	\$3,090	\$88	0.02 %
Maintenance Building				
2100 Carports - Repair/Replace	25	\$15,450	\$618	0.12 %
2500 Maintenance Roof - Repair/Replace	25	\$16,583	\$663	0.13 %
2510 Riding Mower - Replace	10	\$7,210	\$721	0.15 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2511	Backhoe - Replace	20	\$51,500	\$2,575	0.52 %
2512	Hydroexcavator - Replace	20	\$38,100	\$1,905	0.38 %
2513	Vehicles - Contingency	5	\$30,900	\$6,180	1.24 %
2515	Main Pump Truck - Replace	10	\$206,000	\$20,600	4.15 %
2520	Dump Trailer - Replace	20	\$10,300	\$515	0.10 %
2525	Diesel Tank - Replace	15	\$10,300	\$687	0.14 %
2530	Emergency Generator - Replace	10	\$36,100	\$3,610	0.73 %
Water System					
3100	Water Tower - Paint	20	\$61,800	\$3,090	0.62 %
3105	Water Tower Liner - Refurbish	30	\$433,000	\$14,433	2.90 %
3110	Water Tower - Replace	100	\$721,000	\$7,210	1.45 %
3120	Blow off assembly - Replace	50	\$152,000	\$3,040	0.61 %
3130	Gate Valve 4" - Replace	50	\$163,000	\$3,260	0.66 %
3132	Gate Valve 8" - Replace	50	\$15,500	\$310	0.06 %
3135	Hydropneumatic Tank - Replace	50	\$8,240	\$165	0.03 %
3136	Pump, Booster - Replace	10	\$6,180	\$618	0.12 %
3137	Pump, Chlorine - Replace	10	\$3,090	\$309	0.06 %
3138	Pump, Source	10	\$51,500	\$5,150	1.04 %
3140	Service meter - Replace	20	\$394,000	\$19,700	3.96 %
3145	Source meter 3" - Replace	20	\$1,030	\$52	0.01 %
3146	Source meter 4" - Replace	20	\$1,030	\$52	0.01 %
3150	Telemetry system - Replace	20	\$28,300	\$1,415	0.28 %
3160	Water Mains 4" - Replace	70	\$2,390,000	\$34,143	6.87 %
3165	Water Mains 8" - Replace	100	\$536,000	\$5,360	1.08 %
3170	Well 2 - Replace	100	\$515,000	\$5,150	1.04 %
3171	Well 3 - Replace	100	\$515,000	\$5,150	1.04 %
3175	Well 2 pump - Replace	15	\$81,400	\$5,427	1.09 %
3176	Well 3 pump - Replace	15	\$81,400	\$5,427	1.09 %
3180	Building, Pump Houses - Replace	70	\$41,200	\$589	0.12 %
3185	Building, Booster Station - Replace	70	\$41,200	\$589	0.12 %
3195	Fire Hydrant & PSV - Maintenance	25	\$10,300	\$412	0.08 %
Waste Water Treatment					
4110	Decanter Unit - Replace	10	\$19,900	\$1,990	0.40 %
4115	Airation Manifold - Replace	10	\$23,300	\$2,330	0.47 %
4120	Aerobic System Controls - Maintain	20	\$22,700	\$1,135	0.23 %
4125	Mixer Unit - Maintain/Replace	20	\$23,700	\$1,185	0.24 %
4130	Small Air Compressor - Replace	5	\$13,000	\$2,600	0.52 %
4135	Large Air Compressor - Replace	5	\$19,200	\$3,840	0.77 %
4140	UV Disinfection Controller - Replace	20	\$44,300	\$2,215	0.45 %
4145	WW Treatment Buildings - Maintenance	10	\$46,400	\$4,640	0.93 %
4150	Treatment Plant Outfall - Maintain	15	\$21,600	\$1,440	0.29 %
4155	WW Generator - Repair/Replace	10	\$29,000	\$2,900	0.58 %
4957	Treatment Plant AC - Repair/Replace	10	\$14,000	\$1,400	0.28 %
Systems & Evaluations					
945	Surveillance System - Repair/Replace	10	\$22,700	\$2,270	0.46 %
83	Total Funded Components			\$496,877	100.00 %



30-Year Reserve Plan Summary

Report # 14933-1
No-Site-Visit

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$507,115	\$5,749,426	8.8 %	High	173.09 %	\$687,600	\$2,500,000	\$11,389	\$1,934,488
2028	\$1,771,616	\$4,441,170	39.9 %	Medium	3.00 %	\$708,228	\$0	\$18,444	\$579,478
2029	\$1,918,810	\$4,504,679	42.6 %	Medium	3.00 %	\$729,475	\$0	\$22,121	\$163,060
2030	\$2,507,346	\$5,014,818	50.0 %	Medium	3.00 %	\$751,359	\$0	\$27,966	\$198,341
2031	\$3,088,331	\$5,520,211	55.9 %	Medium	3.00 %	\$773,900	\$0	\$33,310	\$319,025
2032	\$3,576,515	\$5,933,238	60.3 %	Medium	3.00 %	\$797,117	\$0	\$38,227	\$339,644
2033	\$4,072,215	\$6,354,698	64.1 %	Medium	3.00 %	\$821,030	\$0	\$41,229	\$757,375
2034	\$4,177,099	\$6,376,339	65.5 %	Medium	3.00 %	\$845,661	\$0	\$44,935	\$254,051
2035	\$4,813,644	\$6,935,385	69.4 %	Medium	3.00 %	\$871,031	\$0	\$51,524	\$240,572
2036	\$5,495,627	\$7,543,969	72.8 %	Low	3.00 %	\$897,162	\$0	\$57,719	\$397,343
2037	\$6,053,166	\$8,028,786	75.4 %	Low	3.00 %	\$924,077	\$0	\$58,776	\$1,329,051
2038	\$5,706,967	\$7,588,520	75.2 %	Low	3.00 %	\$951,799	\$0	\$58,867	\$646,160
2039	\$6,071,473	\$7,859,059	77.3 %	Low	3.00 %	\$980,353	\$0	\$64,500	\$282,301
2040	\$6,834,026	\$8,533,741	80.1 %	Low	3.00 %	\$1,009,764	\$0	\$72,539	\$236,302
2041	\$7,680,027	\$9,297,934	82.6 %	Low	3.00 %	\$1,040,057	\$0	\$79,980	\$477,258
2042	\$8,322,806	\$9,859,414	84.4 %	Low	3.00 %	\$1,071,258	\$0	\$86,336	\$528,743
2043	\$8,951,657	\$10,407,932	86.0 %	Low	3.00 %	\$1,103,396	\$0	\$93,723	\$347,804
2044	\$9,800,972	\$11,183,194	87.6 %	Low	3.00 %	\$1,136,498	\$0	\$102,665	\$299,314
2045	\$10,740,822	\$12,056,296	89.1 %	Low	3.00 %	\$1,170,593	\$0	\$111,581	\$438,121
2046	\$11,584,874	\$12,837,997	90.2 %	Low	3.00 %	\$1,205,711	\$0	\$117,355	\$1,011,866
2047	\$11,896,074	\$13,078,330	91.0 %	Low	3.00 %	\$1,241,882	\$0	\$116,839	\$1,773,092
2048	\$11,481,704	\$12,568,733	91.4 %	Low	3.00 %	\$1,279,139	\$0	\$116,563	\$1,036,513
2049	\$11,840,892	\$12,830,254	92.3 %	Low	3.00 %	\$1,317,513	\$0	\$124,062	\$300,426
2050	\$12,982,041	\$13,886,352	93.5 %	Low	3.00 %	\$1,357,038	\$0	\$135,514	\$342,240
2051	\$14,132,354	\$14,960,485	94.5 %	Low	3.00 %	\$1,397,749	\$0	\$145,502	\$695,132
2052	\$14,980,473	\$15,733,663	95.2 %	Low	3.00 %	\$1,439,682	\$0	\$148,171	\$1,901,946
2053	\$14,666,380	\$15,318,229	95.7 %	Low	3.00 %	\$1,482,872	\$0	\$122,411	\$6,445,383
2054	\$9,826,281	\$10,242,739	95.9 %	Low	3.00 %	\$1,527,358	\$0	\$104,366	\$402,253
2055	\$11,055,752	\$11,272,519	98.1 %	Low	3.00 %	\$1,573,179	\$0	\$116,611	\$469,224
2056	\$12,276,317	\$12,298,317	99.8 %	Low	3.00 %	\$1,620,374	\$0	\$128,411	\$608,395



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 14933-1
No-Site-Visit

Fiscal Year Start: 2027

Net After Tax Interest:

1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$507,115	\$5,749,426	8.8 %	High	90.64 %	\$480,000	\$2,500,000	\$10,346	\$1,934,488
2028	\$1,562,973	\$4,441,170	35.2 %	Medium	3.00 %	\$494,400	\$0	\$15,274	\$579,478
2029	\$1,493,169	\$4,504,679	33.1 %	Medium	3.00 %	\$509,232	\$0	\$16,739	\$163,060
2030	\$1,856,080	\$5,014,818	37.0 %	Medium	3.00 %	\$524,509	\$0	\$20,284	\$198,341
2031	\$2,202,533	\$5,520,211	39.9 %	Medium	3.00 %	\$540,244	\$0	\$23,238	\$319,025
2032	\$2,446,989	\$5,933,238	41.2 %	Medium	3.00 %	\$556,452	\$0	\$25,671	\$339,644
2033	\$2,689,468	\$6,354,698	42.3 %	Medium	3.00 %	\$573,145	\$0	\$26,093	\$757,375
2034	\$2,531,330	\$6,376,339	39.7 %	Medium	3.00 %	\$590,339	\$0	\$27,119	\$254,051
2035	\$2,894,737	\$6,935,385	41.7 %	Medium	3.00 %	\$608,050	\$0	\$30,926	\$240,572
2036	\$3,293,141	\$7,543,969	43.7 %	Medium	3.00 %	\$626,291	\$0	\$34,233	\$397,343
2037	\$3,556,322	\$8,028,786	44.3 %	Medium	3.00 %	\$645,080	\$0	\$32,291	\$1,329,051
2038	\$2,904,642	\$7,588,520	38.3 %	Medium	3.00 %	\$664,432	\$0	\$29,272	\$646,160
2039	\$2,952,186	\$7,859,059	37.6 %	Medium	3.00 %	\$684,365	\$0	\$31,677	\$282,301
2040	\$3,385,927	\$8,533,741	39.7 %	Medium	3.00 %	\$704,896	\$0	\$36,369	\$236,302
2041	\$3,890,890	\$9,297,934	41.8 %	Medium	3.00 %	\$726,043	\$0	\$40,337	\$477,258
2042	\$4,180,012	\$9,859,414	42.4 %	Medium	3.00 %	\$747,824	\$0	\$43,093	\$528,743
2043	\$4,442,186	\$10,407,932	42.7 %	Medium	3.00 %	\$770,259	\$0	\$46,748	\$347,804
2044	\$4,911,389	\$11,183,194	43.9 %	Medium	3.00 %	\$793,367	\$0	\$51,821	\$299,314
2045	\$5,457,263	\$12,056,296	45.3 %	Medium	3.00 %	\$817,168	\$0	\$56,727	\$438,121
2046	\$5,893,037	\$12,837,997	45.9 %	Medium	3.00 %	\$841,683	\$0	\$58,346	\$1,011,866
2047	\$5,781,201	\$13,078,330	44.2 %	Medium	3.00 %	\$866,933	\$0	\$53,526	\$1,773,092
2048	\$4,928,568	\$12,568,733	39.2 %	Medium	3.00 %	\$892,941	\$0	\$48,791	\$1,036,513
2049	\$4,833,788	\$12,830,254	37.7 %	Medium	3.00 %	\$919,730	\$0	\$51,671	\$300,426
2050	\$5,504,762	\$13,886,352	39.6 %	Medium	3.00 %	\$947,322	\$0	\$58,340	\$342,240
2051	\$6,168,184	\$14,960,485	41.2 %	Medium	3.00 %	\$975,741	\$0	\$63,375	\$695,132
2052	\$6,512,168	\$15,733,663	41.4 %	Medium	3.00 %	\$1,005,013	\$0	\$60,916	\$1,901,946
2053	\$5,676,151	\$15,318,229	37.1 %	Medium	3.00 %	\$1,035,164	\$0	\$29,847	\$6,445,383
2054	\$295,779	\$10,242,739	2.9 %	High	3.00 %	\$1,066,219	\$0	\$6,306	\$402,253
2055	\$966,051	\$11,272,519	8.6 %	High	3.00 %	\$1,098,205	\$0	\$12,864	\$469,224
2056	\$1,607,896	\$12,298,317	13.1 %	High	3.00 %	\$1,131,151	\$0	\$18,779	\$608,395

30-Year Income/Expense Detail

Report # 14933-1
No-Site-Visit

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$507,115	\$1,771,616	\$1,918,810	\$2,507,346	\$3,088,331
Annual Reserve Funding	\$687,600	\$708,228	\$729,475	\$751,359	\$773,900
Recommended Special Assessments	\$2,500,000	\$0	\$0	\$0	\$0
Interest Earnings	\$11,389	\$18,444	\$22,121	\$27,966	\$33,310
Total Income	\$3,706,104	\$2,498,288	\$2,670,406	\$3,286,672	\$3,895,541
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$130,000	\$133,900	\$137,917	\$142,055	\$146,316
125 Gravel Access Road - Refurbish	\$0	\$42,436	\$0	\$0	\$0
144 Chain Link Fence - Repair/Replace	\$11,800	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$7,210	\$0	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$23,700	\$24,411	\$25,143	\$25,898	\$26,675
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$5,670	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$0	\$0	\$0
196 Information Kiosk - Repair/Replace	\$10,300	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$22,510	\$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	\$5,796
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	\$129,655	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$15,177	\$0	\$0	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$15,500	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$7,828	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$41,509	\$0	\$0	\$0	\$0
417 Clubhouse Exterior Doors-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	\$7,879	\$0
493 Clubhouse Septic System - Repair/Replace	\$0	\$21,218	\$0	\$0	\$0
494 Electrical - System Evaluation	\$0	\$0	\$0	\$0	\$3,939
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	\$566,500	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$306,000	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$26,800	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$72,483
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$397,529	\$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	\$7,210	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$53,045	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$38,100	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$30,900	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$212,180	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$11,593
2525 Diesel Tank - Replace	\$10,300	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$36,100	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$61,800	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
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
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	\$20,497	\$0	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$23,999	\$0	\$0	\$0
4120 Aerobic System Controls - Maintain	\$22,700	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$24,411	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$13,000	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$19,200	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$0	\$0	\$0	\$0	\$52,224
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4957 Treatment Plant AC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$23,381	\$0	\$0	\$0
Total Expenses	\$1,934,488	\$579,478	\$163,060	\$198,341	\$319,025
Ending Reserve Balance	\$1,771,616	\$1,918,810	\$2,507,346	\$3,088,331	\$3,576,515

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$3,576,515	\$4,072,215	\$4,177,099	\$4,813,644	\$5,495,627
Annual Reserve Funding	\$797,117	\$821,030	\$845,661	\$871,031	\$897,162
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,227	\$41,229	\$44,935	\$51,524	\$57,719
Total Income	\$4,411,859	\$4,934,475	\$5,067,695	\$5,736,199	\$6,450,509
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$150,706	\$155,227	\$159,884	\$164,680	\$169,621
125 Gravel Access Road - Refurbish	\$0	\$49,195	\$0	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$13,679	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$8,358	\$0	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$27,475	\$28,299	\$29,148	\$30,022	\$30,923
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$6,573	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$7,630	\$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	\$71,241
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	\$0	\$18,666	\$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
417 Clubhouse Exterior Doors-Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$7,601	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$8,867	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$9,133	\$0
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
494 Electrical - System Evaluation	\$0	\$0	\$0	\$0	\$4,567
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	\$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	\$35,822	\$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	\$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	\$517,025	\$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	\$8,063
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$4,032

Fiscal Year	2032	2033	2034	2035	2036
3138 Pump, Source	\$59,703	\$0	\$0	\$0	\$0
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$1,344
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$1,344
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	\$106,209
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	\$12,668	\$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	\$15,071	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$22,258	\$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	\$0	\$0	\$0	\$36,736	\$0
4957 Treatment Plant AC - Repair/Replace	\$0	\$0	\$17,218	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$339,644	\$757,375	\$254,051	\$240,572	\$397,343
Ending Reserve Balance	\$4,072,215	\$4,177,099	\$4,813,644	\$5,495,627	\$6,053,166

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$6,053,166	\$5,706,967	\$6,071,473	\$6,834,026	\$7,680,027
Annual Reserve Funding	\$924,077	\$951,799	\$980,353	\$1,009,764	\$1,040,057
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$58,776	\$58,867	\$64,500	\$72,539	\$79,980
Total Income	\$7,036,019	\$6,717,634	\$7,116,327	\$7,916,329	\$8,800,064
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$174,709	\$179,950	\$185,349	\$190,909	\$196,637
125 Gravel Access Road - Refurbish	\$0	\$57,030	\$0	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$15,858	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$9,690	\$0	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$31,851	\$32,806	\$33,791	\$34,804	\$35,848
181 Bioswale - Maintain	\$119,071	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$7,620	\$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	\$15,424
365 Playground bathroom - Refurbish	\$0	\$0	\$0	\$0	\$7,790
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$31,851	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$5,038	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$0	\$0	\$0	\$22,957
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
417 Clubhouse Exterior Doors-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	\$10,588	\$0
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
494 Electrical - System Evaluation	\$0	\$0	\$0	\$0	\$5,294
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	\$761,329	\$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	\$9,690	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$0	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$41,527	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$285,152	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$48,515	\$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

Fiscal Year	2037	2038	2039	2040	2041
3138 Pump, Source	\$0	\$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	\$123,125
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	\$27,546	\$0	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$32,253	\$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	\$17,471	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$25,803	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$63,161	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$0	\$0	\$0	\$0	\$70,184
4150 Treatment Plant Outfall - Maintain	\$29,029	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4957 Treatment Plant AC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$31,422	\$0	\$0	\$0
Total Expenses	\$1,329,051	\$646,160	\$282,301	\$236,302	\$477,258
Ending Reserve Balance	\$5,706,967	\$6,071,473	\$6,834,026	\$7,680,027	\$8,322,806

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$8,322,806	\$8,951,657	\$9,800,972	\$10,740,822	\$11,584,874
Annual Reserve Funding	\$1,071,258	\$1,103,396	\$1,136,498	\$1,170,593	\$1,205,711
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$86,336	\$93,723	\$102,665	\$111,581	\$117,355
Total Income	\$9,480,400	\$10,148,776	\$11,040,136	\$12,022,996	\$12,907,940
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$202,536	\$208,612	\$214,870	\$221,316	\$227,956
125 Gravel Access Road - Refurbish	\$0	\$66,114	\$0	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$18,384	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$11,233	\$0	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$36,924	\$38,032	\$39,172	\$40,348	\$41,558
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$8,834	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$10,254	\$0	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$35,070	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$56,243	\$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	\$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
417 Clubhouse Exterior Doors-Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$31,563	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$10,215	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$11,917	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$12,275	\$0
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
494 Electrical - System Evaluation	\$0	\$0	\$0	\$0	\$6,137
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	\$24,793	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$29,078
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	\$48,141	\$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	\$16,047	\$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	\$10,837
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$5,418

Fiscal Year	2042	2043	2044	2045	2046
3138 Pump, Source	\$80,235	\$0	\$0	\$0	\$0
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$690,881
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	\$48,179	\$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	\$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	\$20,254	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$29,913	\$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	\$0	\$0	\$0	\$49,371	\$0
4957 Treatment Plant AC - Repair/Replace	\$0	\$0	\$23,140	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$528,743	\$347,804	\$299,314	\$438,121	\$1,011,866
Ending Reserve Balance	\$8,951,657	\$9,800,972	\$10,740,822	\$11,584,874	\$11,896,074

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$11,896,074	\$11,481,704	\$11,840,892	\$12,982,041	\$14,132,354
Annual Reserve Funding	\$1,241,882	\$1,279,139	\$1,317,513	\$1,357,038	\$1,397,749
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$116,839	\$116,563	\$124,062	\$135,514	\$145,502
Total Income	\$13,254,795	\$12,877,406	\$13,282,467	\$14,474,593	\$15,675,605
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$234,794	\$241,838	\$249,093	\$256,566	\$264,263
125 Gravel Access Road - Refurbish	\$0	\$76,644	\$0	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$21,312	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$13,022	\$0	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$42,805	\$44,089	\$45,412	\$46,774	\$48,177
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$10,241	\$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	\$10,469
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	\$28,234	\$0	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$14,138	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$84,379
417 Clubhouse Exterior Doors-Repair/Replace	\$0	\$0	\$0	\$24,670	\$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	\$14,230	\$0
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
494 Electrical - System Evaluation	\$0	\$0	\$0	\$0	\$7,115
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	\$1,023,162	\$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	\$5,921	\$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	\$13,022	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$95,805	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$68,813	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$55,809	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$383,221	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$20,938
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$65,201	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$111,618	\$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

Fiscal Year	2047	2048	2049	2050	2051
3138 Pump, Source	\$0	\$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	\$165,469
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	\$37,020	\$0	\$0	\$0
4115 Airation Manifold - Replace	\$0	\$43,345	\$0	\$0	\$0
4120 Aerobic System Controls - Maintain	\$40,999	\$0	\$0	\$0	\$0
4125 Mixer Unit - Maintain/Replace	\$0	\$44,089	\$0	\$0	\$0
4130 Small Air Compressor - Replace	\$23,479	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$34,677	\$0	\$0	\$0	\$0
4140 UV Disinfection Controller - Replace	\$0	\$0	\$0	\$0	\$0
4145 WW Treatment Buildings - Maintenance	\$0	\$0	\$0	\$0	\$94,322
4150 Treatment Plant Outfall - Maintain	\$0	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4957 Treatment Plant AC - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$42,229	\$0	\$0	\$0
Total Expenses	\$1,773,092	\$1,036,513	\$300,426	\$342,240	\$695,132
Ending Reserve Balance	\$11,481,704	\$11,840,892	\$12,982,041	\$14,132,354	\$14,980,473

Fiscal Year	2052	2053	2054	2055	2056
Starting Reserve Balance	\$14,980,473	\$14,666,380	\$9,826,281	\$11,055,752	\$12,276,317
Annual Reserve Funding	\$1,439,682	\$1,482,872	\$1,527,358	\$1,573,179	\$1,620,374
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$148,171	\$122,411	\$104,366	\$116,611	\$128,411
Total Income	\$16,568,326	\$16,271,664	\$11,458,005	\$12,745,542	\$14,025,102
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$272,191	\$280,357	\$288,768	\$297,431	\$306,354
125 Gravel Access Road - Refurbish	\$0	\$88,852	\$0	\$0	\$0
144 Chain Link Fence – Repair/Replace	\$24,707	\$0	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$15,096	\$0	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$49,623	\$51,111	\$52,645	\$54,224	\$55,851
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$11,872	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$13,781	\$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	\$0	\$0	\$34,724	\$0
413 Clubhouse Stairs - Repair/Replace	\$32,454	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$0	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
417 Clubhouse Exterior Doors-Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$13,728	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$16,015	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$16,496	\$0
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
494 Electrical - System Evaluation	\$0	\$0	\$0	\$0	\$8,248
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	\$56,113	\$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	\$64,698	\$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	\$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	\$327,802	\$0	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$351,524	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$32,454	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$19,418
3136 Pump, Booster - Replace	\$0	\$0	\$0	\$0	\$14,564
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$7,282

Fiscal Year	2052	2053	2054	2055	2056
3138 Pump, Source	\$107,830	\$0	\$0	\$0	\$0
3140 Service meter - Replace	\$0	\$0	\$0	\$0	\$0
3145 Source meter 3" - Replace	\$0	\$0	\$0	\$0	\$2,427
3146 Source meter 4" - Replace	\$0	\$0	\$0	\$0	\$2,427
3150 Telemetry system - Replace	\$0	\$0	\$0	\$0	\$0
3160 Water Mains 4" - Replace	\$0	\$5,154,253	\$0	\$0	\$0
3165 Water Mains 8" - Replace	\$1,122,265	\$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	\$191,824
3180 Building, Pump Houses - Replace	\$0	\$88,852	\$0	\$0	\$0
3185 Building, Booster Station - Replace	\$0	\$88,852	\$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	\$27,219	\$0	\$0	\$0	\$0
4135 Large Air Compressor - Replace	\$40,201	\$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	\$45,226	\$0	\$0	\$0	\$0
4155 WW Generator - Repair/Replace	\$0	\$0	\$0	\$66,350	\$0
4957 Treatment Plant AC - Repair/Replace	\$0	\$0	\$31,098	\$0	\$0
Systems & Evaluations					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,901,946	\$6,445,383	\$402,253	\$469,224	\$608,395
Ending Reserve Balance	\$14,666,380	\$9,826,281	\$11,055,752	\$12,276,317	\$13,416,708



Accuracy, Limitations, and Disclosures

"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. Jim Talaga, company President, is a credentialed Reserve Specialist (#66). 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 three 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:** 2025-\$131K; 2022-\$132K (parking lot repaved); 2021-\$115K; 2020-\$90K; 2014-\$100K; 2013-\$50K; 2012-\$60K**Comments:** Asphalt resurface for Whitecap/Island/Lookout/Crestrid. Cost estimate adjusted to cost history.**Useful Life:** 1 years**Remaining Life:**

0 years

Lower Estimate: \$ 117,000**Higher Estimate:**

\$143,000

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 5 years**Remaining Life:**

1 years

Lower Estimate: \$ 37,100**Higher Estimate:**

\$45,300

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:** Remaining useful life adjusted, and cost inflated from previous reserve study.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 10,600**Higher Estimate:**

\$13,000

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:** Remaining useful life remains at 0, and cost inflated from previous reserve study.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 6,490**Higher Estimate:**

\$7,930

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:** Remaining useful life adjusted, and cost inflated from previous reserve study.**Useful Life:** 1 years**Remaining Life:**

0 years

Lower Estimate: \$ 21,300**Higher Estimate:**

\$26,100

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 25 years**Remaining Life:**

10 years

Lower Estimate: \$ 79,700**Higher Estimate:**

\$97,500

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:** Remaining useful life adjusted, and cost inflated from previous reserve study.**Useful Life:** 5 years**Remaining Life:** 0 years**Lower Estimate:** \$ 5,100**Higher Estimate:** \$6,240**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:** 6 years**Lower Estimate:** \$ 5,750**Higher Estimate:** \$7,030**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:** Not funded – no changes from previous reserve study.**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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 30 years**Remaining Life:** 0 years**Lower Estimate:** \$ 9,270**Higher Estimate:** \$11,300**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:** Not funded – no changes from previous reserve study.**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:** Not funded – no changes from previous reserve study.**Useful Life:** 15 years**Remaining Life:** 3 years**Lower Estimate:** \$ 18,500**Higher Estimate:** \$22,700**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:** Not funded – no changes from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 15 years**Lower Estimate:** \$ 32,500**Higher Estimate:** \$39,700**Cost Source:** Budget Allowance

Comp #: 341 Pea gravel - Replenish**Approx Quantity: 1 CY****Location:** The community playgrounds**Funded?:** No. Costs are best handled with operating funds.**History:** No major projects reported**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 346 Site Furniture - Repair/Replace**Approx Quantity: 1 Not funded****Location:** The community playground.**Funded?:** No.**History:** No major projects reported**Comments:** Not funded – no changes from previous reserve study.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 351 Kayak racks - Repair/Replace**Approx Quantity: 1 Not funded****Location:** Kayak launching area**Funded?:** No. Costs are best handled with operating funds.**History:** Repairs and replacements as needed**Comments:** Not funded – no changes from previous reserve study.**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 25 years**Remaining Life:**

9 years

Lower Estimate: \$ 49,100**Higher Estimate:**

\$60,100

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 25 years**Remaining Life:**

14 years

Lower Estimate: \$ 9,180**Higher Estimate:**

\$11,200

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:**

4 years

Lower Estimate: \$ 4,640**Higher Estimate:**

\$5,670

Cost Source: Budget Allowance

Clubhouse

Comp #: 400 Clubhouse Roof - Repair/Replace**Approx Quantity: 2,300 SF****Location:** The clubhouse rooftop.**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 24 years**Remaining Life:**

10 years

Lower Estimate: \$ 21,300**Higher Estimate:**

\$26,100

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:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 24 years**Remaining Life:**

10 years

Lower Estimate: \$ 3,370**Higher Estimate:**

\$4,120

Cost Source: ARI Cost Database: Similar Project

Cost History

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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 50 years**Remaining Life:**

0 years

Lower Estimate: \$ 117,000**Higher Estimate:**

\$143,000

Cost Source: Budget Allowance

Comp #: 412 Clubhouse Exteriors - Caulk & Paint**Approx Quantity: 4,210 SF****Location:** The clubhouse exterior walls.**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 7 years**Remaining Life:**

0 years

Lower Estimate: \$ 13,700**Higher Estimate:**

\$16,700

Cost Source: ARI Cost Database: Similar Project

Cost History

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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 25 years**Remaining Life:**

0 years

Lower Estimate: \$ 14,000**Higher Estimate:**

\$17,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 414 Clubhouse Deck - Resurface**Approx Quantity: 200 SF****Location:** Clubhouse deck**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 7,050**Higher Estimate:**

\$8,610

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 415 Clubhouse Windows - Repair/Replace**Approx Quantity: 26 windows****Location:** The clubhouse exterior walls.**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 24 years**Remaining Life:** 0 years**Lower Estimate:** \$ 37,400**Higher Estimate:** \$45,700**Cost Source:** ARI Cost Database: Similar Project

Cost History

Comp #: 417 Clubhouse Exterior Doors-Repair/Replace**Approx Quantity: 1 door****Location:** The clubhouse exterior walls.**Funded?:** Yes.**History:** 2025-Replaced at \$12.4K**Comments:** The Association reported replacing the Clubhouse door in 2025.**Useful Life:** 25 years**Remaining Life:** 23 years**Lower Estimate:** \$ 11,300**Higher Estimate:** \$13,800**Cost Source:** Client Cost History: 2025 Beardslee

Remodeling

Comp #: 430 Clubhouse Flooring - Maintain/Replace**Approx Quantity: 1,800 SF****Location:** Upstairs flooring**Funded?:** Yes.**History:** 2024-Carpet replaced with vinyl flooring**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 18 years**Lower Estimate:** \$ 16,700**Higher Estimate:** \$20,400**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:** Remaining useful life adjusted down, and cost inflated from the prior reserve study.**Useful Life:** 10 years**Remaining Life:** 7 years**Lower Estimate:** \$ 5,560**Higher Estimate:** \$6,800**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:** 7 years**Lower Estimate:** \$ 6,490**Higher Estimate:** \$7,930**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:** Not funded – no changes from previous reserve study.**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 5 years**Remaining Life:** 3 years**Lower Estimate:** \$ 6,490**Higher Estimate:** \$7,930**Cost Source:** Budget Allowance

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:** Not funded – no changes from previous reserve study.**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 30 years**Remaining Life:**

1 years

Lower Estimate: \$ 18,500**Higher Estimate:**

\$22,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 494 Electrical - System Evaluation**Approx Quantity: 1 Evaluation****Location:** Electrical system of the Clubhouse**Funded?:** Yes.**History:****Comments:** The majority of the electrical system is concealed and not readily accessible for visual inspection. A comprehensive evaluation of electrical systems is outside the scope of a reserve study.

Periodic assessments by qualified professionals are strongly recommended. Appropriate professionals may include a Licensed Professional Engineer (PE), Certified Electrical Safety Professional (CESP), Licensed Master Electrician, or individuals qualified under NFPA 70E and NFPA 70B standards. These evaluations should address component condition, potential hazards and risks, adequacy of maintenance practices, and compliance with applicable codes. Assessment methodologies may include visual inspections, thermographic imaging, and other diagnostic testing as appropriate. Any identified deficiencies or anticipated expenditures that meet reserve study criteria may be incorporated into the reserve funding plan.

Certain electrical system components are known to have limited service lives. Additionally, legacy installations such as Federal Pacific Stab-Lok and Zinsco panels, aluminum branch wiring, and similar materials commonly used between the 1950s and 1980s, may present elevated risks due to known manufacturing defects or fire hazards. Site-specific conditions may also contribute to accelerated deterioration of electrical components.

Useful Life: 5 years**Remaining Life:**

4 years

Lower Estimate: \$ 3,150**Higher Estimate:**

\$3,850

Cost Source: Valley Electric, Budget Allowance

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:** Not funded – no changes from previous reserve study.**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:** Work for the marina repair as anticipated in 2025 reported. Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 45 years**Remaining Life:**

43 years

Lower Estimate: \$ 694,000**Higher Estimate:**

\$848,000

Cost Source: Client Cost Estimate**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:** Not funded – no changes from previous reserve study.**Useful Life:** 45 years**Remaining Life:**

40 years

Lower Estimate: \$ 694,000**Higher Estimate:**

\$848,000

Cost Source: Client Cost Estimate**Comp #: 1105 Log Boom - Repair/Replace****Approx Quantity: 550 LF****Location:** Outer perimeter of marina**Funded?:** Yes.**History:** 2026-Log Removal \$7.5K; 2021-Repaired/stabilized; 2018-Replaced \$20K**Comments:** Log removal was reported for \$7,500. Remaining useful life remains at 0, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:**

0 years

Lower Estimate: \$ 510,000**Higher Estimate:**

\$623,000

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:** Not funded – no changes from previous reserve study.**Useful Life:** 50 years**Remaining Life:**

41 years

Lower Estimate: \$ 194,000**Higher Estimate:**

\$237,000

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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 50 years**Remaining Life:**

0 years

Lower Estimate: \$ 275,000**Higher Estimate:**

\$337,000

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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 25 years**Remaining Life:**

0 years

Lower Estimate: \$ 24,100**Higher Estimate:**

\$29,500

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 50 years**Remaining Life:**

4 years

Lower Estimate: \$ 58,000**Higher Estimate:**

\$70,800

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 50 years**Remaining Life:**

45 years

Lower Estimate: \$ 276,000**Higher Estimate:**

\$338,000

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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 50 years**Remaining Life:**

0 years

Lower Estimate: \$ 358,000**Higher Estimate:**

\$437,000

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 35 years**Remaining Life:**

22 years

Lower Estimate: \$ 2,780**Higher Estimate:**

\$3,400

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 25 years**Remaining Life:** 16 years**Lower Estimate:** \$ 13,900**Higher Estimate:** \$17,000**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 25 years**Remaining Life:** 19 years**Lower Estimate:** \$ 14,900**Higher Estimate:** \$18,200**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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 10 years**Remaining Life:** 0 years**Lower Estimate:** \$ 6,490**Higher Estimate:** \$7,930**Cost Source:**

Comp #: 2511 Backhoe - Replace**Approx Quantity: 1 Allowance****Location:** Maintenance area**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 1 years**Lower Estimate:** \$ 46,400**Higher Estimate:** \$56,700**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 0 years**Lower Estimate:** \$ 34,300**Higher Estimate:** \$41,900**Cost Source:** Client Cost Estimate

Comp #: 2513 Vehicles - Contingency**Approx Quantity: 1 Allowance****Location:** Maintenance area**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 5 years**Remaining Life:** 0 years**Lower Estimate:** \$ 27,800**Higher Estimate:** \$34,000**Cost Source:** Client Cost Estimate

Comp #: 2515 Main Pump Truck - Replace**Approx Quantity: 1 Allowance****Location:** Maintenance area**Funded?:** Yes.**History:** 2018-Purchased**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:** 1 years**Lower Estimate:** \$ 185,000**Higher Estimate:** \$227,000**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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:**

4 years

Lower Estimate: \$ 9,270**Higher Estimate:**

\$11,300

Cost Source: Client Cost Estimate

Comp #: 2525 Diesel Tank - Replace**Approx Quantity: 1 Allowance****Location:****Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 15 years**Remaining Life:**

0 years

Lower Estimate: \$ 9,270**Higher Estimate:**

\$11,300

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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 10 years**Remaining Life:**

0 years

Lower Estimate: \$ 32,500**Higher Estimate:**

\$39,700

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:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 55,600**Higher Estimate:**

\$68,000

Cost Source: Client Cost Estimate

Comp #: 3105 Water Tower Liner - Refurbish**Approx Quantity: 1 Allowance****Location:** Water tower**Funded?:** Yes.**History:** 2000-Instsalled**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 30 years**Remaining Life:**

6 years

Lower Estimate: \$ 390,000**Higher Estimate:**

\$476,000

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 100 years**Remaining Life:**

76 years

Lower Estimate: \$ 649,000**Higher Estimate:**

\$793,000

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 50 years**Remaining Life:**

26 years

Lower Estimate: \$ 137,000**Higher Estimate:**

\$167,000

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 50 years**Remaining Life:**

26 years

Lower Estimate: \$ 147,000**Higher Estimate:**

\$179,000

Cost Source:

Comp #: 3132 Gate Valve 8" - Replace**Approx Quantity: 5 Each****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 50 years**Remaining Life:**

25 years

Lower Estimate: \$ 14,000**Higher Estimate:**

\$17,100

Cost Source:

Comp #: 3135 Hydropneumatic Tank - Replace**Approx Quantity: 2 Each****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 50 years**Remaining Life:** 29 years**Lower Estimate:** \$ 7,420**Higher Estimate:** \$9,060**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3136 Pump, Booster - Replace**Approx Quantity: 2 Each****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:** 9 years**Lower Estimate:** \$ 5,560**Higher Estimate:** \$6,800**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3137 Pump, Chlorine - Replace**Approx Quantity: 2 Each****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:** 9 years**Lower Estimate:** \$ 2,780**Higher Estimate:** \$3,400**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3138 Pump, Source**Approx Quantity: 2 Each****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:** 5 years**Lower Estimate:** \$ 46,400**Higher Estimate:** \$56,700**Cost Source:** Client Cost Estimate

Comp #: 3140 Service meter - Replace**Approx Quantity: 547 Each****Location:** Water system**Funded?:** Yes.**History:** 2025-Set up of first 100 meters \$65K**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 19 years**Lower Estimate:** \$ 355,000**Higher Estimate:** \$433,000**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3145 Source meter 3" - Replace**Approx Quantity: 1 Allowance****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 9 years**Lower Estimate:** \$ 927**Higher Estimate:** \$1,130**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3146 Source meter 4" - Replace**Approx Quantity: 1 Allowance****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 9 years**Lower Estimate:** \$ 927**Higher Estimate:** \$1,130**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3150 Telemetry system - Replace**Approx Quantity: 1 Allowance****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 18 years**Lower Estimate:** \$ 25,500**Higher Estimate:** \$31,100**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3160 Water Mains 4" - Replace**Approx Quantity: 29,000 LF****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 70 years**Remaining Life:** 26 years**Lower Estimate:** \$ 2,150,000**Higher Estimate:** \$2,630,000**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3165 Water Mains 8" - Replace**Approx Quantity: 5,200 LF****Location:** Water system**Funded?:** Yes.**History:****Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 100 years**Remaining Life:** 25 years**Lower Estimate:** \$ 482,000**Higher Estimate:** \$590,000**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3170 Well 2 - Replace**Approx Quantity: 1 Each****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 100 years**Remaining Life:** 56 years**Lower Estimate:** \$ 464,000**Higher Estimate:** \$567,000**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3171 Well 3 - Replace**Approx Quantity: 1 Each****Location:** Water system**Funded?:** Yes.**History:** 2025-replaced**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 100 years**Remaining Life:** 99 years**Lower Estimate:** \$ 464,000**Higher Estimate:** \$567,000**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3175 Well 2 pump - Replace**Approx Quantity: 1 Each****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 15 years**Remaining Life:** 9 years**Lower Estimate:** \$ 73,300**Higher Estimate:** \$89,500**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3176 Well 3 pump - Replace**Approx Quantity: 1 Each****Location:** Water system**Funded?:** Yes.**History:** 2025-Installed**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 15 years**Remaining Life:** 14 years**Lower Estimate:** \$ 73,300**Higher Estimate:** \$89,500**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3180 Building, Pump Houses - Replace**Approx Quantity: 2 Allowance****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 70 years**Remaining Life:** 26 years**Lower Estimate:** \$ 37,100**Higher Estimate:** \$45,300**Cost Source:** NW Water Systems - Water SystemPlan 2025

Comp #: 3185 Building, Booster Station - Replace**Approx Quantity: 2 Allowances****Location:** Water system**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 70 years**Remaining Life:** 26 years**Lower Estimate:** \$ 37,100**Higher Estimate:** \$45,300**Cost Source:** NW Water Systems - Water SystemPlan 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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 25 years**Remaining Life:** 7 years**Lower Estimate:** \$ 9,270**Higher Estimate:** \$11,300**Cost Source:** Carlyon Beach Associationdocumentation

Waste Water Treatment

Comp #: 4110 Decanter Unit - Replace**Approx Quantity: 2 Allowance****Location:** Water treatment plant**Funded?:** Yes.**History:** 2018-One unit replaced**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 17,900**Higher Estimate:**

\$21,900

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 21,000**Higher Estimate:**

\$25,600

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 20,400**Higher Estimate:**

\$25,000

Cost Source: Carlyon Beach Association
documentation

Comp #: 4125 Mixer Unit - Maintain/Replace**Approx Quantity: 2 Units****Location:** Waste water treatment**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:**

1 years

Lower Estimate: \$ 21,300**Higher Estimate:**

\$26,100

Cost Source: Carlyon Beach Association
documentation

Comp #: 4130 Small Air Compressor - Replace**Approx Quantity: 2 Compressors****Location:** Waste water treatment**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 11,700**Higher Estimate:**

\$14,300

Cost Source: Carlyon Beach Association
documentation

Comp #: 4135 Large Air Compressor - Replace**Approx Quantity: 2 Each****Location:** Waste water facility**Funded?:** Yes.**History:** No major projects reported**Comments:** Remaining useful life remains at zero, as work was not completed, or planned for; cost inflated.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 17,300**Higher Estimate:**

\$21,100

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 20 years**Remaining Life:** 12 years**Lower Estimate:** \$ 39,900**Higher Estimate:** \$48,700**Cost Source:** Client Cost Estimate

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:** 4 years**Lower Estimate:** \$ 41,800**Higher Estimate:** \$51,000**Cost Source:** Client Cost Estimate

Comp #: 4150 Treatment Plant Outfall - Maintain**Approx Quantity: 1 Allowance****Location:** Waste water system**Funded?:** Yes.**History:** 2020-Inspection and repair at \$20K**Comments:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 15 years**Remaining Life:** 10 years**Lower Estimate:** \$ 19,400**Higher Estimate:** \$23,800**Cost Source:** Carlyon Beach Association documentation

Comp #: 4155 WW Generator - Repair/Replace**Approx Quantity: 1 Allowance****Location:** Waste water facility**Funded?:** Yes.**History:** 2025-Replaced \$28.6K; 2021-Repairs**Comments:** The Association reported replacing the generator in 2025. Remaining useful life reset and cost adjusted to actual cost in 2025.**Useful Life:** 10 years**Remaining Life:** 8 years**Lower Estimate:** \$ 26,100**Higher Estimate:** \$31,900**Cost Source:** Client Cost History: 2025

Comp #: 4957 Treatment Plant AC - Repair/Replace**Approx Quantity: 1 Split****Location:** Treatment Plant**Funded?:** Yes.**History:** 2025-Installed**Comments:** The Association reported replacing the AC split unit at the treatment plant in 2025.

The useful life is based on the American Society of Heating, Refrigeration, and Air conditioning Engineers (ASHRAE) recommendations. Have your HVAC service vendor evaluate the equipment as the remaining life approaches zero years and adjust this component accordingly.

Proper maintenance throughout its life can extend the useful life. Have a qualified technician provide regular service. Treat smaller cost repairs as a general operating expense.

Useful Life: 10 years**Remaining Life:** 7 years**Lower Estimate:** \$ 12,600**Higher Estimate:** \$15,400**Cost Source:** Client Cost History: 2025 Mason Energy

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:** Remaining useful life adjusted down, and cost inflated from previous reserve study.**Useful Life:** 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 20,400**Higher Estimate:**

\$25,000

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
- Energy Audit: Typically conducted by a utility company, HVAC vendor or consulting engineer to assess efficiency, and cost benefit to retrofit existing equipment. WA Clean Building Performance Standard is a new law in Washington for residential buildings 20,000 GSF and larger - see the Dept. of Commerce for more information. Rules and compliance are not yet fully formed.
- 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; 2026/27 - NSV**Comments:** Thank you for choosing Association Reserves!**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**
