



CARLYON BEACH

Olympia, Washington

Level 2 Reserve Study Update with a Site Visit

2024/2025 FUNDING RECOMMENDATIONS

Issued March, 2024

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Next Update: **Level 3** study by March 2025





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ABBREVIATION KEY

EA	each
BLDG	building(s)
FIXT	fixture(s)
LF	linear foot
LS	lump sum
SF	square feet
SQ	roofing square
SY	square yard
ZN	zone



EXECUTIVE SUMMARY

This Reserve Study meets the requirements of the Washington Homeowners' Association Act and the Washington Uniform Common Interest Owner Act for a Level 2 Reserve Study Update with a Site Visit, and was prepared by an independent Reserve Study Professional.

Carlyon Beach is a 689-unit residential community located along Island Drive NW in Olympia, Washington. Construction of Carlyon Beach was completed in about 1959. The community maintains a clubhouse and a maintenance/shop building, in addition to maintenance equipment for a potable water system, a sewage treatment facility, waterfront park, community dock and marina.

CARLYON BEACH RESERVE FUND STATUS

CARLYON BEACH'S FISCAL YEAR	July 1st - June 30th
PROJECTED RESERVE ACCOUNT BALANCE ON JUNE 30, 2024	\$929,785 ¹
FULLY FUNDED BALANCE @ FISCAL YEAR-END 2023/2024	\$1,351,647 ²
PERCENT FUNDED BALANCE @ FISCAL YEAR-END 2023/2024	69% ³
FUNDING STATUS - RISK OF SPECIAL ASSESSMENT @ FISCAL YEAR-END	Moderate Risk
2023/2024 PLANNED OR IMPLEMENTED SPECIAL ASSESSMENT	\$0
COMPONENT INCLUSION THRESHOLD VALUE	\$9,654

CARLYON BEACH CURRENT AND RECOMMENDED RESERVE CONTRIBUTIONS

CURRENT BUDGETED ANNUAL CONTRIBUTION TO RESERVES	\$305,640
2024/2025 RECOMMENDED ANNUAL CONTRIBUTION RATE	\$257,000 ⁴
2024/2025 RECOMMENDED SPECIAL ASSESSMENT	none
2024/2025 AVERAGE CONTRIBUTION PER UNIT PER YEAR	\$373
2024/2025 AVERAGE CONTRIBUTION PER UNIT PER MONTH	\$31
2024/2025 BASELINE FUNDING PLAN CONTRIBUTION RATE	\$211,200
2024/2025 FULL FUNDING PLAN CONTRIBUTION RATE	\$271,200

¹ The actual or projected total reserve fund balance presented in the Reserve Study is based on information provided by the Association representative and was not audited by RCL.

² The fully funded balance for each reserve component is calculated by multiplying the current replacement cost of that reserve component by its effective age, then dividing the result by that reserve component's useful life. The sum of all reserve components' fully funded balances is the association's fully funded balance as defined by Washington State law. The fully funded balance changes from year to year.

³ The percent fully funded acts as a measuring tool to assess an association's ability to absorb unplanned expenses. These expenses could be emergency repairs not covered by insurance, or expenses that differ from the existing Reserve Study in terms of timing or cost.

⁴ To help ensure there are appropriate funds for the anticipated expenses over the next 30 years, we have provided recommended funding plans with a constant contribution to reserves that increases annually for inflation.



FULLY FUNDED BALANCE CALCULATION @ FISCAL YEAR END 2023/2024

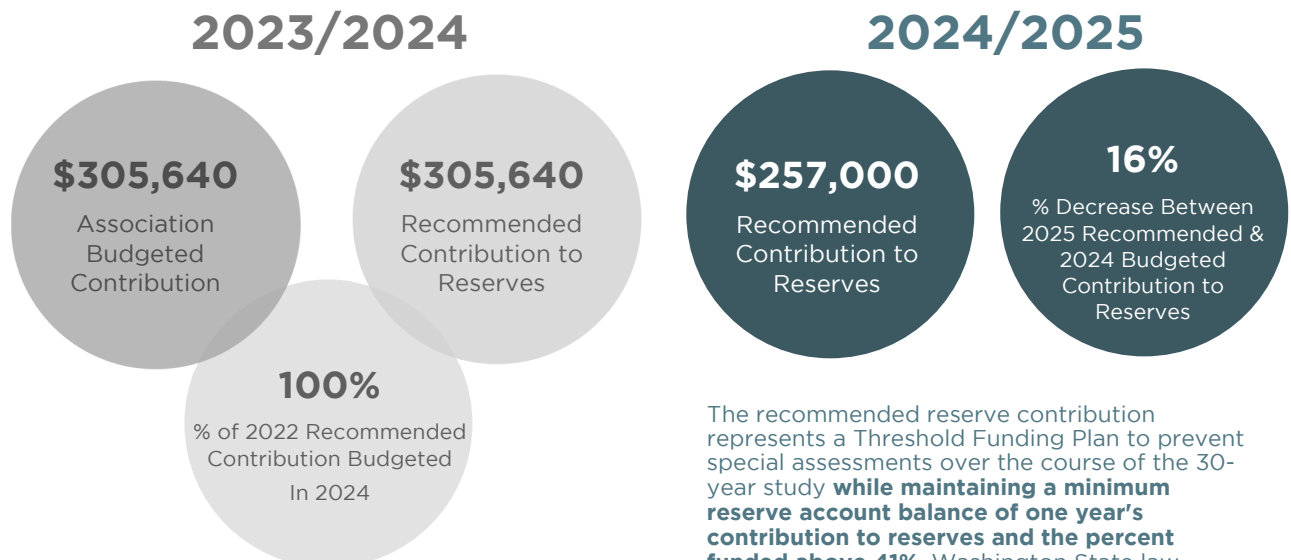


FULLY FUNDED BALANCE = THE SUM OF $\frac{\text{REPLACEMENT COST X EFFECTIVE AGE}}{\text{USEFUL LIFE}}$ FOR ALL RESERVE COMPONENTS

FINANCIAL OVERVIEW FOR 2024/2025

\$929,785 2024/2025 Estimated Starting Balance	58% 2024/2025 Estimated Percent Funded w/the Recommended Funding Plan	\$494,297 2024/2025 Estimated Reserve Expenditures
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R RESERVE CONTRIBUTION COMPARISON 2023/2024 VS 2024/2025



The recommended reserve contribution represents a Threshold Funding Plan to prevent special assessments over the course of the 30-year study **while maintaining a minimum reserve account balance of one year's contribution to reserves and the percent funded above 41%**. Washington State law requires an up-to-date Reserve Study with a current recommended reserve contribution rate.

ASSOCIATION OVERVIEW

Carlyon Beach is a 689-unit residential community located along 2719 Island Drive NW in Olympia, Washington. Construction was completed in about 1959. The community consists of 689 single-family houses.

Common components maintained with funds from reserves include a clubhouse, and maintenance building, in addition to maintenance equipment for a potable water system and a sewage treatment facility. The Association maintains asphalt roads and parking areas, a community park and boat docks.

Refer to the Component List on the following page for a complete list of Carlyon Beach's common components that are included in the reserve study analysis.

Mike Haskett, the Community Manager, was identified as a representative who provided the information used to complete the reserve study analysis. A site visit was completed on July 19, 2022. Photos included in the report were taken during this year's site visit.

COMMUNITY MAINTENANCE

According to Mike Haskett, Carlyon Beach does not have a preventative maintenance manual. It was reported that major and minor maintenance is regularly completed.

PROFESSIONAL INSPECTIONS

Mike Haskett reported that Carlyon Beach has not had any professional inspections completed in the recent past.





COMPONENT LIST

Each reserve component is evaluated to determine the current condition, the remaining useful life, and the estimated replacement cost. Reserve studies for homeowners' associations are required to include any reserve component that would cost more than one percent of the annual budget of the association, not including the reserve account, for major maintenance, repair, or replacement (RCW 64.38.070). While the law defines the inclusion threshold to be 1% of the operating budget, or \$9,654 (1% of \$965,386), components valued less than the legal threshold may be included to better capture reserve funding for Carlyon Beach. The current replacement cost represents the total component cost in today's dollar value.

The component list is based on information provided by Carlyon Beach. Reserve Consultants LLC does not provide legal interpretations of governing documents. It is the responsibility of Carlyon Beach to ensure that the component list is complete and complies with their governing documents. Many factors may influence the actual costs that an association will experience. The quality of replacement materials of items can significantly impact cost, as well as the timing between replacements. The use of consultants to specify and oversee work may also cause additional expenses. Remaining balances due that are shown in the spreadsheet will appear in the list, but do not impact the fully funded balance.

COMPONENT DESCRIPTION	MAINT. CYCLE	REMAINING USEFUL LIFE	NEXT MAINT. YEAR	CURRENT REPLACEMENT COST
2.2.1 Jolly Drain Way - Maintenance	10	9	2033	\$6,120
2.3.1 Bioswale - Maintenance	25	12	2036	\$85,790
2.3.2 Bioswale - Inspection	5	1	2025	\$5,360
2.4.1 Bio-Filter Park - Maintenance	1	1	2025	\$22,430
2.6.1 Asphalt Road - Major Repairs	2	1	2025	\$152,920
2.6.2 Gravel Road - Repair	5	1	2025	\$39,900
2.7.1 Chain-Link Fence - Maintenance	5	2	2026	\$11,070
2.9.1 Mooring Docks - Repair	35	33	2057	\$132,560
2.9.2 Mooring Docks - Replace	1	1	2025	\$53,010
2.9.3 Log Boom - Repair	10	2	2026	\$21,450
2.9.4 Marina Floats - Repair	35	33	2057	\$86,860
2.9.5 Marina Metal Pilings - Replace	50	46	2070	\$67,970
2.9.6 Marina Wood Pilings - Replace	50	2	2026	\$23,790
2.9.7 Marina Main Walkway - Replace	50	40	2064	\$166,800
2.9.8 Hazardous Tree Removal	5	2	2026	\$5,360
3.3.1 Bulkhead Retaining Walls - Ph. 1 Repair	50	40	2064	\$437,830
3.3.2 Bulkhead Retaining Walls - Ph. 2 Repair	50	2	2026	\$389,470
4.2.1 Clubhouse - Structural & Exterior Repairs	50	49	2073	\$81,560
4.2.2 Picnic Area "Wanagan"- Structural Repairs	50	50	2074	\$22,310
6.2.1 Clubhouse Exterior Surfaces - Repair	7	7	2031	\$6,110
7.4.1 Clubhouse Shingle Roof - Replace	24	12	2036	\$15,430



COMPONENT LIST CONTINUED

COMPONENT DESCRIPTION	MAINT. CYCLE	REMAINING USEFUL LIFE	NEXT MAINT. YEAR	CURRENT REPLACEMENT COST
7.4.2 Picnic Area "Wanagan" Roof - Replace	30	9	2033	\$4,610
7.4.3 Maintenance Bldg. Shingle Roof - Replace	30	28	2052	\$9,890
8.5.1 Clubhouse Windows - Replace	40	7	2031	\$48,890
9.6.1 Clubhouse Carpet Flooring - Replace	10	6	2030	\$10,300
9.8.1 Clubhouse Exterior Surfaces - Paint	7	7	2031	\$15,260
9.8.2 Water Tower Exterior - Paint	20	1	2025	\$61,180
10.1.1 Carport - Replace	20	16	2040	\$9,560
10.1.2 Waterfront Playground - Replace Equipment	20	18	2042	\$21,040
10.1.3 Westwind Playground - Replace Equipment	20	5	2029	\$10,520
11.2.1 Riding Mower - Replace	10	1	2025	\$7,510
11.2.2 Backhoe - Replace	18	4	2028	\$41,290
11.2.3 Hydroexcavator - Replace	20	4	2028	\$32,330
11.2.4 Vehicles - Contingency	5	1	2025	\$30,580
11.2.5 Main Pump Truck - Replace	10	5	2029	\$176,930
11.2.6 Dump Trailer - Replace	20	2	2026	\$10,710
11.2.7 Diesel Tank - Replace	15	2	2026	\$11,290
11.2.8 Miscellaneous Equipment - Contingency	10	6	2030	\$13,770
12.1.1 Clubhouse Interiors - Update	10	0	2024	\$10,710
12.1.2 Clubhouse Office Equipment - Replace	5	5	2029	\$5,360
12.1.3 Misc. Building Repair - Contingency	10	1	2025	\$6,120
15.1.1 Plumbing System - Contingency	3	2	2026	\$10,710
15.1.2 Water Tower - Maintenance	5	5	2029	\$10,190
15.1.3 Water System Computer 1 - Contingency	15	2	2026	\$11,000
15.1.4 Well Pump 1 - Maintenance	12	0	2024	\$0
15.1.5 Water System Computer 2 - Contingency	15	2	2026	\$11,000
15.1.6 Well Pump 2 - Maintenance	12	12	2036	\$16,510
15.1.7 Well Pump 3 - Installation	1	0	2024	\$21,040
15.1.8 Well Pump 3 - Maintenance	12	12	2036	\$12,600
15.1.9 Water Meters - Installation	1	0	2024	\$21,040
15.1.10 Water Meters - Maintenance	5	4	2028	\$12,600



COMPONENT LIST CONTINUED

COMPONENT DESCRIPTION	MAINT. CYCLE	REMAINING USEFUL LIFE	NEXT MAINT. YEAR	CURRENT REPLACEMENT COST
15.1.11 Water System Telemetry - Maintenance	20	0	2024	\$40,000
15.5.1 Clubhouse Septic System - Contingency	30	3	2027	\$16,790
15.5.2 Decanter Unit - Contingency	10	3	2027	\$19,300
15.5.3 Aeration Manifold - Contingency	20	3	2027	\$24,720
15.5.4 Aerobic System Controls - Contingency	20	2	2026	\$21,450
15.5.5 Mixer Unit - Contingency	20	3	2027	\$24,720
15.5.6 Small Air Compressor - Maintenance	5	1	2025	\$13,390
15.5.7 Large Air Compressor - Maintenance	5	1	2025	\$20,070
15.5.8 UV Disinfection Controller - Contingency	20	14	2038	\$42,900
15.5.9 Waste Water Treatment Facility - Contingency	20	11	2035	\$96,500
15.5.10 Sampler - Contingency	10	2	2026	\$12,360
15.6.1 Treatment Plant Outfall - Contingency	15	12	2036	\$20,390
17.2.1 Fire Hydrant & PSV - Maintenance	25	9	2033	\$9,980
16.1.1 Electrical System - Contingency	5	1	2025	\$10,710
16.3.1 Maint. Shop Emergency Generator - Contingency	10	1	2025	\$31,230
16.3.2 WWTP Emergency Generator - Contingency	10	1	2025	\$25,490
18.1.1 Surveillance System - Update	10	6	2030	\$21,450
18.2.1 Security Lighting - Replace	10	2	2026	\$10,710



COMPONENTS EXCLUDED FROM THIS STUDY

Components that individual unit owners are responsible to maintain, repair, and/or replace are not included in the study or funding projections. We recommend that common interest properties establish a clear definition of these components, as well as policies and processes regarding maintenance of these "owner responsibility" items.

OPERATING BUDGET

The following components may qualify for inclusion in the Reserve Study, but are excluded because the Association elects to maintain them with funds from the operating budget:

- Asphalt Repairs @ Courts
- Asphalt Repairs @ Walkways
- Air Compressors
- Alarm - Water System
- Benches - Wood/Wrought Iron
- Blinds @ Community Building
- Boat & Boat Trailer
- Bulletin Board Building
- Canoe/Kayak Rack
- Ceiling Fans
- Chain Saw
- Community Garden
- Concrete Mixer
- Container Box
- Copier & Transcriber
- Culverts
- Dog Park
- Equalization Tanks
- Equipment, Office Furniture & Computers
- Flagpole
- Flow Meter
- Furnaces
- Gates - Entry
- Garage Doors - Maintenance Shed
- Guard House
- Guard Rails
- Gutters & Downspouts - Community Building
- Gutters & Downspouts - Park Buildings
- Lights - Exterior
- Line Locator
- Meter Calibration - Water Source
- interior finishes within individual residences
- Paint - Exterior - Park Area Buildings
- Paint - Exterior - Well #2
- Paint - Interior - Community Building
- Paint - Interior Maintenance Building
- Paint - Interior - Restrooms
- Picnic Tables
- Power Generator - Well Pump 2
- Pressure Washer
- Pump - Rolachem Rcc503Sc
- Pump - Wastewater Facility
- Pump Motor - Miscellaneous
- Radio - 2-way
- Radio - CB
- Radio - Hand - Held
- Refrigerator
- Refrigerator - Community Building
- Rehab - Well 1
- Rehab - Well 2
- Reserve Study
- Restrooms & Fixtures
- Roof - Restroom Building
- Roof - Well 2
- Roof - Treatment Facility
- Security System & Locks - Clubhouse
- Siding - Treatment Plant
- Trim - Maintenance Building
- Siding & Trim - Miscellaneous buildings on site
- Diesel Tank - Water Treatment Facility
- Vehicle Stops
- Water Heater - Community Building
- Water Heater - Waste Treatment Building

ADJUSTMENTS TO COMPONENT RESERVE RECOMMENDATIONS

This reserve study provides updated information on the components from prior reserve studies. All cost estimates were adjusted to reflect the actual inflation rate for construction work in Washington State, and costs actually experienced by Carlyon Beach or others in the area. To complete the report, we were provided with a record of recent expenditures on reserve components.

We use those figures, where applicable, for updating component cost projections, applying an appropriate inflation factor. Where updated figures from actual work performed are not available, cost projections from the previous reserve study are updated for inflation and rounded to the nearest \$10, using the RS Means 2022 to 2024 inflation figure of 9.3% for construction work.



SIX YEARS AT A GLANCE (2023/2024 - 2028/2029)

Below is a comprehensive list of reserve funded expenses that are expected to occur this fiscal year and the following five years at Carlyon Beach.

2023/2024 (YEAR 0) COMPLETED / ANTICIPATED MAINTENANCE	ESTIMATED COST
12.1.1 Clubhouse Interiors - Update	\$10,710
15.1.7 Well Pump 3 - Installation	\$21,040
15.1.9 Water Meters - Installation	\$21,040
15.1.11 Water System Telemetry - Maintenance	\$40,000
Total Estimated Expenses for 2024	\$92,790
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2024/2025 (YEAR 1) ANTICIPATED MAINTENANCE	
ESTIMATED COST	
2.3.2 Bioswale - Inspection	\$5,521
2.4.1 Bio-Filter Park - Maintenance	\$23,103
2.6.1 Asphalt Road - Major Repairs	\$157,508
2.6.2 Gravel Road - Repair	\$41,097
2.9.2 Mooring Docks - Replace	\$54,600
9.8.2 Water Tower Exterior - Paint	\$63,015
11.2.1 Riding Mower - Replace	\$7,735
11.2.4 Vehicles - Contingency	\$31,497
12.1.3 Misc. Building Repair - Contingency	\$6,304
15.5.6 Small Air Compressor - Maintenance	\$13,792
15.5.7 Large Air Compressor - Maintenance	\$20,672
16.1.1 Electrical System - Contingency	\$11,031
16.3.1 Maint. Shop Emergency Generator - Contingency	\$32,167
16.3.2 WWTP Emergency Generator - Contingency	\$26,255
Total Estimated Expenses for 2024/2025	\$494,297



SIX YEARS AT A GLANCE (2023/2024 - 2028/2029) CONTINUED

2025/2026 (YEAR 2) ANTICIPATED MAINTENANCE ESTIMATED COST

2.4.1 Bio-Filter Park - Maintenance	\$23,912
2.7.1 Chain-Link Fence - Maintenance	\$11,801
2.9.3 Log Boom - Repair	\$22,867
2.9.6 Marina Wood Pilings - Replace	\$25,361
2.9.8 Hazardous Tree Removal	\$5,714
3.3.2 Bulkhead Retaining Walls - Ph. 2 Repair	\$415,194
11.2.6 Dump Trailer - Replace	\$11,417
11.2.7 Diesel Tank - Replace	\$12,036
15.1.1 Plumbing System - Contingency	\$11,417
15.1.3 Water System Computer 1 - Contingency	\$11,727
15.1.5 Water System Computer 2 - Contingency	\$11,727
15.5.4 Aerobic System Controls - Contingency	\$22,867
15.5.10 Sampler - Contingency	\$13,176
18.2.1 Security Lighting - Replace	\$11,417
Total Estimated Expenses for 2025/2026	\$610,633

2026/2027 (YEAR 3) ANTICIPATED MAINTENANCE ESTIMATED COST

2.4.1 Bio-Filter Park - Maintenance	\$24,748
2.6.1 Asphalt Road - Major Repairs	\$168,726
15.5.1 Clubhouse Septic System - Contingency	\$18,525
15.5.2 Decanter Unit - Contingency	\$21,295
15.5.3 Aeration Manifold - Contingency	\$27,275
15.5.5 Mixer Unit - Contingency	\$27,275
Total Estimated Expenses for 2026/2027	\$287,844

2027/2028 (YEAR 4) ANTICIPATED MAINTENANCE ESTIMATED COST

2.4.1 Bio-Filter Park - Maintenance	\$25,615
11.2.2 Backhoe - Replace	\$47,152
11.2.3 Hydroexcavator - Replace	\$36,920
15.1.10 Water Meters - Maintenance	\$14,389
Total Estimated Expenses for 2027/2028	\$124,076



SIX YEARS AT A GLANCE (2023/2024 - 2028/2029) CONTINUED

2028/2029 (YEAR 5) ANTICIPATED MAINTENANCE ESTIMATED COST

2.4.1 Bio-Filter Park - Maintenance	\$26,511
2.6.1 Asphalt Road - Major Repairs	\$180,744
10.1.3 Westwind Playground - Replace Equipment	\$12,434
11.2.5 Main Pump Truck - Replace	\$209,122
12.1.2 Clubhouse Office Equipment - Replace	\$6,335
15.1.1 Plumbing System - Contingency	\$12,659
Total Estimated Expenses for 2028/2029	\$447,805

**PROJECTED RESERVE ACCOUNT BALANCE**

FOR EACH FUNDING PLAN OVER NEXT 5 YEARS

\$257,000 RECOMMENDED (THRESHOLD) FUNDING PLAN					
YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2025)	\$257,000	\$0	\$700,599	58%	Moderate Risk
2 (2026)	\$265,995	\$0	\$369,168	42%	Moderate Risk
3 (2027)	\$275,305	\$0	\$365,702	41%	Moderate Risk
4 (2028)	\$284,940	\$0	\$537,720	50%	Moderate Risk
5 (2029)	\$294,913	\$0	\$396,360	42%	Moderate Risk

\$305,640 CURRENT FUNDING PLAN					
YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2025)	\$305,640	\$0	\$749,483	63%	Moderate Risk
2 (2026)	\$316,337	\$0	\$470,245	53%	Moderate Risk
3 (2027)	\$327,409	\$0	\$522,060	59%	Moderate Risk
4 (2028)	\$338,869	\$0	\$752,589	70%	Low Risk
5 (2029)	\$350,729	\$0	\$673,114	71%	Low Risk

\$211,200 BASELINE FUNDING PLAN					
YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2025)	\$211,200	\$0	\$654,570	55%	Moderate Risk
2 (2026)	\$218,592	\$0	\$273,993	31%	Moderate Risk
3 (2027)	\$226,243	\$0	\$218,470	25%	Moderate Risk
4 (2028)	\$234,161	\$0	\$335,393	31%	Moderate Risk
5 (2029)	\$242,357	\$0	\$135,762	14%	Highest Risk

\$271,200 FULL FUNDING PLAN					
YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2025)	\$271,200	\$0	\$714,870	60%	Moderate Risk
2 (2026)	\$280,692	\$0	\$398,676	45%	Moderate Risk
3 (2027)	\$290,516	\$0	\$411,348	46%	Moderate Risk
4 (2028)	\$300,684	\$0	\$600,447	56%	Moderate Risk
5 (2029)	\$311,208	\$0	\$477,155	51%	Moderate Risk

PERCENT FUNDED

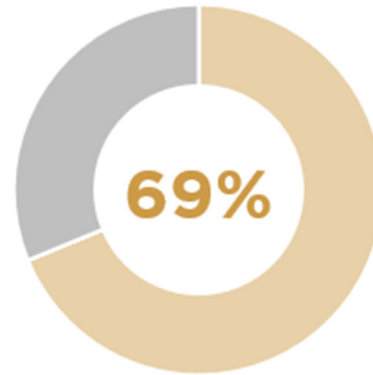
The "percent funded" is a measure of how much the Association should have saved in their reserve account compared to the projected cost for all the components the Association is responsible for and relates to the level of deterioration compared to the cost to repair or replace the component.

We typically recommend a contribution rate to meet a minimum reserve account balance (threshold) goal instead of a 100% funded rate.

We usually recommend that an association consider a threshold equal to the recommended annual reserve contribution because this is the average maintenance expense over the thirty years. However, each association must judge their unique risk tolerance.

The Fully Funded Balance for Carlyon Beach is \$1,351,647 . The actual current funding is \$929,785 . The Association is approximately 69% funded.

This means that based on a straight-line savings for each reserve component, the Association saved 69% of the accumulated depreciation of the reserve components.



At 69% percent funded, Carlyon Beach is considered to be at **Moderate Risk for a special assessment.**

EXAMPLE OF PERCENT FUNDED FOR ROOF REPLACEMENT

SCENARIO	ANALYSIS
<p>For a deck membrane that lasts 10 years and costs \$100,000 to replace:</p> <ul style="list-style-type: none"> • Save \$10,000 each year, for 10 years • Year 2, the membrane has deteriorated 20%. <ul style="list-style-type: none"> ○ If you have \$20,000 saved it is fully funded. ○ If you have \$10,000 saved it is 50% funded. • Year 8, the membrane has deteriorated 80%. <ul style="list-style-type: none"> ○ If you have \$80,000 saved it is fully funded. ○ If you have \$20,000 saved it is 25% funded. If you have \$10,000 saved it is 13% funded. 	<ul style="list-style-type: none"> A. In effect, the percent funded is a measure of how well an association can withstand the risk of unexpected expenses. Such unexpected expenses include: emergency expenses not covered by insurance, expenses that are higher than predicted, and expenses that are required earlier than anticipated. B. A higher percent funded means more money is in the bank which lowers the risk of special assessment if something unexpected occurs. A poorly funded Association has less cash on hand, therefore much higher risk of special assessment for unplanned expenses. C. By analyzing deterioration cycles and cash flow needs, we determine how much money should be steadily contributed, over a 30 year period, to fund the repair and replacement needs of the components included in the study. Budgeting to maintain a minimum balance, or threshold, helps to ensure that a special assessment will not be required if an unexpected expense arises.



DEFICIT OR SURPLUS IN RESERVE FUNDING

RCW 64.90.550 §2(l) requires that the reserve study include the amount of any current deficit or surplus in reserve funding expressed on a dollars per unit basis. This is calculated by subtracting the community’s reserve account balance as of the date of the study from the fully funded balance, and then multiplying the result by the fraction or percentage of the common expenses of the community allocable to each unit.

The fully funded balance calculates how much money should be saved for future maintenance based on the age of each component and the cost for future maintenance. In other words, the fully funded balance assumes that money will be saved every year for the next maintenance of a component to ensure special assessments are not required to fund future maintenance. The intent of RCW 64.90.550 §2 (l) is to show each unit’s “share” of the surplus or deficit in reserve funding.

If the reserve account balance is:

- **equal to** the fully funded balance, Carlyon Beach would be considered as 100% fully funded. There would be neither a surplus nor deficit.
- **less than** the fully funded balance, there is a deficit meaning Carlyon Beach would be thought behind on saving for future maintenance.
- **more than** the fully funded balance, there is a surplus meaning Carlyon Beach would be deemed ahead on saving for future maintenance.

The Recommended Funding Plan is based on Threshold Funding, a reserve contribution rate that is constant (increasing annually with inflation) to provide funds for all anticipated reserve expenses for the life of the study but leaving a minimum level of reserves (the “threshold”) at all times. The threshold provides a monetary cushion in the reserve account to help ensure that a special assessment is not required for the duration of the study, even in years when there are significant withdrawals from the reserve account. Primary consideration is given to cash needed to cover expenses and the threshold; the percent funded is typically targeted to be 80%.

SUMMARY	
PROJECTED RESERVE ACCOUNT BALANCE AS OF JUNE 30, 2024	\$929,785
CURRENT FULLY FUNDED BALANCE	\$1,351,647
RESERVE FUND (DEFICIT)	(\$421,862)
NUMBER OF UNITS	689
AVERAGE (DEFICIT) PER UNIT	(\$612)



RESERVE FUND (DEFICIT) PER UNIT

QTY	LOT DESCRIPTION	ALLOCATED INTEREST	TOTAL ALLOCATED INTEREST	DEFICIT PER UNIT	DEFICIT PER LOT TYPE
616	single lots	0.1415%	87%	(\$597)	(\$367,823)
35	combined lots	0.2123%	7%	(\$896)	(\$31,349)
38	slide lot	0.1415%	5%	(\$597)	(\$22,690)



FUNDING PLANS

THRESHOLD FUNDING PLAN \$257,000	BASELINE FUNDING PLAN \$211,200	FULL FUNDING PLAN \$271,200
Special Assessment none in 2024/2025 Contribution Accelerator Years 2 -10 : 0.0% Years 11 - 30 : 0.0% Contribution Adjustment None	Special Assessment none in 2024/2025 Contribution Accelerator Years 2 -10 - None Years 11 - 30 - None Contribution Adjustment None	Special Assessment none in 2024/2025 Contribution Accelerator Years 2 -10 - None Years 11 - 30 - None Contribution Adjustment None
RECOMMENDED	OPTIONAL STRATEGY	100% FUNDED BY YEAR 30
initial annual contribution of \$257,000	initial annual contribution of \$211,200	initial annual contribution of \$271,200
meets yearly projected reserve expenses	meets annual reserve expenses with no minimum balance requirement	most flexibility for cost variables and unplanned expenses
maintains minimum reserve balance equal to annual contribution amount	less flexibility with cost variables and unplanned expenses	lowest risk for special assessment

The Threshold Funding Plan is the **RECOMMENDED FUNDING PLAN** for Carlyon Beach, balancing cashflow and anticipated expenses over 30 years while maintaining a minimum reserve account balance of one year’s contribution to reserves and the percent funded above 41%. Cost projection accuracy decreases into the distant future. Assumptions should be reconsidered and updated with each revision of the study.

ALTERNATIVE FUNDING STRATEGIES

In addition to an annual contribution to reserves that increases every year to keep up with inflation, a variety of funding strategies are available. These strategies are not typically employed but are options that provide additional flexibility in developing a custom funding plan to fit the unique needs of a community.

Special assessments – additional lump-sum contributions to either cover the cost of anticipated expenses, or to help increase the reserve account balance.

- Recommended special assessment: none in 2024/2025

Contribution accelerators – an additional increase to the annual reserve contribution above the applied inflation rate. Our system can accommodate up to two rates. The ranges are grouped with the same percentage increase in Years 2 - 10 and in Years 11 - 30.

- Budgeted accelerator in Years 2 -10 : 0.0%
- Budgeted accelerator in Years 11 - 30 : 0.0%

Contribution adjustments – stepped increase or decrease in the reserve contribution to provide appropriate funding over the 30-year span of the report.

- Allocated contribution adjustments: None



COMPARISON OF FULLY FUNDED BALANCE AND FUNDING PLANS

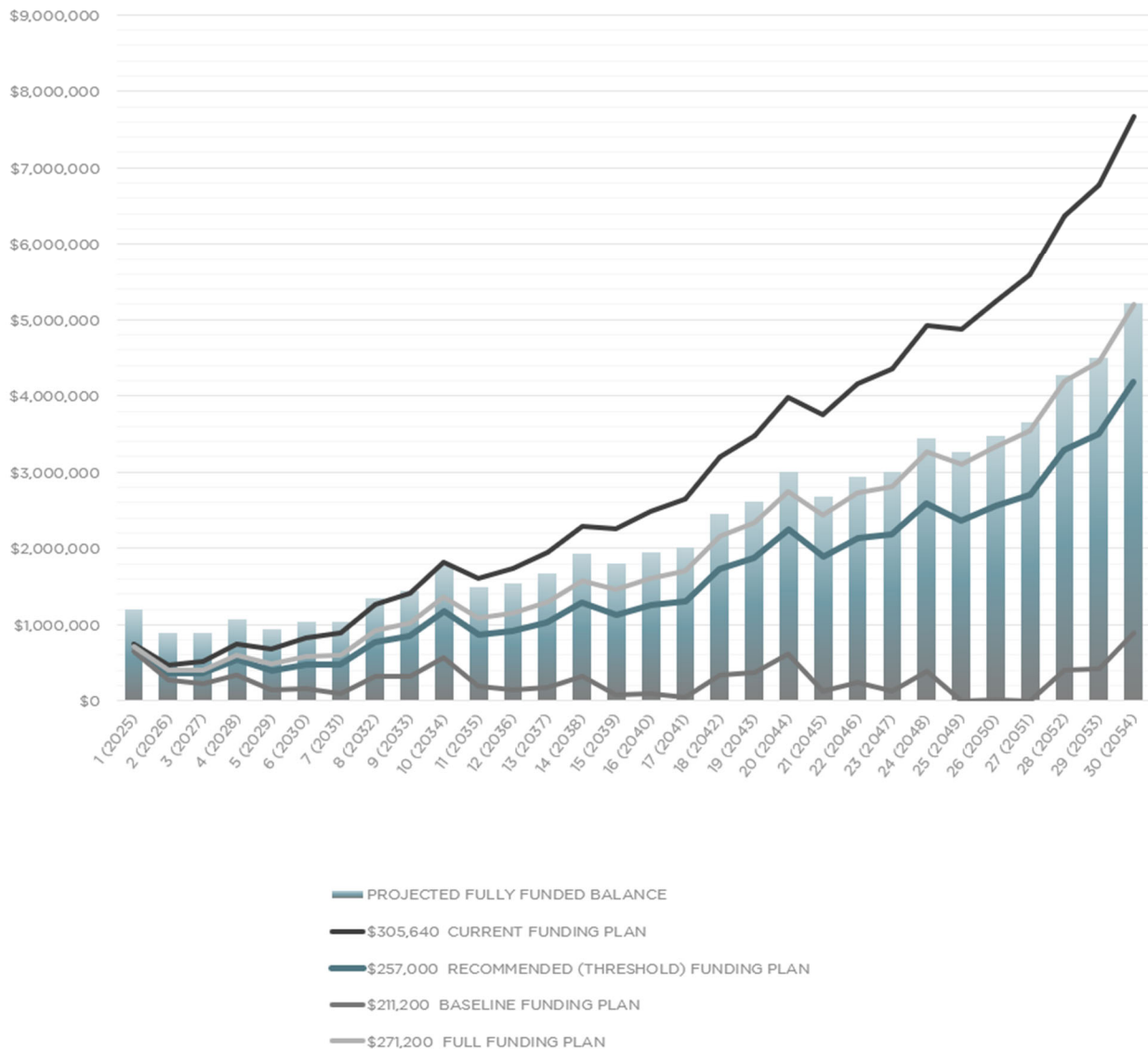
The following graph illustrates the projected Fully Funded Balance, along with the

- Current Budgeted Contribution to reserves (Current Funding Plan)
- Recommended Funding Plan (Threshold Funding Plan)
- Baseline Funding Plan
- Full Funding Plan

If any of the following special funding strategies are employed:

- **Special assessments** are calculated in all the funding plans.
- **Contribution accelerators** are only applied to the Recommended (Threshold) Funding Plan.
- **Contribution adjustments** are only applied to the Recommended (Threshold) Funding Plan.

Note: If the funding plans are similar or identical, only one line will be visible on some parts of the graph where the lines intersect.



**PROJECTED RESERVE ACCOUNT BALANCES**

FOR FUNDING PLANS OVER 30 YEARS

Per RCW 64.90.550 §2 (j) of the Washington Uniform Common Interest Ownership Act (WUCIOA), the projected reserve account balance for each of the funding plans over the next 30 years is provided, along with the current funding plan projections. The values in the Recommended Funding Plan include the previously mentioned recommended adjustment(s) in the annual reserve contribution, if applicable.

FISCAL YEAR END	\$257,000 RECOMMENDED (THRESHOLD) FUNDING PLAN	\$305,640 CURRENT FUNDING PLAN	\$211,200 BASELINE FUNDING PLAN	\$271,200 FULL FUNDING PLAN
1 (2025)	\$700,599	\$749,483	\$654,570	\$714,870
2 (2026)	\$369,168	\$470,245	\$273,993	\$398,676
3 (2027)	\$365,702	\$522,060	\$218,470	\$411,348
4 (2028)	\$537,720	\$752,589	\$335,393	\$600,447
5 (2029)	\$396,360	\$673,114	\$135,762	\$477,155
6 (2030)	\$482,511	\$824,675	\$160,322	\$582,401
7 (2031)	\$478,519	\$889,773	\$91,269	\$598,578
8 (2032)	\$777,574	\$1,261,766	\$321,644	\$918,926
9 (2033)	\$853,117	\$1,414,265	\$324,726	\$1,016,936
10 (2034)	\$1,174,366	\$1,816,663	\$569,564	\$1,361,876
11 (2035)	\$875,077	\$1,602,902	\$189,744	\$1,087,557
12 (2036)	\$920,424	\$1,738,345	\$150,255	\$1,159,207
13 (2037)	\$1,029,893	\$1,942,679	\$170,398	\$1,296,371
14 (2038)	\$1,283,174	\$2,295,802	\$329,666	\$1,578,799
15 (2039)	\$1,132,728	\$2,250,388	\$80,319	\$1,459,016
16 (2040)	\$1,251,890	\$2,479,999	\$95,481	\$1,610,422
17 (2041)	\$1,308,024	\$2,652,231	\$42,295	\$1,700,450
18 (2042)	\$1,726,362	\$3,192,559	\$345,766	\$2,154,402
19 (2043)	\$1,876,925	\$3,471,253	\$375,677	\$2,342,371
20 (2044)	\$2,245,247	\$3,974,113	\$617,317	\$2,749,970
21 (2045)	\$1,888,962	\$3,759,042	\$128,062	\$2,434,911
22 (2046)	\$2,135,248	\$4,153,503	\$234,824	\$2,724,455
23 (2047)	\$2,176,881	\$4,350,564	\$130,102	\$2,811,463
24 (2048)	\$2,583,412	\$4,920,085	\$383,161	\$3,265,578
25 (2049)	\$2,365,475	\$4,873,015	\$4,335	\$3,097,524
26 (2050)	\$2,549,922	\$5,236,535	\$20,164	\$3,334,250
27 (2051)	\$2,708,929	\$5,583,166	\$2,502	\$3,548,032
28 (2052)	\$3,293,650	\$6,364,418	\$402,168	\$4,190,129
29 (2053)	\$3,498,227	\$6,774,805	\$412,956	\$4,454,791
30 (2054)	\$4,182,463	\$7,674,510	\$894,304	\$5,201,932

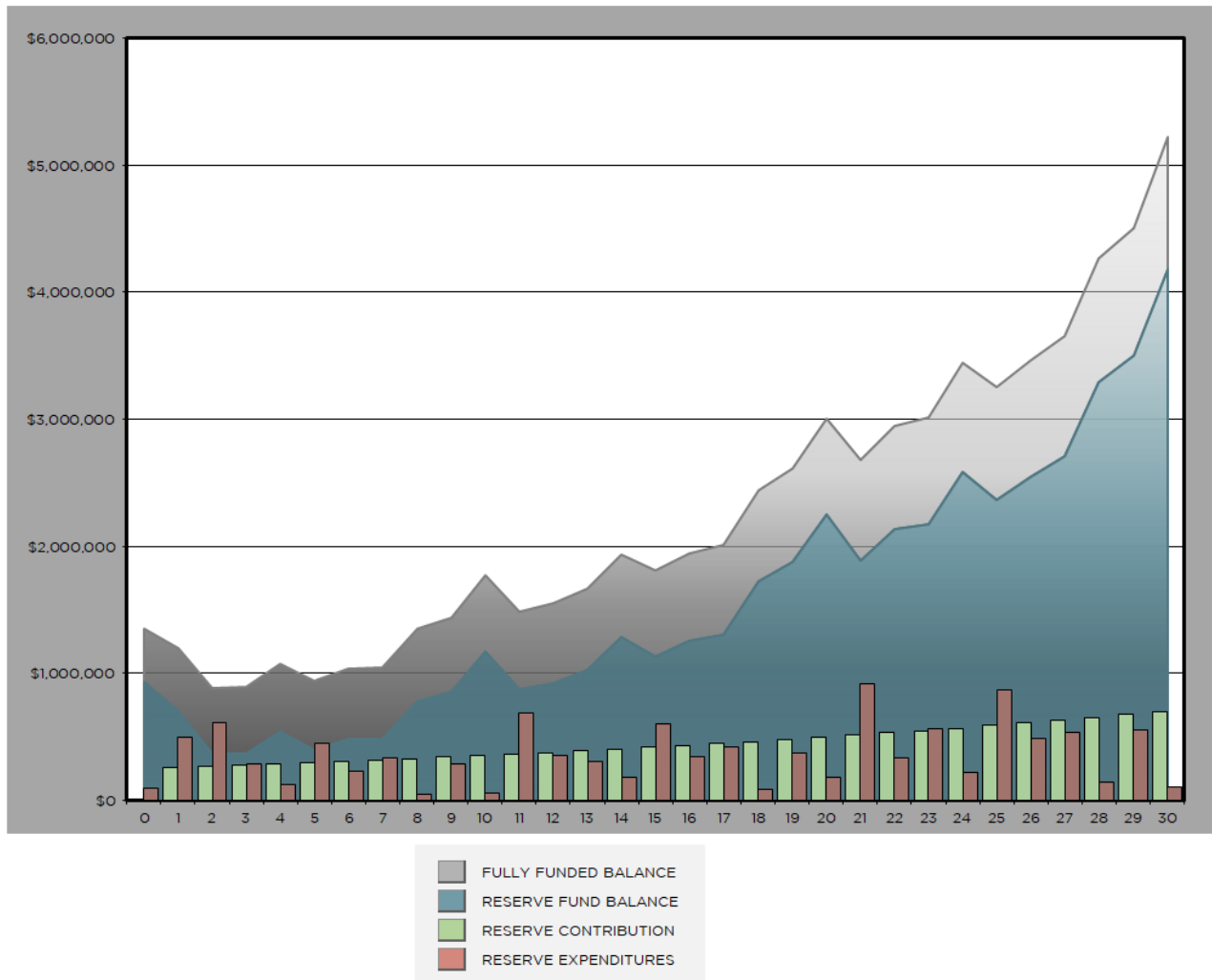


RESERVE STUDY PROJECTIONS USING INFLATED DOLLAR VALUES

The recommended contribution to reserves is primarily based on cashflow over thirty years to ensure that there will be enough funds in reserves to cover anticipated expenses without the need of a special assessment. Monitoring the Fully Funded Balance helps anticipate future financial liabilities and the community’s potential risk for a special assessment. The inflated scenario includes annual increases in the reserve contribution to keep up with inflation.

- **Teal Area Graph:** The fiscal year-end running reserve fund balance is shown as a line graph in teal.
- **Mint Green Bars:** The annual reserve fund contributions are shown as mint green bars.
- **Brick Red Bars:** The anticipated yearly reserve expenditures are shown as brick red bars, depicting the anticipated expenses over the next 30 years.

RECOMMENDED FUNDING PLAN STARTING AT \$257,000





RESERVE 30 YEAR SUMMARY AT THE RECOMMENDED FUNDING PLAN STARTING AT \$257,000

INFLATION & INTEREST ASSUMPTIONS¹

	CONTRIBUTION INFLATION	COMPONENT INFLATION	INTEREST
Years 0-1	0.0%	3.0%	1.0%
Years 2-10	3.5%	3.5%	2.5%
Years 11-30	3.5%	3.5%	2.5%

SPECIAL ASSESSMENT RISK

Nominal Risk	100% +
Low Risk	70% to 99%
Moderate Risk	25% to 69%
Highest Risk	0% to 24%

FISCAL YEAR END	FISCAL YEAR BEGINNING RESERVE BALANCE	RECOMMENDED ANNUAL RESERVE CONTRIBUTION ²	AVERAGE CONTRIBUTION PER UNIT PER MONTH ³	PROJECTED RESERVE EXPENDITURES	SPECIAL ASSESSMENT	PROJECTED INTEREST EARNED	FISCAL YEAR END RESERVE BALANCE	PROJECTED FULLY FUNDED BALANCE	PERCENT FUNDED
1 (2025)	\$929,785	\$257,000	\$31	(\$494,297)	\$0	\$8,111	\$700,599	\$1,198,279	58%
2 (2026)	\$700,599	\$265,995	\$32	(\$610,633)	\$0	\$13,207	\$369,168	\$883,966	42%
3 (2027)	\$369,168	\$275,305	\$33	(\$287,844)	\$0	\$9,072	\$365,702	\$890,345	41%
4 (2028)	\$365,702	\$284,940	\$34	(\$124,076)	\$0	\$11,153	\$537,720	\$1,069,931	50%
5 (2029)	\$537,720	\$294,913	\$36	(\$447,805)	\$0	\$11,532	\$396,360	\$941,610	42%
6 (2030)	\$396,360	\$305,235	\$37	(\$229,934)	\$0	\$10,850	\$482,511	\$1,036,541	47%
7 (2031)	\$482,511	\$315,919	\$38	(\$331,776)	\$0	\$11,865	\$478,519	\$1,043,167	46%
8 (2032)	\$478,519	\$326,976	\$40	(\$43,428)	\$0	\$15,507	\$777,574	\$1,348,949	58%
9 (2033)	\$777,574	\$338,420	\$41	(\$283,009)	\$0	\$20,132	\$853,117	\$1,436,798	59%
10 (2034)	\$853,117	\$350,265	\$42	(\$54,046)	\$0	\$25,031	\$1,174,366	\$1,768,012	66%
11 (2035)	\$1,174,366	\$362,524	\$44	(\$687,114)	\$0	\$25,302	\$875,077	\$1,489,475	59%
12 (2036)	\$875,077	\$375,212	\$45	(\$352,032)	\$0	\$22,167	\$920,424	\$1,548,404	59%
13 (2037)	\$920,424	\$388,345	\$47	(\$302,954)	\$0	\$24,078	\$1,029,893	\$1,671,034	62%
14 (2038)	\$1,029,893	\$401,937	\$49	(\$177,212)	\$0	\$28,556	\$1,283,174	\$1,936,696	66%
15 (2039)	\$1,283,174	\$416,004	\$50	(\$596,277)	\$0	\$29,826	\$1,132,728	\$1,806,044	63%
16 (2040)	\$1,132,728	\$430,565	\$52	(\$340,842)	\$0	\$29,440	\$1,251,890	\$1,940,179	65%
17 (2041)	\$1,251,890	\$445,634	\$54	(\$421,104)	\$0	\$31,604	\$1,308,024	\$2,013,158	65%
18 (2042)	\$1,308,024	\$461,232	\$56	(\$80,355)	\$0	\$37,462	\$1,726,362	\$2,444,358	71%
19 (2043)	\$1,726,362	\$477,375	\$58	(\$371,297)	\$0	\$44,485	\$1,876,925	\$2,615,145	72%
20 (2044)	\$1,876,925	\$494,083	\$60	(\$176,652)	\$0	\$50,891	\$2,245,247	\$3,002,534	75%
21 (2045)	\$2,245,247	\$511,376	\$62	(\$918,700)	\$0	\$51,040	\$1,888,962	\$2,677,970	71%
22 (2046)	\$1,888,962	\$529,274	\$64	(\$332,670)	\$0	\$49,682	\$2,135,248	\$2,945,194	72%
23 (2047)	\$2,135,248	\$547,798	\$66	(\$559,402)	\$0	\$53,236	\$2,176,881	\$3,012,754	72%
24 (2048)	\$2,176,881	\$566,971	\$69	(\$219,209)	\$0	\$58,769	\$2,583,412	\$3,441,209	75%
25 (2049)	\$2,583,412	\$586,815	\$71	(\$865,850)	\$0	\$61,097	\$2,365,475	\$3,256,996	73%
26 (2050)	\$2,365,475	\$607,354	\$73	(\$483,591)	\$0	\$60,684	\$2,549,922	\$3,468,236	74%
27 (2051)	\$2,549,922	\$628,611	\$76	(\$534,528)	\$0	\$64,924	\$2,708,929	\$3,656,262	74%
28 (2052)	\$2,708,929	\$650,613	\$79	(\$139,998)	\$0	\$74,106	\$3,293,650	\$4,266,440	77%
29 (2053)	\$3,293,650	\$673,384	\$81	(\$552,657)	\$0	\$83,850	\$3,498,227	\$4,507,093	78%
30 (2054)	\$3,498,227	\$696,953	\$84	(\$107,540)	\$0	\$94,823	\$4,182,463	\$5,223,825	80%

¹ The long term nature of this study requires that certain assumptions and predictions be made about future events. Since there can be no guarantee that these future events will occur as assumed, this analysis must be viewed in light of the circumstances under which it was conducted. Reasonable effort has been made to ensure that the conclusions of this report are based on reliable information and sound reasoning.

² The Recommended Annual Reserve Contribution includes inflation and any applicable recommended adjustments.

³ The Average Contribution Per Unit Per Month reflects the Recommended Annual Reserve Contribution divided by the total number of units in the community.



PURPOSE OF A RESERVE STUDY

The purpose of a Reserve Study is to recommend a reasonable annual reserve contribution rate made by a common interest community to its reserve account. Reserve accounts are established to fund major maintenance, repair, and replacement of common elements, including limited common elements, expected within the next thirty years. A Reserve Study is intended to project availability of adequate funds for the replacement or major repair of any significant component of the property as it becomes necessary without relying on special assessments. It is a budget planning tool which identifies the current status of the reserve account and a stable and equitable Funding Plan to offset the anticipated future major shared expenditures. Each reserve component is

evaluated to determine the current condition, the remaining useful life, and the estimated replacement cost. This information is combined into a spreadsheet to determine funding requirements and establish the annual contribution rate needed to minimize the potential for special assessments. All costs and annual reserve fund balances are shown with adjustments for annual inflation and interest earned. Ideally, an even level of contributions is established that maintains a positive balance in the reserve account over the timeline the study examines. Annual updates are key to keeping up with current trends in component pricing, inflation and interest rates, actual timing of maintenance experienced and the community's risk tolerance.

A Reserve Study also calculates a theoretical "Fully Funded Balance". Fully Funded Balance is the sum total of the reserve components' depreciated value using a straight-line depreciation method.

To calculate each component's depreciated value:

$$\text{Depreciated Value} = \text{Current Replacement Cost} \times \frac{\text{Effective Age}}{\text{Expected Useful Life}}$$

By comparing the actual current reserve fund balance, to the theoretical Fully Funded Balance a Percent Fully Funded is derived.

OUR APPROACH TO A RESERVE STUDY

Reserve Consultants LLC employs a "Reasonable Approach" when evaluating reserve components to draft a study that is of greatest value to our clients. This means we attempt to predict, based on the costs involved and the client's objectives, what a reasonable person will decide to have done when maintenance, repairs, or replacement become necessary. For example, a reasonable person will not replace a fence when it only

needs to be repainted. The benefit of this is that reserve contributions are minimized to allow for what is most likely to occur. Our studies are not based on a worst-case scenario, but rather on what we expect is most likely to occur. Our approach assumes minor repairs will be completed as they occur before they become major problems.



LEVELS OF RESERVE STUDIES

Level 1: The first level, an initial Reserve Study, must be based upon a visual site inspection conducted by a Reserve Study Professional. This is also known as a full Level 1 Reserve Study with a site visit.

Level 2: Thereafter at least every three years, an updated Reserve Study must be prepared, which again is based upon a visual site inspection conducted by a Reserve Study Professional. This is also known as a Level 2 update with a site visit.

Level 3: As noted earlier, the Association is required to update its Reserve Study every year. However, in two of the three years, the annual updates do not require a site visit. This is also known as a Level 3 update without a site visit.

Level 4: The Community Associations Institute defines a Level 4 reserve study for communities under construction as a Preliminary, Community Not Yet Constructed reserve study.

This study
is a Level 2
Reserve Study
Update with a
Site Visit

The next required update
for Carlyon Beach is a
**Level 3 study by March,
2025.**

SOURCES USED IN COMPILING THIS REPORT

Reserve Consultants LLC has provided reserve studies and construction services since 1992 and base component repair and replacement costs on this extensive experience and information provided by the Association. Sources used include:

- Site visit and visual inspection of a sampling of the components
- Input provided by Mike Haskett
- Review of a list of components the community is responsible for
- Generally accepted construction, maintenance, and repair guidelines

Measurements and take-offs used in the report are collected using a variety of methods. Our preference is to collect information from as-built drawings. If drawings are not available, measurements are taken from Google Earth and on-site; quantities of components are confirmed on-site. For updates, Carlyon Beach is considered to have deemed previously developed component quantities as accurate and reliable.

Information provided by Carlyon Beach regarding ongoing maintenance or repair being performed is included in the component summary notes. This information impacts estimated costs, maintenance cycles and useful life for the components.

The current replacement cost is an estimate and actual costs may vary. Material selection, timing of the work, and requirements for Architectural services or construction management can impact cost projections. Expenses related to common interest communities are typically higher than other multi-family construction types, often due to the elevated insurance requirements contractors must carry. All estimates assume that a licensed and bonded contractor will be utilized to complete the work due to liability issues. Regional cost factors are applied as appropriate.



GOVERNMENT REQUIREMENTS FOR A RESERVE STUDY

The Washington State government requires that the following disclosure be included in every Reserve Study (RCW 64.34.382§3 & RCW 64.38.070§3):

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component."

The requirements of RCW 64.34 (Condo Act) and RCW 64.38 (Homeowners' Association Act) can be found on the Washington State Legislature's website. Effective July 1, 2018, the Washington Uniform Common Interest Ownership Act (WUCIOA) has impacted all common interest communities. Our reserve studies also comply with WUCIOA. WUCIOA requires the following disclosure in every Reserve Study (RCW 64.90.550 § 3):

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement."

We understand that common interest properties are to follow the budget ratification process outlined in RCW 64.90.525. Specifically,

"Within thirty days after adoption of any proposed budget for the common interest community, the board must provide a copy of the budget to all the unit owners and set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen nor more than fifty days after providing the budget. Unless at that meeting the unit owners of units to which a majority of the votes in the association are allocated or any larger percentage specified in the declaration reject the budget, the budget and the assessments against the units included in the budget are ratified, whether or not a quorum is present."

RCW 64.90.525 §2 states that the copy of the budget must include:

- (d) the current amount of regular assessments budgeted for contribution to the reserve account;
- (e) A statement of whether the association has a reserve study that meets the requirements of RCW 64.90.550 of this act and, if so, the extent to which the budget meets or deviates from the recommendations of that reserve study; and
- (f) The current deficiency or surplus in reserve funding expressed on a per unit basis.

Reserve Consultants will prepare a Reserve Disclosure that covers the requirements of RCW 64.90.525 §2 (d) - (f) **if requested within one year of when the draft report of the Reserve Study was issued.** Once Carlyon Beach has **provided the required information in RCL's format**, the Reserve Disclosure will be compiled at no additional charge for inclusion with the budget ratification package.



LIMITATIONS AND ASSUMPTIONS OF A RESERVE STUDY

This Reserve Study is not a report on the condition of the assets maintained by Carlyon Beach, or a detailed report of necessary maintenance to the assets. It is also not an investigation into or comment on the quality of construction of the reserve components, or whether the construction complies with the building code or the requirements of Washington State requirements common interest properties, including the Washington Uniform Common Interest Ownership Act (WUCIOA).

The component list is based on information provided by Carlyon Beach. Reserve Consultants LLC does not provide legal interpretations of governing documents or auditing services on account information provided.

Material issues that are not disclosed to Reserve Consultants LLC could cause a distortion of Carlyon Beach's reserve fund standing. Furthermore, Reserve Consultants LLC can only be aware of preventative maintenance plans or programs that have been disclosed by Carlyon Beach. An audit or evaluation of any maintenance plan or maintenance contract is outside the scope of services performed by a Reserve Specialist.

Necessary corrective maintenance costs and timing will be incorporated into the report if the most recent structural or other professional inspection reports are provided.

The observations made by Reserve Consultants LLC are limited to a visual inspection of a sample of the reserve components. Unless informed otherwise, our assumption is that the components are constructed in substantial compliance with the building code and to industry standards, and that it will receive ordinary and reasonable maintenance and repair by Carlyon Beach. These assumptions include that most reserve components will achieve their normal useful lives for similar components in the Pacific Northwest, and that they will be replaced when necessary to prevent damage to other reserve components.

Conditions may exist that are outside the scope of work for a Reserve Specialist. When conditions outside the reserve study scope of work are noted, Reserve Consultants LLC will make a recommendation regarding further investigations by another professional in the Association Overview and/or Component Summary.

This Reserve Study assumes that the assets will be maintained to keep a good level of appearance, with a special emphasis on retaining the original appearance of the assets to the greatest possible extent. The analysis also assumes that Carlyon Beach will replace materials as they are required with good quality materials, installed by qualified, licensed, contractors. We further assume that the assets will experience the full typical useful life for the new materials installed.

The long-term nature of this study requires that certain assumptions and predictions be made about future events. Since there can be no guarantee that these future events will occur as assumed, this analysis must be viewed considering the circumstances under which it was conducted. A reasonable effort has been made to ensure that the conclusions of this report are based on reliable information and sound reasoning.

This report should be updated annually with actual repair costs, reserve fund balances, etc. Every three years it should be updated with a site inspection and professional review. Regular updating will allow changes based on actual occurrences and adjustments for the cost of repairs to be incorporated into the annual reserve contributions. This will allow any savings or additional costs to be properly allocated among unit owners.



INFLATION AND INTEREST RATE PROJECTIONS

When making estimates on the future inflation and interest rates, we use a staggered approach for more flexibility in reflecting future economic projections. Inflation and interest rate projections are updated annually.

For inflation, we have historically followed the construction industry inflation rates published by RS Means, which differ from the consumer inflation index. For 2024 we have adjusted the RS Means published inflation index to reflect values that are more representative of inflation experienced in the Pacific Northwest, as indicated by recent construction bids and by publications by local contractors. The average annual construction inflation increase since 1993 is 3.47%.

For interest rates, we analyze the historical data provided by the Board of Governors of the Federal Reserve. The average annual interest rate since 1993 is 2.48%. The interest for common interest properties is typically lower than average due to conservative investing options that are usually employed by common interest properties.

We do not apply inflation to the recommended reserve contribution in Year 1 since this is the first year at the recommended contribution rate. Inflation applied to the components on the inflated spreadsheet is compounded annually; the values are listed for each year at the bottom of the inflated spreadsheet.

CONTRIBUTION & EXPENSE INFLATION AND INTEREST PROJECTIONS

YEARS APPLIED	CONTRIBUTION ACCELERATOR	RESERVE CONTRIBUTION INFLATION	RESERVE EXPENSE INFLATION	INTEREST RATE
Year 0 (2023/2024)	0%	0%	0%	1.0%
Year 1 (2024/2025)	0%	0%	3.0%	1.0%
Year 2 (2025/2026) through Year 10 (2033/2034)	0%	3.5%	3.5%	2.5%
Year 11 (2034/2035) through Year 30 (2052/2053)	0%	3.5%	3.5%	2.5%

A contribution accelerator applies an additional annual increase to the reserve contribution above the inflation rate assumption to help increase the reserve fund balance without the need for a special assessment. This is not a strategy that is typically employed.



DISCLOSURES

1. Reserve Consultants LLC also provides construction inspection services for common interest properties and does design and construction oversight for major repair projects, including roofing, decks and building envelope replacement.
2. No shareholder or employee of Reserve Consultants LLC has any interest in, or obligation to, any construction company, management company, or development entity that creates common interest properties; nor is there any involvement with Carlyon Beach which could result in a conflict of interest.
3. Reserve Consultants LLC has been a member of the Community Associations Institute since about 1993, and has worked with a variety of management companies, common interest properties, and other types of clients in Washington State.
4. This report and analysis are based upon observations of the visible and apparent condition of the building and its major components on the date of the inspection. Although care has been taken in the performance of this inspection, Reserve Consultants LLC (and/or its representatives) make no representations regarding latent or concealed defects which may exist, and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and appliances. Predictions of life expectancy and the balance of useful life are necessarily based on industry and/or statistical comparisons. It is essential to understand that actual conditions can alter the useful life of any item. The previous use or misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, acts of God, and unforeseen circumstances make it impossible to state precisely when each item would require replacement. The client herein should be aware that certain components within the above referenced property may function consistent with their purpose at the time of inspection, but due to their nature, are subject to deterioration without notice.
5. Unless otherwise noted, all reserve components are assumed to meet the building code requirements in force at the time of construction. Any on-site inspection should not be considered a project audit or quality inspection.
6. Conclusions reached in this report assume responsible ownership and competent management of the property. Information provided by others is believed to be reliable. Information provided by others was not audited; we assume no responsibility for accuracy thereof.
7. The reserve study reflects information provided to the consultant and assembled for Carlyon Beach's use, not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical record.
8. Reserve study updates are based on information collected for the previous reserve study analysis. It is assumed that quantities remain the same. Estimated costs and timing for maintenance are adjusted from the previous report according to inflation factors indicated and information provided by Mike Haskett.
9. Reserve Consultants LLC shall incur no civil liability for performing the physical or financial portions of a reserve study.
10. Structural integrity evaluations are not included in the reserve study unless otherwise noted.
11. The Community Associations Institute (CAI) encourages every common interest community to have a preventative maintenance plan prepared in conjunction with the reserve study to positively impact life cycle costs and structural safety. The plan should include all applicable common elements, not just those components included in the reserve study.



GLOSSARY OF TERMS

Allocated Interests - the following interests allocated to each unit: (a) In a condominium, the undivided interest in the common elements, the common expense liability, and votes in the association; (b) In a cooperative, the common expense liability, the ownership interest, and votes in the association; and (c) In a plat community and miscellaneous community, the common expense liability and the votes in the association, and also the undivided interest in the common elements if owned in common by the unit owners rather than an association. RCW 64.90.010 §2.

Assessment - all sums chargeable by the association against a unit, including any assessments levied pursuant to RCW 64.90.480, fines or fees levied or imposed by the association pursuant to this chapter or the governing documents, interest and late charges on any delinquent account, and all costs of collection incurred by the association in connection with the collection of a delinquent owner's account, including reasonable attorneys' fees. RCW 64.90.010 §3.

Association or Unit Owners Association - the unit owners association organized under RCW 64.90.400 of WUCIOA and, to the extent necessary to construe sections of this chapter made applicable to common interest communities pursuant to RCW 64.90.080, 64.90.090, or 64.90.095 of WUCIOA, the association organized or created to administer such common interest communities. RCW §64.90.010 §4.

Baseline Funding Plan - A reserve contribution rate that is constant, increasing with inflation, to provide funds for all anticipated reserve expenses so that no special assessments are required for 30 years, but with no excess funds some years.

Board - the body, regardless of name, designated in the declaration, map, or organizational documents, with primary authority to manage the affairs of the association. RCW §64.90.010 §6.

Building Codes - Nationally recognized standards used to gauge the acceptability of a particular material or building procedure. Typically, if something is built to "code," it is acceptable to all concerned. Some often-used codes are International Building Code (IBC) (applicable to most multifamily housing), International Residential Code (IRC) (applicable to one- and two-family structures), Washington Energy Code, National Electric Code (NEC), Uniform Plumbing Code (UPC), and the National Fire Protection Association Standards (NFPA). These are usually amended slightly by each city or county.

Building Component - see "Reserve Component".

Component Number - A number assigned to each building component that allows grouping of like components. The numbers are based roughly on the Construction Specification Institute system.

Common Elements - (a) In a condominium or cooperative, all portions of the common interest community other than the units; (b) In a plat community or miscellaneous community, any real estate other than a unit within a plat community or miscellaneous community that is owned or leased either by the association or in common by the unit owners rather than an association; and (c) In all common interest communities, any other interests in real estate for the benefit of any unit owners that are subject to the declaration. RCW §64.90.010 §7.

Common Expense - any expense of the association, including allocations to reserves, allocated to all the unit owners in accordance with common expense liability. RCW §64.90.010 §8.

Common Expense Liability - the liability for common expenses allocated to each unit pursuant to RCW 64.90.235. RCW §64.90.010 §9.

Common Interest Community - real estate described in a declaration with respect to which a person, by virtue of the person's ownership of a unit, is obligated to pay for a share of real estate taxes, insurance premiums, maintenance, or improvement of, or services or other expenses related to, common elements, other units, or other real estate described in the declaration. "Common interest community" does not include an arrangement described in RCW 64.90.110 or RCW 64.90.115. A common interest community may be a part of another common interest community. RCW §64.90.010 §10.

Condition Assessment of Components - a visual, non-invasive evaluation of a sampling of the components, completed by a reserve professional during the site visit. The evaluation may also take into consideration information provided by the community representative. The last observed or reported condition will be used until another site visit is conducted.

Excellent - very close to new condition, recently installed, and/or no maintenance required prior to the end of typical maintenance cycle; the component should achieve a full useful life cycle.



Good – fit for the intended purpose, no visible damage, and/or meets expected performance standards within the maintenance cycle; the component is expected to attain a full useful life cycle.

Good/Fair – in working condition, minor damage visible, and/or minor maintenance anticipated within typical maintenance cycle; without maintenance the component may not achieve a full useful life cycle.

Fair – has been modified or repaired, and/or effects of age/utilization requires shorter than typically specified maintenance cycle; without maintenance the component will not achieve a full useful life cycle.

Fair/Poor – requires general repairs and/or some replacement of minor elements at a shortened maintenance cycle; the component is close to the end of its useful life cycle.

Poor – visible damage, current condition does not meet expectations, and/or extensive repairs and replacement required; the component is at the end of its useful life cycle.

Not Observed – access was not available for a visible inspection, e.g. an exterior deck or pitched roof.

Serviceable – the component is not obsolete and can reasonably be repaired or maintained to achieve a full useful life cycle.

Reported Good – the representative reported the component to be in good/working condition; the reserve professional did not directly observe the component at the time of the site visit.

N/A – not applicable, e.g. an inspection or a component that is no longer budgeted in the report.

Contribution Rate - the amount contributed to the reserve account so that the association will have cash reserves to pay major maintenance, repair, or replacement costs without the need for a special assessment. RCW 64.34.020 (10), RCW 64.38.010 (6)

Constant Dollars - costs and contributions are provided in today's dollars, no matter how far in the future they occur. Inflation and interest are not factored in.

Effective Age - the difference between the useful life and the remaining useful life. RCW 64.34.020 §19, RCW 64.38.010 §7 & RCW §64.90.010 §21.

Full Funding Plan - a reserve funding goal of achieving one hundred percent fully funded reserves by the end of the thirty-year study period described under RCW64.90.550 of WUCIOA, in which the reserve account balance equals the sum of the estimated costs required to maintain, repair, or replace the deteriorated portions of all reserve components. RCW §64.90.010 §25.

Fully Funded Balance - the current value of the deteriorated portion, not the total replacement value, of all the reserve components. The fully funded balance for each reserve component is calculated by multiplying the current replacement cost of that reserve component by its effective age, then dividing the result by that reserve component's useful life. The sum of all reserve components' fully funded balances is the community's fully funded balance. RCW 64.34.020 §22, RCW 64.38.010 §10 & RCW §64.90.010 §26.

Inflated Dollars - as opposed to constant dollars, inflated dollars recognize that costs in the future will probably be higher than today because each dollar will buy fewer goods and services. A rate of inflation must be assumed and applied to all future costs. Also referred to as future cost.

Inflation Multiplier - 100% plus the assumed rate of inflation. Thus, for an assumed yearly inflation rate of 5%, the "multiplier" would be 105% or 1.05 if expressed as a decimal number rather than as a percentage. Each successive year the previous year's "multiplier" is multiplied by this number to arrive at the next year's "multiplier."

Interest Rate Multiplier - The assumed rate of interest earned on the average annual reserve bank account balance. Thus, 4% interest would be 0.04 expressed as a decimal number. A rate of interest earned must be assumed for all future years. Typically this is lower than the rate of inflation.

Limited Common Element - a portion of the common elements allocated by the declaration or by operation of RCW 64.90.210 §1(b) or §2 for the exclusive use of one or more, but fewer than all, of the unit owners. RCW §64.90.010 §30.

Unit owners may be responsible for the cost to repair and maintain limited common elements, so those costs may not appear in a Reserve Study.

Maintenance Cycle – the frequency of maintenance on a component to reach or extend its Useful Life. Often shorter than the full "Useful Life" for repairs that occur in lieu of complete replacement.



Next Repair – the next time the “Repair Cycle” starts with work on a component.

Nominal Reserve Costs – the current estimated total replacement costs of the reserve components are less than fifty percent of the annual budgeted expense of the association, excluding contributions to the reserve funds, for a condominium or cooperative containing horizontal unit boundaries and less than seventy five percent of the annual budgeted expenses of the association, excluding contributions to the reserve fund for all other common interest communities. RCW §64.90.010 §34.

Percent Fully Funded – The percentage of the “Fully Funded Balance” which the current condominium Reserve Account actually has in it.

RCL Database – A database of maintenance cycles and unit costs compiled and constantly updated by RCL, based on information gathered since 1992 from our reserve study and construction service clients.

RCW – the Revised Code of Washington.

RCW 64.34 is the Washington Condominium Act, the statute that governs ‘New Act’ common interest properties formed between July 1, 1990 and June 30, 2018.

RCW 64.38 is the Washington Homeowners’ Act, the statute that governs homeowners’ common interest properties formed prior to June 30, 2018.

RCW 64.90 is the Washington Uniform Common Interest Ownership Act (WUCIOA) and governs common interest properties formed after July 1, 2018 and requires all common interest properties in Washington State to comply with RCW 64.90.525.

Remaining useful life - the estimated time, in years, that a reserve component can be expected to continue to serve its intended function. RCW 64.34.020 §31, RCW 64.38.010 §15. Or the estimated time before a reserve component will require major maintenance, repair or replacement to perform its intended function. RCW §64.90.010 §44.

Replacement Cost - the current cost of replacing, repairing, or restoring a reserve component to its original functional condition. RCW 64.34.020 §32, RCW 64.38.010 §16.

Or the estimated total cost to maintain, repair, or replace a reserve component to its original functional condition. RCW §64.90.010 §45.

Reserve Account - Money set aside for future repair and replacement projects. For common interest properties, the RCW requires a separate Reserve Account to be maintained to hold reserves to fund repair or replacement of Reserve Components.

Reserve Component - common elements whose cost of maintenance, repair, or replacement is infrequent, significant, and impractical to include in an annual budget. RCW 64.34.020 §34, RCW 64.38.010 §18.

Or a physical component of the common interest community which the association is obligated to maintain, repair, or replace, which has an estimated useful life of less than thirty years, and for which the cost of such maintenance, repair or replacement is infrequent, significant, and impractical to include in an annual budget. RCW §64.90.010 §46.

Reserve Contribution Rate - The amount of money saved to fund replacement costs for maintenance and repairs of common elements. See “Contribution Rate”. Current contributions and Recommended contributions may be different.

Reserve Specialist – A designation for those professionals who have met the standards established by Community Associations Institute (www.caionline.org) for Reserve Study providers.

Reserve Study - A physical assessment of a building and a subsequent report which estimates the anticipated major maintenance, repair, and replacement costs, whose infrequent and significant nature make them impractical to be included in an annual budget, which will need to be repaired or replaced over the next 30 years. It provides estimates of these replacement costs and details of expected annual expenditure. It is used to calculate the Reserve Contribution Rate required to maintain a facility in good condition both functionally and cosmetically. The Washington Condominium Act sets out requirements for annual reserve studies.

Reserve Study Professional - means an independent person suitably qualified by knowledge, skill, experience, training, or education to prepare a reserve study in accordance with RCW 64.34.020 §35, RCW 64.38.010 §17, RCW 64.90.545 and RCW 64.90.550. For the purposes of WUCIOA, “independent” means a person who is not an employee, officer, or director, and has no pecuniary interest in the declarant, association, or any other party for whom the reserve study is prepared. RCW §64.90.010 §47.

Roofing Square - A roofing industry term meaning 100 square feet.

Special Assessment - A levy against all unit owners that is necessary when a needed repair/replacement/upgrade has not been planned for, and for which insufficient money has been saved.



Threshold Funding (contribution rate) - A Reserve Contribution Rate that is constant, increasing with inflation, to provide funds for all anticipated Reserve Expenses for the life of the study, but leaving a minimum level of Reserves (the “threshold”) at all times. Our default minimum threshold is one year’s contribution.

Typ. - Abbreviation for ‘typical’; used on photographs and in text to refer to a condition that is shown or described once but applies to many locations.

Typical Life - An average expected life for an average building component. As in any statistical average, there is a range of years over which each individual item might fall.

Useful life - the estimated time, in years, that a reserve component can be expected to serve its intended function. RCW 64.34.020 §40 & RCW 64.38.010 §20 or the estimated time during which a reserve component is expected to perform its intended function without major maintenance, repair or replacement. RCW §64.90.010 §59.

Year End Reserve Balance or Reserve Fund Balance - What is projected to be left in the reserve account after the expected yearly expenses and contributions are added to the prior year’s carryover balance. Assumes that the reserve contributions and expenses occur as predicted.

Yearly Expenses - The total labor and material costs associated with all the repairs/maintenance that are scheduled in that particular year.

30 Year Spreadsheet - A summary listing each building component and its yearly cost to maintain/repair over the next 30 years. It also lists the annual reserve fund balance, reserve contributions, reserve expenses and bank interest earned on the calculated reserve fund balance.



EVALUATORS' CREDENTIALS

Mahria Sooter

Principal

Reserve Consultants LLC

B.A. Springfield College, MA

Reserve Specialist, #380

Mahria joined Reserve Consultants in 2016. Mahria holds a Bachelor of Arts degree from Springfield College, MA. In 2019, the Condominium Associations Institute recognized Mahria as a 'Reserve Specialist.' She has over 20 years of experience with marketing and various aspects of integrated communication in the construction industry. In 2018, Mahria received a certificate of completion from the King County Dispute Resolution Center for Basic Mediation Training providing her the skills to assist Associations with identifying and effectively communicating interests and goals. Mahria's attention to detail lends well to providing clear and concise recommendations that clients can utilize to make informed decisions.

Kyle Michael

Associate

Reserve Consultants LLC

B.S. University of Portland, OR

Kyle recently joined the Reserve Consultants team as Project Manager and Reserve Professional. He holds a Bachelor of Science in Electrical Engineering from the University of Portland in Oregon. He served in the Air Force as a Civil Engineering Officer from 2018-2021. Kyle has managed various construction projects both stateside and in Africa.



APPENDIX A

CARLYON BEACH

30-YEAR RESERVE STUDY PROJECTIONS
WITH STARTING RECOMMENDED FUNDING OF \$257,000
AND COMPOUND INFLATION

25-Mar-24

			STARTING RESERVE BALANCE	\$929,785	\$700,599	\$369,168	\$365,702	\$537,720
			ANNUAL RESERVE CONTRIBUTION	\$257,000	\$265,995	\$275,305	\$284,940	\$294,913
			ESTIMATED INTEREST EARNED	\$8,111	\$13,207	\$9,072	\$11,153	\$11,532
			SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0
			ACCUMULATED CREDITS	\$1,194,896	\$979,801	\$653,546	\$661,796	\$844,165
#	COMPONENT NAME	MAINT.	NEXT	1	2	3	4	5
		CYCLE	MAINT.	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
2.2.1	Jolly Drain Way - Maintenance	10	9					
2.3.1	Bioswale - Maintenance	25	12					
2.3.2	Bioswale - Inspection	5	1	\$5,521				
2.4.1	Bio-Filter Park - Maintenance	1	1	\$23,103	\$23,912	\$24,748	\$25,615	\$26,511
2.6.1	Asphalt Road - Major Repairs	2	1	\$157,508		\$168,726		\$180,744
2.6.2	Gravel Road - Repair	5	1	\$41,097				
2.7.1	Chain-Link Fence - Maintenance	5	2		\$11,801			
2.9.1	Mooring Docks - Repair	35	33					
2.9.2	Mooring Docks - Replace	1	1	\$54,600				
2.9.3	Log Boom - Repair	10	2		\$22,867			
2.9.4	Marina Floats - Repair	35	33					
2.9.5	Marina Metal Pilings - Replace	50	46					
2.9.6	Marina Wood Pilings - Replace	50	2		\$25,361			
2.9.7	Marina Main Walkway - Replace	50	40					
2.9.8	Hazardous Tree Removal	5	2		\$5,714			
3.3.1	Bulkhead Retaining Walls - Ph. 1 Repair	50	40					
3.3.2	Bulkhead Retaining Walls - Ph. 2 Repair	50	2		\$415,194			
4.2.1	Clubhouse - Structural & Exterior Repairs	50	49					
4.2.2	Picnic Area "Wanagan"- Structural Repairs	50	50					
6.2.1	Clubhouse Exterior Surfaces - Repair	7	7					
7.4.1	Clubhouse Shingle Roof - Replace	24	12					
7.4.2	Picnic Area "Wanagan" Roof - Replace	30	9					
7.4.3	Maintenance Bldg. Shingle Roof - Replace	30	28					
8.5.1	Clubhouse Windows - Replace	40	7					
9.6.1	Clubhouse Carpet Flooring - Replace	10	6					
9.8.1	Clubhouse Exterior Surfaces - Paint	7	7					
9.8.2	Water Tower Exterior - Paint	20	1	\$63,015				
10.1.1	Carport - Replace	20	16					
10.1.2	Waterfront Playground - Replace Equipment	20	18					
10.1.3	Westwind Playground - Replace Equipment	20	5					\$12,434
11.2.1	Riding Mower - Replace	10	1	\$7,735				
11.2.2	Backhoe - Replace	18	4				\$47,152	
11.2.3	Hydroexcavator - Replace	20	4				\$36,920	
11.2.4	Vehicles - Contingency	5	1	\$31,497				
11.2.5	Main Pump Truck - Replace	10	5					\$209,122
11.2.6	Dump Trailer - Replace	20	2		\$11,417			
11.2.7	Diesel Tank - Replace	15	2		\$12,036			
11.2.8	Miscellaneous Equipment - Contingency	10	6					
12.1.1	Clubhouse Interiors - Update	10	0					
12.1.2	Clubhouse Office Equipment - Replace	5	5					\$6,335
12.1.3	Misc. Building Repair - Contingency	10	1	\$6,304				
15.1.1	Plumbing System - Contingency	3	2		\$11,417			\$12,659
15.1.2	Water Tower - Maintenance	5	5					
15.1.3	Water System Computer 1 - Contingency	15	2		\$11,727			
15.1.4	Well Pump 1 - Maintenance	12	0					
15.1.5	Water System Computer 2 - Contingency	15	2		\$11,727			
15.1.6	Well Pump 2 - Maintenance	12	12					
15.1.7	Well Pump 3 - Installation	1	0					
15.1.8	Well Pump 3 - Maintenance	12	12					
15.1.9	Water Meters - Installation	1	0					
15.1.10	Water Meters - Maintenance	5	4				\$14,389	
15.1.11	Water System Telemetry - Maintenance	20	0					
15.5.1	Clubhouse Septic System - Contingency	30	3			\$18,525		
15.5.2	Decanter Unit - Contingency	10	3			\$21,295		
15.5.3	Aeration Manifold - Contingency	20	3			\$27,275		
15.5.4	Aerobic System Controls - Contingency	20	2		\$22,867			
15.5.5	Mixer Unit - Contingency	20	3			\$27,275		
15.5.6	Small Air Compressor - Maintenance	5	1	\$13,792				
15.5.7	Large Air Compressor - Maintenance	5	1	\$20,672				
15.5.8	UV Disinfection Controller - Contingency	20	14					
15.5.9	Waste Water Treatment Facility - Contingency	20	11					
15.5.10	Sampler - Contingency	10	2		\$13,176			
15.6.1	Treatment Plant Outfall - Contingency	15	12					
17.2.1	Fire Hydrant & PSV - Maintenance	25	9					
16.1.1	Electrical System - Contingency	5	1	\$11,031				
16.3.1	Maint. Shop Emergency Generator - Contingency	10	1	\$32,167				
16.3.2	WWTP Emergency Generator - Contingency	10	1	\$26,255				
18.1.1	Surveillance System - Update	10	6					
18.2.1	Security Lighting - Replace	10	2		\$11,417			
TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES				\$494,297	\$610,633	\$287,844	\$124,076	\$447,805
ACCUMULATED CREDITS				\$1,194,896	\$979,801	\$653,546	\$661,796	\$844,165
ACCUMULATED DEBITS				\$494,297	\$610,633	\$287,844	\$124,076	\$447,805
YEAR-END BALANCE				\$700,599	\$369,168	\$365,702	\$537,720	\$396,360
YEARS	1	2-10	11-30	1 (2025)	2 (2026)	3 (2027)	4 (2028)	5 (2029)
CONTRIBUTION INFLATION	0.0%	3.5%	3.5%	0.0%	3.5%	3.5%	3.5%	3.5%
COMPONENT COMPOUND INFLATION	3.0%	3.5%	3.5%	103.0%	106.6%	110.3%	114.2%	118.2%
INTEREST RATE MULTIPLIER	1.0%	2.5%	2.5%	1.0%	2.5%	2.5%	2.5%	2.5%



APPENDIX A

CARLYON BEACH

30-YEAR RESERVE STUDY PROJECTIONS
WITH STARTING RECOMMENDED FUNDING OF \$257,000
AND COMPOUND INFLATION

25-Mar-24

		STARTING RESERVE BALANCE	\$396,360	\$482,511	\$478,519	\$777,574	\$853,117	
		ANNUAL RESERVE CONTRIBUTION	\$305,235	\$315,919	\$326,976	\$338,420	\$350,265	
		ESTIMATED INTEREST EARNED	\$10,850	\$11,865	\$15,507	\$20,132	\$25,031	
		SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0	
		ACCUMULATED CREDITS	\$712,445	\$810,295	\$821,002	\$1,136,126	\$1,228,412	
#	COMPONENT NAME	MAINT.						
		CYCLE	6	7	8	9	10	
			2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	
						\$8,301		
2.2.1	Jolly Drain Way - Maintenance	10		9				
2.3.1	Bioswale - Maintenance	25		12				
2.3.2	Bioswale - Inspection	5	\$6,557	1				
2.4.1	Bio-Filter Park - Maintenance	1	\$27,439	\$28,399	\$29,393	\$30,422	\$31,487	
2.6.1	Asphalt Road - Major Repairs	2		\$193,617		\$207,407		
2.6.2	Gravel Road - Repair	5	\$48,810					
2.7.1	Chain-Link Fence - Maintenance	5		\$14,016				
2.9.1	Mooring Docks - Repair	35		33				
2.9.2	Mooring Docks - Replace	1		1				
2.9.3	Log Boom - Repair	10		2				
2.9.4	Marina Floats - Repair	35		33				
2.9.5	Marina Metal Pilings - Replace	50		46				
2.9.6	Marina Wood Pilings - Replace	50		2				
2.9.7	Marina Main Walkway - Replace	50		40				
2.9.8	Hazardous Tree Removal	5		2	\$6,786			
3.3.1	Bulkhead Retaining Walls - Ph. 1 Repair	50		40				
3.3.2	Bulkhead Retaining Walls - Ph. 2 Repair	50		2				
4.2.1	Clubhouse - Structural & Exterior Repairs	50		49				
4.2.2	Picnic Area "Wanagan"- Structural Repairs	50		50				
6.2.1	Clubhouse Exterior Surfaces - Repair	7		7	\$7,736			
7.4.1	Clubhouse Shingle Roof - Replace	24		12				
7.4.2	Picnic Area "Wanagan" Roof - Replace	30		9		\$6,253		
7.4.3	Maintenance Bldg. Shingle Roof - Replace	30		28				
8.5.1	Clubhouse Windows - Replace	40		7	\$61,901			
9.6.1	Clubhouse Carpet Flooring - Replace	10	\$12,600	6				
9.8.1	Clubhouse Exterior Surfaces - Paint	7		7	\$19,321			
9.8.2	Water Tower Exterior - Paint	20		1				
10.1.1	Carport - Replace	20		16				
10.1.2	Waterfront Playground - Replace Equipment	20		18				
10.1.3	Westwind Playground - Replace Equipment	20		5				
11.2.1	Riding Mower - Replace	10		1				
11.2.2	Backhoe - Replace	18		4				
11.2.3	Hydroexcavator - Replace	20		4				
11.2.4	Vehicles - Contingency	5	\$37,409	1				
11.2.5	Main Pump Truck - Replace	10		5				
11.2.6	Dump Trailer - Replace	20		2				
11.2.7	Diesel Tank - Replace	15		2				
11.2.8	Miscellaneous Equipment - Contingency	10	\$16,845	6				
12.1.1	Clubhouse Interiors - Update	10		0			\$15,035	
12.1.2	Clubhouse Office Equipment - Replace	5		5			\$7,524	
12.1.3	Misc. Building Repair - Contingency	10		1				
15.1.1	Plumbing System - Contingency	3		2	\$14,035			
15.1.2	Water Tower - Maintenance	5		5				
15.1.3	Water System Computer 1 - Contingency	15		2				
15.1.4	Well Pump 1 - Maintenance	12		0				
15.1.5	Water System Computer 2 - Contingency	15		2				
15.1.6	Well Pump 2 - Maintenance	12		12				
15.1.7	Well Pump 3 - Installation	1		0				
15.1.8	Well Pump 3 - Maintenance	12		12				
15.1.9	Water Meters - Installation	1		0				
15.1.10	Water Meters - Maintenance	5		4		\$17,090		
15.1.11	Water System Telemetry - Maintenance	20		0				
15.5.1	Clubhouse Septic System - Contingency	30		3				
15.5.2	Decanter Unit - Contingency	10		3				
15.5.3	Aeration Manifold - Contingency	20		3				
15.5.4	Aerobic System Controls - Contingency	20		2				
15.5.5	Mixer Unit - Contingency	20		3				
15.5.6	Small Air Compressor - Maintenance	5	\$16,380	1				
15.5.7	Large Air Compressor - Maintenance	5	\$24,552	1				
15.5.8	UV Disinfection Controller - Contingency	20		14				
15.5.9	Waste Water Treatment Facility - Contingency	20		11				
15.5.10	Sampler - Contingency	10		2				
15.6.1	Treatment Plant Outfall - Contingency	15		12				
17.2.1	Fire Hydrant & PSV - Maintenance	25		9		\$13,536		
16.1.1	Electrical System - Contingency	5	\$13,102	1				
16.3.1	Maint. Shop Emergency Generator - Contingency	10		1				
16.3.2	WWTP Emergency Generator - Contingency	10		1				
18.1.1	Surveillance System - Update	10	\$26,240	6				
18.2.1	Security Lighting - Replace	10		2				
TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES			\$229,934	\$331,776	\$43,428	\$283,009	\$54,046	
ACCUMULATED CREDITS			\$712,445	\$810,295	\$821,002	\$1,136,126	\$1,228,412	
ACCUMULATED DEBITS			\$229,934	\$331,776	\$43,428	\$283,009	\$54,046	
YEAR-END BALANCE			\$482,511	\$478,519	\$777,574	\$853,117	\$1,174,366	
YEARS	1	2-10	11-30	6 (2030)	7 (2031)	8 (2032)	9 (2033)	10 (2034)
CONTRIBUTION INFLATION	0.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
COMPONENT COMPOUND INFLATION	3.0%	3.5%	3.5%	122.3%	126.6%	131.0%	135.6%	140.4%
INTEREST RATE MULTIPLIER	1.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%



APPENDIX A

CARLYON BEACH

30-YEAR RESERVE STUDY PROJECTIONS
WITH STARTING RECOMMENDED FUNDING OF \$257,000
AND COMPOUND INFLATION

25-Mar-24

		STARTING RESERVE BALANCE	\$1,174,366	\$875,077	\$920,424	\$1,029,893	\$1,283,174	
		ANNUAL RESERVE CONTRIBUTION	\$362,524	\$375,212	\$388,345	\$401,937	\$416,004	
		ESTIMATED INTEREST EARNED	\$25,302	\$22,167	\$24,078	\$28,556	\$29,826	
		SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0	
		ACCUMULATED CREDITS	\$1,562,191	\$1,272,456	\$1,332,847	\$1,460,386	\$1,729,005	
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	11 2034/2035	12 2035/2036	13 2036/2037	14 2037/2038	15 2038/2039
2.2.1	Jolly Drain Way - Maintenance	10	9					
2.3.1	Bioswale - Maintenance	25	12		\$129,008			
2.3.2	Bioswale - Inspection	5	1	\$7,788				
2.4.1	Bio-Filter Park - Maintenance	1	1	\$32,589	\$33,730	\$34,910	\$36,132	\$37,397
2.6.1	Asphalt Road - Major Repairs	2	1	\$222,180		\$238,005		\$254,957
2.6.2	Gravel Road - Repair	5	1	\$57,971				
2.7.1	Chain-Link Fence - Maintenance	5	2		\$16,647			
2.9.1	Mooring Docks - Repair	35	33					
2.9.2	Mooring Docks - Replace	1	1					
2.9.3	Log Boom - Repair	10	2		\$32,256			
2.9.4	Marina Floats - Repair	35	33					
2.9.5	Marina Metal Pilings - Replace	50	46					
2.9.6	Marina Wood Pilings - Replace	50	2					
2.9.7	Marina Main Walkway - Replace	50	40					
2.9.8	Hazardous Tree Removal	5	2		\$8,060			
3.3.1	Bulkhead Retaining Walls - Ph. 1 Repair	50	40					
3.3.2	Bulkhead Retaining Walls - Ph. 2 Repair	50	2					
4.2.1	Clubhouse - Structural & Exterior Repairs	50	49				\$9,842	
4.2.2	Picnic Area "Wanagan"- Structural Repairs	50	50					
6.2.1	Clubhouse Exterior Surfaces - Repair	7	7					
7.4.1	Clubhouse Shingle Roof - Replace	24	12		\$23,203			
7.4.2	Picnic Area "Wanagan" Roof - Replace	30	9					
7.4.3	Maintenance Bldg. Shingle Roof - Replace	30	28					
8.5.1	Clubhouse Windows - Replace	40	7					
9.6.1	Clubhouse Carpet Flooring - Replace	10	6					
9.8.1	Clubhouse Exterior Surfaces - Paint	7	7				\$24,582	
9.8.2	Water Tower Exterior - Paint	20	1					
10.1.1	Carport - Replace	20	16					
10.1.2	Waterfront Playground - Replace Equipment	20	18					
10.1.3	Westwind Playground - Replace Equipment	20	5					
11.2.1	Riding Mower - Replace	10	1	\$10,911				
11.2.2	Backhoe - Replace	18	4					
11.2.3	Hydroexcavator - Replace	20	4					
11.2.4	Vehicles - Contingency	5	1	\$44,430				
11.2.5	Main Pump Truck - Replace	10	5					\$294,987
11.2.6	Dump Trailer - Replace	20	2					
11.2.7	Diesel Tank - Replace	15	2					
11.2.8	Miscellaneous Equipment - Contingency	10	6					
12.1.1	Clubhouse Interiors - Update	10	0					
12.1.2	Clubhouse Office Equipment - Replace	5	5					\$8,936
12.1.3	Misc. Building Repair - Contingency	10	1	\$8,892				
15.1.1	Plumbing System - Contingency	3	2	\$15,561			\$17,252	
15.1.2	Water Tower - Maintenance	5	5					
15.1.3	Water System Computer 1 - Contingency	15	2					
15.1.4	Well Pump 1 - Maintenance	12	0					
15.1.5	Water System Computer 2 - Contingency	15	2					
15.1.6	Well Pump 2 - Maintenance	12	12		\$24,827			
15.1.7	Well Pump 3 - Installation	1	0					
15.1.8	Well Pump 3 - Maintenance	12	12		\$18,947			
15.1.9	Water Meters - Installation	1	0					
15.1.10	Water Meters - Maintenance	5	4				\$20,297	
15.1.11	Water System Telemetry - Maintenance	20	0					
15.5.1	Clubhouse Septic System - Contingency	30	3					
15.5.2	Decanter Unit - Contingency	10	3			\$30,039		
15.5.3	Aeration Manifold - Contingency	20	3					
15.5.4	Aerobic System Controls - Contingency	20	2					
15.5.5	Mixer Unit - Contingency	20	3					
15.5.6	Small Air Compressor - Maintenance	5	1	\$19,455				
15.5.7	Large Air Compressor - Maintenance	5	1	\$29,160				
15.5.8	UV Disinfection Controller - Contingency	20	14				\$69,107	
15.5.9	Waste Water Treatment Facility - Contingency	20	11	\$140,206				
15.5.10	Sampler - Contingency	10	2		\$18,587			
15.6.1	Treatment Plant Outfall - Contingency	15	12		\$30,662			
17.2.1	Fire Hydrant & PSV - Maintenance	25	9					
16.1.1	Electrical System - Contingency	5	1	\$15,561				
16.3.1	Maint. Shop Emergency Generator - Contingency	10	1	\$45,375				
16.3.2	WWTP Emergency Generator - Contingency	10	1	\$37,035				
18.1.1	Surveillance System - Update	10	6					
18.2.1	Security Lighting - Replace	10	2		\$16,105			
TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES				\$687,114	\$352,032	\$302,954	\$177,212	\$596,277
ACCUMULATED CREDITS				\$1,562,191	\$1,272,456	\$1,332,847	\$1,460,386	\$1,729,005
ACCUMULATED DEBITS				\$687,114	\$352,032	\$302,954	\$177,212	\$596,277
YEAR-END BALANCE				\$875,077	\$920,424	\$1,029,893	\$1,283,174	\$1,132,728
YEARS	1	2-10	11-30	11 (2035)	12 (2036)	13 (2037)	14 (2038)	15 (2039)
CONTRIBUTION INFLATION	0.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
COMPONENT COMPOUND INFLATION	3.0%	3.5%	3.5%	145.3%	150.4%	155.6%	161.1%	166.7%
INTEREST RATE MULTIPLIER	1.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%



APPENDIX A

CARLYON BEACH

30-YEAR RESERVE STUDY PROJECTIONS
WITH STARTING RECOMMENDED FUNDING OF \$257,000
AND COMPOUND INFLATION

25-Mar-24

		STARTING RESERVE BALANCE	\$1,132,728	\$1,251,890	\$1,308,024	\$1,726,362	\$1,876,925	
		ANNUAL RESERVE CONTRIBUTION	\$430,565	\$445,634	\$461,232	\$477,375	\$494,083	
		ESTIMATED INTEREST EARNED	\$29,440	\$31,604	\$37,462	\$44,485	\$50,891	
		SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0	
		ACCUMULATED CREDITS	\$1,592,732	\$1,729,128	\$1,806,717	\$2,248,222	\$2,421,899	
#	COMPONENT NAME	MAINT.	NEXT					
		CYCLE	MAINT.	16 2039/ 2040	17 2040/ 2041	18 2041/ 2042	19 2042/ 2043	20 2043/ 2044
2.2.1	Jolly Drain Way - Maintenance	10	9				\$11,709	
2.3.1	Bioswale - Maintenance	25	12					
2.3.2	Bioswale - Inspection	5	1	\$9,249				
2.4.1	Bio-Filter Park - Maintenance	1	1	\$38,705	\$40,060	\$41,462	\$42,913	\$44,415
2.6.1	Asphalt Road - Major Repairs	2	1		\$273,116		\$292,569	
2.6.2	Gravel Road - Repair	5	1	\$68,852				
2.7.1	Chain-Link Fence - Maintenance	5	2		\$19,771			
2.9.1	Mooring Docks - Repair	35	33					
2.9.2	Mooring Docks - Replace	1	1					
2.9.3	Log Boom - Repair	10	2					
2.9.4	Marina Floats - Repair	35	33					
2.9.5	Marina Metal Pilings - Replace	50	46					
2.9.6	Marina Wood Pilings - Replace	50	2					
2.9.7	Marina Main Walkway - Replace	50	40					
2.9.8	Hazardous Tree Removal	5	2		\$9,573			
3.3.1	Bulkhead Retaining Walls - Ph. 1 Repair	50	40					
3.3.2	Bulkhead Retaining Walls - Ph. 2 Repair	50	2					
4.2.1	Clubhouse - Structural & Exterior Repairs	50	49					
4.2.2	Picnic Area "Wanagan"- Structural Repairs	50	50					
6.2.1	Clubhouse Exterior Surfaces - Repair	7	7					
7.4.1	Clubhouse Shingle Roof - Replace	24	12					
7.4.2	Picnic Area "Wanagan" Roof - Replace	30	9					
7.4.3	Maintenance Bldg. Shingle Roof - Replace	30	28					
8.5.1	Clubhouse Windows - Replace	40	7					
9.6.1	Clubhouse Carpet Flooring - Replace	10	6	\$17,774				
9.8.1	Clubhouse Exterior Surfaces - Paint	7	7					
9.8.2	Water Tower Exterior - Paint	20	1					
10.1.1	Carport - Replace	20	16	\$16,497				
10.1.2	Waterfront Playground - Replace Equipment	20	18			\$38,893		
10.1.3	Westwind Playground - Replace Equipment	20	5					
11.2.1	Riding Mower - Replace	10	1					
11.2.2	Backhoe - Replace	18	4					
11.2.3	Hydroexcavator - Replace	20	4					
11.2.4	Vehicles - Contingency	5	1	\$52,769				
11.2.5	Main Pump Truck - Replace	10	5					
11.2.6	Dump Trailer - Replace	20	2					
11.2.7	Diesel Tank - Replace	15	2		\$20,164			
11.2.8	Miscellaneous Equipment - Contingency	10	6	\$23,762				
12.1.1	Clubhouse Interiors - Update	10	0					\$21,208
12.1.2	Clubhouse Office Equipment - Replace	5	5					\$10,614
12.1.3	Misc. Building Repair - Contingency	10	1					
15.1.1	Plumbing System - Contingency	3	2		\$19,128			\$21,208
15.1.2	Water Tower - Maintenance	5	5					
15.1.3	Water System Computer 1 - Contingency	15	2		\$19,646			
15.1.4	Well Pump 1 - Maintenance	12	0					
15.1.5	Water System Computer 2 - Contingency	15	2		\$19,646			
15.1.6	Well Pump 2 - Maintenance	12	12					
15.1.7	Well Pump 3 - Installation	1	0					
15.1.8	Well Pump 3 - Maintenance	12	12					
15.1.9	Water Meters - Installation	1	0					
15.1.10	Water Meters - Maintenance	5	4				\$24,106	
15.1.11	Water System Telemetry - Maintenance	20	0					\$79,207
15.5.1	Clubhouse Septic System - Contingency	30	3					
15.5.2	Decanter Unit - Contingency	10	3					
15.5.3	Aeration Manifold - Contingency	20	3					
15.5.4	Aerobic System Controls - Contingency	20	2					
15.5.5	Mixer Unit - Contingency	20	3					
15.5.6	Small Air Compressor - Maintenance	5	1	\$23,106				
15.5.7	Large Air Compressor - Maintenance	5	1	\$34,633				
15.5.8	UV Disinfection Controller - Contingency	20	14					
15.5.9	Waste Water Treatment Facility - Contingency	20	11					
15.5.10	Sampler - Contingency	10	2					
15.6.1	Treatment Plant Outfall - Contingency	15	12					
17.2.1	Fire Hydrant & PSV - Maintenance	25	9					
16.1.1	Electrical System - Contingency	5	1	\$18,481				
16.3.1	Maint. Shop Emergency Generator - Contingency	10	1					
16.3.2	WWTP Emergency Generator - Contingency	10	1					
18.1.1	Surveillance System - Update	10	6	\$37,014				
18.2.1	Security Lighting - Replace	10	2					
TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES				\$340,842	\$421,104	\$80,355	\$371,297	\$176,652
ACCUMULATED CREDITS				\$1,592,732	\$1,729,128	\$1,806,717	\$2,248,222	\$2,421,899
ACCUMULATED DEBITS				\$340,842	\$421,104	\$80,355	\$371,297	\$176,652
YEAR-END BALANCE				\$1,251,890	\$1,308,024	\$1,726,362	\$1,876,925	\$2,245,247
YEARS	1	2-10	11-30	16 (2040)	17 (2041)	18 (2042)	19 (2043)	20 (2044)
CONTRIBUTION INFLATION	0.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
COMPONENT COMPOUND INFLATION	3.0%	3.5%	3.5%	172.6%	178.6%	184.9%	191.3%	198.0%
INTEREST RATE MULTIPLIER	1.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%



APPENDIX A

CARLYON BEACH

30-YEAR RESERVE STUDY PROJECTIONS
WITH STARTING RECOMMENDED FUNDING OF \$257,000
AND COMPOUND INFLATION

25-Mar-24

		STARTING RESERVE BALANCE	\$2,245,247	\$1,888,962	\$2,135,248	\$2,176,881	\$2,583,412		
		ANNUAL RESERVE CONTRIBUTION	\$511,376	\$529,274	\$547,798	\$566,971	\$586,815		
		ESTIMATED INTEREST EARNED	\$51,040	\$49,682	\$53,236	\$58,769	\$61,097		
		SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0		
		ACCUMULATED CREDITS	\$2,807,662	\$2,467,918	\$2,736,283	\$2,802,621	\$3,231,325		
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	21 2044/ 2045	22 2045/ 2046	23 2046/ 2047	24 2047/ 2048	25 2048/ 2049	
2.2.1	Jolly Drain Way - Maintenance	10	9						
2.3.1	Bioswale - Maintenance	25	12						
2.3.2	Bioswale - Inspection	5	1	\$10,985					
2.4.1	Bio-Filter Park - Maintenance	1	1	\$45,970	\$47,579	\$49,244	\$50,968	\$52,752	
2.6.1	Asphalt Road - Major Repairs	2	1	\$313,407		\$335,729		\$359,642	
2.6.2	Gravel Road - Repair	5	1	\$81,774					
2.7.1	Chain-Link Fence - Maintenance	5	2		\$23,482				
2.9.1	Mooring Docks - Repair	35	33						
2.9.2	Mooring Docks - Replace	1	1						
2.9.3	Log Boom - Repair	10	2		\$45,500				
2.9.4	Marina Floats - Repair	35	33						
2.9.5	Marina Metal Pilings - Replace	50	46						
2.9.6	Marina Wood Pilings - Replace	50	2						
2.9.7	Marina Main Walkway - Replace	50	40						
2.9.8	Hazardous Tree Removal	5	2			\$11,370			
3.3.1	Bulkhead Retaining Walls - Ph. 1 Repair	50	40						
3.3.2	Bulkhead Retaining Walls - Ph. 2 Repair	50	2						
4.2.1	Clubhouse - Structural & Exterior Repairs	50	49						
4.2.2	Picnic Area "Wanagan"- Structural Repairs	50	50						
6.2.1	Clubhouse Exterior Surfaces - Repair	7	7	\$12,522					
7.4.1	Clubhouse Shingle Roof - Replace	24	12						
7.4.2	Picnic Area "Wanagan" Roof - Replace	30	9						
7.4.3	Maintenance Bldg. Shingle Roof - Replace	30	28						
8.5.1	Clubhouse Windows - Replace	40	7						
9.6.1	Clubhouse Carpet Flooring - Replace	10	6						
9.8.1	Clubhouse Exterior Surfaces - Paint	7	7	\$31,275					
9.8.2	Water Tower Exterior - Paint	20	1	\$125,387					
10.1.1	Carport - Replace	20	16						
10.1.2	Waterfront Playground - Replace Equipment	20	18						
10.1.3	Westwind Playground - Replace Equipment	20	5					\$24,741	
11.2.1	Riding Mower - Replace	10	1	\$15,392					
11.2.2	Backhoe - Replace	18	4		\$87,585				
11.2.3	Hydroexcavator - Replace	20	4				\$73,463		
11.2.4	Vehicles - Contingency	5	1	\$62,673					
11.2.5	Main Pump Truck - Replace	10	5					\$416,109	
11.2.6	Dump Trailer - Replace	20	2		\$22,718				
11.2.7	Diesel Tank - Replace	15	2						
11.2.8	Miscellaneous Equipment - Contingency	10	6						
12.1.1	Clubhouse Interiors - Update	10	0						
12.1.2	Clubhouse Office Equipment - Replace	5	5					\$12,606	
12.1.3	Misc. Building Repair - Contingency	10	1	\$12,543					
15.1.1	Plumbing System - Contingency	3	2			\$23,513			
15.1.2	Water Tower - Maintenance	5	5						
15.1.3	Water System Computer 1 - Contingency	15	2						
15.1.4	Well Pump 1 - Maintenance	12	0						
15.1.5	Water System Computer 2 - Contingency	15	2						
15.1.6	Well Pump 2 - Maintenance	12	12				\$37,516		
15.1.7	Well Pump 3 - Installation	1	0						
15.1.8	Well Pump 3 - Maintenance	12	12				\$28,631		
15.1.9	Water Meters - Installation	1	0						
15.1.10	Water Meters - Maintenance	5	4				\$28,631		
15.1.11	Water System Telemetry - Maintenance	20	0						
15.5.1	Clubhouse Septic System - Contingency	30	3						
15.5.2	Decanter Unit - Contingency	10	3			\$42,372			
15.5.3	Aeration Manifold - Contingency	20	3			\$54,272			
15.5.4	Aerobic System Controls - Contingency	20	2		\$45,500				
15.5.5	Mixer Unit - Contingency	20	3			\$54,272			
15.5.6	Small Air Compressor - Maintenance	5	1	\$27,443					
15.5.7	Large Air Compressor - Maintenance	5	1	\$41,133					
15.5.8	UV Disinfection Controller - Contingency	20	14						
15.5.9	Waste Water Treatment Facility - Contingency	20	11						
15.5.10	Sampler - Contingency	10	2		\$26,218				
15.6.1	Treatment Plant Outfall - Contingency	15	12						
17.2.1	Fire Hydrant & PSV - Maintenance	25	9						
16.1.1	Electrical System - Contingency	5	1	\$21,950					
16.3.1	Maint. Shop Emergency Generator - Contingency	10	1	\$64,005					
16.3.2	WWTP Emergency Generator - Contingency	10	1	\$52,241					
18.1.1	Surveillance System - Update	10	6						
18.2.1	Security Lighting - Replace	10	2		\$22,718				
TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES				\$918,700	\$332,670	\$559,402	\$219,209	\$865,850	
ACCUMULATED CREDITS				\$2,807,662	\$2,467,918	\$2,736,283	\$2,802,621	\$3,231,325	
ACCUMULATED DEBITS				\$918,700	\$332,670	\$559,402	\$219,209	\$865,850	
YEAR-END BALANCE				\$1,888,962	\$2,135,248	\$2,176,881	\$2,583,412	\$2,365,475	
YEARS		1	2-10	11-30	21 (2045)	22 (2046)	23 (2047)	24 (2048)	25 (2049)
CONTRIBUTION INFLATION		0.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
COMPONENT COMPOUND INFLATION		3.0%	3.5%	3.5%	204.9%	212.1%	219.5%	227.2%	235.2%
INTEREST RATE MULTIPLIER		1.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%



APPENDIX A

CARLYON BEACH

30-YEAR RESERVE STUDY PROJECTIONS
WITH STARTING RECOMMENDED FUNDING OF \$257,000
AND COMPOUND INFLATION

25-Mar-24

		STARTING RESERVE BALANCE	\$2,365,475	\$2,549,922	\$2,708,929	\$3,293,650	\$3,498,227	
		ANNUAL RESERVE CONTRIBUTION	\$607,354	\$628,611	\$650,613	\$673,384	\$696,953	
		ESTIMATED INTEREST EARNED	\$60,684	\$64,924	\$74,106	\$83,850	\$94,823	
		SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0	
		ACCUMULATED CREDITS	\$3,033,513	\$3,243,457	\$3,433,648	\$4,050,884	\$4,290,003	
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	26 2049/2050	27 2050/2051	28 2051/2052	29 2052/2053	30 2053/2054
2.2.1	Jolly Drain Way - Maintenance	10	9				\$16,517	
2.3.1	Bioswale - Maintenance	25	12					
2.3.2	Bioswale - Inspection	5	1	\$13,047				
2.4.1	Bio-Filter Park - Maintenance	1	1	\$54,598	\$56,509	\$58,487	\$60,534	\$62,652
2.6.1	Asphalt Road - Major Repairs	2	1		\$385,257		\$412,697	
2.6.2	Gravel Road - Repair	5	1	\$97,122				
2.7.1	Chain-Link Fence - Maintenance	5	2		\$27,889			
2.9.1	Mooring Docks - Repair	35	33					
2.9.2	Mooring Docks - Replace	1	1					
2.9.3	Log Boom - Repair	10	2					
2.9.4	Marina Floats - Repair	35	33					
2.9.5	Marina Metal Pilings - Replace	50	46					
2.9.6	Marina Wood Pilings - Replace	50	2					
2.9.7	Marina Main Walkway - Replace	50	40					
2.9.8	Hazardous Tree Removal	5	2		\$13,504			
3.3.1	Bulkhead Retaining Walls - Ph. 1 Repair	50	40					
3.3.2	Bulkhead Retaining Walls - Ph. 2 Repair	50	2					
4.2.1	Clubhouse - Structural & Exterior Repairs	50	49					
4.2.2	Picnic Area "Wanagan"- Structural Repairs	50	50					
6.2.1	Clubhouse Exterior Surfaces - Repair	7	7			\$15,932		
7.4.1	Clubhouse Shingle Roof - Replace	24	12					
7.4.2	Picnic Area "Wanagan" Roof - Replace	30	9					
7.4.3	Maintenance Bldg. Shingle Roof - Replace	30	28			\$25,788		
8.5.1	Clubhouse Windows - Replace	40	7					
9.6.1	Clubhouse Carpet Flooring - Replace	10	6	\$25,072				
9.8.1	Clubhouse Exterior Surfaces - Paint	7	7			\$39,791		
9.8.2	Water Tower Exterior - Paint	20	1					
10.1.1	Carport - Replace	20	16					
10.1.2	Waterfront Playground - Replace Equipment	20	18					
10.1.3	Westwind Playground - Replace Equipment	20	5					
11.2.1	Riding Mower - Replace	10	1					
11.2.2	Backhoe - Replace	18	4					
11.2.3	Hydroexcavator - Replace	20	4					
11.2.4	Vehicles - Contingency	5	1	\$74,436				
11.2.5	Main Pump Truck - Replace	10	5					
11.2.6	Dump Trailer - Replace	20	2					
11.2.7	Diesel Tank - Replace	15	2					
11.2.8	Miscellaneous Equipment - Contingency	10	6	\$33,518				
12.1.1	Clubhouse Interiors - Update	10	0					\$29,916
12.1.2	Clubhouse Office Equipment - Replace	5	5					\$14,972
12.1.3	Misc. Building Repair - Contingency	10	1					
15.1.1	Plumbing System - Contingency	3	2	\$26,070			\$28,904	
15.1.2	Water Tower - Maintenance	5	5					
15.1.3	Water System Computer 1 - Contingency	15	2					
15.1.4	Well Pump 1 - Maintenance	12	0					
15.1.5	Water System Computer 2 - Contingency	15	2					
15.1.6	Well Pump 2 - Maintenance	12	12					
15.1.7	Well Pump 3 - Installation	1	0					
15.1.8	Well Pump 3 - Maintenance	12	12					
15.1.9	Water Meters - Installation	1	0					
15.1.10	Water Meters - Maintenance	5	4				\$34,005	
15.1.11	Water System Telemetry - Maintenance	20	0					
15.5.1	Clubhouse Septic System - Contingency	30	3					
15.5.2	Decanter Unit - Contingency	10	3					
15.5.3	Aeration Manifold - Contingency	20	3					
15.5.4	Aerobic System Controls - Contingency	20	2					
15.5.5	Mixer Unit - Contingency	20	3					
15.5.6	Small Air Compressor - Maintenance	5	1	\$32,593				
15.5.7	Large Air Compressor - Maintenance	5	1	\$48,853				
15.5.8	UV Disinfection Controller - Contingency	20	14					
15.5.9	Waste Water Treatment Facility - Contingency	20	11					
15.5.10	Sampler - Contingency	10	2					
15.6.1	Treatment Plant Outfall - Contingency	15	12		\$51,369			
17.2.1	Fire Hydrant & PSV - Maintenance	25	9					
16.1.1	Electrical System - Contingency	5	1	\$26,070				
16.3.1	Maint. Shop Emergency Generator - Contingency	10	1					
16.3.2	WWTP Emergency Generator - Contingency	10	1					
18.1.1	Surveillance System - Update	10	6	\$52,212				
18.2.1	Security Lighting - Replace	10	2					
TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES				\$483,591	\$534,528	\$139,998	\$552,657	\$107,540
ACCUMULATED CREDITS				\$3,033,513	\$3,243,457	\$3,433,648	\$4,050,884	\$4,290,003
ACCUMULATED DEBITS				\$483,591	\$534,528	\$139,998	\$552,657	\$107,540
YEAR-END BALANCE				\$2,549,922	\$2,708,929	\$3,293,650	\$3,498,227	\$4,182,463
YEARS	1	2-10	11-30	26 (2050)	27 (2051)	28 (2052)	29 (2053)	30 (2054)
CONTRIBUTION INFLATION	0.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
COMPONENT COMPOUND INFLATION	3.0%	3.5%	3.5%	243.4%	251.9%	260.8%	269.9%	279.3%
INTEREST RATE MULTIPLIER	1.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

2.2.1 Jolly Drain Way - Maintenance Site

Maintenance Cycle: 10 years

Quantity: 1 Lump Sum

Estimate: \$6,120

Cost Source: Community Representative

Next Maintenance: Year 9 (2033)

Unit Cost: \$6,120.00 / LS

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: This new component budgets funds to maintain the jolly drain way, which is located between Island Drive NW and Mariner Drive NW on either side of Overlook Drive NW. The jolly drain way ensures that storm water properly drains from the community. The jolly drain way was installed in 2021 and is reportedly working as designed. Funds are budgeted for future maintenance, including cleaning debris and invasive plants.

FUTURE MAINTENANCE	
YEAR	COST
9 (2033)	\$8,301
19 (2043)	\$11,709
29 (2053)	\$16,517

2.3.1 Bioswale - Maintenance Site

Maintenance Cycle: 25 years

Quantity: 1 Lump Sum

Estimate: \$85,790

Cost Source: Community Representative

Next Maintenance: Year 12 (2036)

Unit Cost: \$85,790.00 / LS

General Condition: Good

2023 Notes: In 2022 the Association reportedly repaired culverts and installed proper catch basins on Island Drive at a cost of \$28,982.20.

Previous Notes: The Association reported in 2022 that the bioswale shows no sign of erosion, but areas of ponding need addressing. The budget provides funds for periodic maintenance of the bioswale on the property to ensure it operates as designed, including cleaning, and clearing of the bioswale and surrounding area. The component number has been updated from 15.6.2 to 2.3.1 to better conform with our numbering system.

FUTURE MAINTENANCE	
YEAR	COST
12 (2036)	\$129,008

2.3.2 Bioswale - Inspection Site

Maintenance Cycle: 5 years

Quantity: 1 Lump Sum

Estimate: \$5,360

Cost Source: Community Representative

Next Maintenance: Year 1 (2025)

Unit Cost: \$5,360.00 / LS

General Condition: N/A

2023 Notes: No new updates were reported.

Previous Notes: The budget is intended for regular bioswale inspections. The Association confirmed that the budget and timing are appropriate. The component number has been updated from 15.6.3 to 2.3.2 to better conform with our numbering system.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$5,521
6 (2030)	\$6,557
11 (2035)	\$7,788
16 (2040)	\$9,249
21 (2045)	\$10,985
Repeat Every Years	

2.4.1 Bio-Filter Park - Maintenance Site

Maintenance Cycle: 1 year

Quantity: 1 Lump Sum

Estimate: \$22,430

Cost Source: Community Representative

Next Maintenance: Year 1 (2025)

Unit Cost: \$22,430.00 / LS

General Condition: Not Observed

2023 Notes: The Association did not report plans to maintain the bio-filter park in 2023 as previously budgeted, so the maintenance has been moved to 2024.

Previous Notes: The Association reported in 2022 that the bio-filters next to the Garden at the Waterfront Park need replacing in 2023/2024. We understand that a filter inspection is required 3 years and that the park will cost approximately \$22,000 annually to maintain. In 2021/2022 the stormwater and filters were replaced, with a portion paid from an insurance claim. The component number has been updated from 15.7.1 to 2.4.1 to better conform with our numbering system.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$23,103
2 (2026)	\$23,912
3 (2027)	\$24,748
4 (2028)	\$25,615
5 (2029)	\$26,511
Repeat Every Year	

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

2.9.2 Mooring Docks - Replace Site

Maintenance Cycle: 1 year

Quantity: 7,800 Lump Sum

Estimate: \$53,010

Cost Source: Community Representative

Next Maintenance: Year 1 (2025)

Unit Cost: \$53,010.00 / LS

General Condition: Good

2023 Notes: The Association reported they are working on getting permits to complete maintenance. At the request of the Association the next maintenance year was moved to 2024/2025.

Previous Notes: The docks were clean and appeared to be in good repair overall. The replacement of Dock B and the installation of new floats was completed in 2022 at a cost of \$131,085; the marina fund paid for \$54,000 of the expense. It is expected that replacement of the older docks will be completed by the 2023/2024 fiscal year and that future replacement cycles will not be as expensive. The mooring docks were installed in 1974; the main section of the docks were replaced in 2014; approximately \$110,000 was spent in 2018 for dock replacement.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$54,600

2.9.3 Log Boom - Repair Site

Maintenance Cycle: 10 years

Quantity: 1 Lump Sum

Estimate: \$21,450

Cost Source: Community Representative

Next Maintenance: Year 2 (2026)

Unit Cost: \$21,450.00 / LS

General Condition: Good

2023 Notes: The Association reported completing repairs in 2023/24. The next maintenance year has been moved to 2025/2026.

Previous Notes: The log boom at the outer perimeter of the marina appeared to be secure. In 2021/2022, the log boom was repaired and stabilized; the cost was not significant and funds were taken from the operating budget. The Association previously reported replacing the log boom in 2018 at for about \$20,000. At the request of the Association in 2019, we adjusted the budgeted amount to \$20,000 and shortened the maintenance cycle to 10 years.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$22,867
12 (2036)	\$32,256
22 (2046)	\$45,500

2.9.4 Marina Floats - Repair Site

Maintenance Cycle: 35 years

Quantity: 7,800 Square Feet

Estimate: 7,800 SF X 100% X \$10.17/SF = \$79,326 + tax = \$86,860

Cost Source: RCL Database

Next Maintenance: Year 33 (2057)

Unit Cost: \$10.17 / SF

General Condition: Not Observed

2023 Notes: In 2023 the Association spent \$23,485 and obtained permits for the Marina rehab project.

Previous Notes: During the most recent site visit, we were not able to directly observe the marina floats, but no issues were reported. The Association has requested to budget for full replacement, rather than major maintenance of the marina float. They report confirming with their contractor that the floats should have a 35 year life expectancy.

FUTURE MAINTENANCE	
YEAR	COST

2.9.5 Marina Metal Pilings - Replace Site

Maintenance Cycle: 50 years

Quantity: 22 Each

Estimate: 22 EA X 100% X \$2,821.50/EA = \$62,073 + tax = \$67,970

Cost Source: RCL Database

Next Maintenance: Year 46 (2070)

Unit Cost: \$2,821.50 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: No concerns with the marina metal pilings were reported. Past records indicate that a number of steel pilings were installed in 2018 when one of the mooring docks was refurbished. Although the expected useful life of steel pilings exceeds the period of this reserve study, we include a budget to financially prepare the Association for their replacement. The budget provides funds for replacing 22 steel pilings.

FUTURE MAINTENANCE	
YEAR	COST

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

2.9.6 Marina Wood Pilings - Replace Site

Maintenance Cycle: 50 years

Quantity: 35 Each

Estimate: 35 EA X 100% X \$620.74/EA = \$21,726 + tax = \$23,790

Cost Source: RCL Database

Next Maintenance: Year 2 (2026)

Unit Cost: \$620.74 / EA

General Condition: N/A

2023 Notes: At the request of the Association the next maintenance year was moved to 2025/2026.

Previous Notes: Carlyon Beach has approximately 30 to 40 wood pilings. The Association is anticipating repairs and replacement of the wood pilings in the 2023/2024 fiscal year but there are no set plans. Most likely the pilings will be replaced with steel pilings, which will require a permit. Once the wood pilings have been replaced with steel, this component can be removed from the reserve study.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$25,361

2.9.7 Marina Main Walkway - Replace Site

Maintenance Cycle: 50 years

Quantity: 1,120 Square Feet

Estimate: 1,120 SF X 100% X \$136.01/SF = \$152,331 + tax = \$166,800

Cost Source: Community Representative

Next Maintenance: Year 40 (2064)

Unit Cost: \$136.01 / SF

General Condition: Serviceable

2023 Notes: No new updates were reported.

Previous Notes: At the 2022 site visit, it was noted that the marina's main walkway was in serviceable condition. We recommend that the paint on the hand rails be touched up to protect the metal from the elements. The budget allocates funds to replace the polypropylene walkway and metal railing with cable infill when it has reached the approximate end of its useful life.

FUTURE MAINTENANCE	
YEAR	COST

2.9.8 Hazardous Tree Removal Site

Maintenance Cycle: 5 years

Quantity: 1 Lump Sum

Estimate: \$5,360

Cost Source: 0

Next Maintenance: Year 2 (2026)

Unit Cost: \$5,360.00 / LS

General Condition: Good

2023 Notes: No new updates were reported.

Previous Notes: As of 2022, there are no hazardous trees identified for removal throughout the community. Past maintenance was completed during the 2020 fiscal year. Funds are intended to be drawn from this component as required to cover hazardous tree removal.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$5,714
7 (2031)	\$6,786
12 (2036)	\$8,060
17 (2041)	\$9,573
22 (2046)	\$11,370
Repeat Every 5 Years	

3.3.1 Bulkhead Retaining Walls - Ph. 1 Repair Concrete

Maintenance Cycle: 50 years

Quantity: 860 Linear Feet

Estimate: 860 LF X 100% X \$464.94/LF = \$399,848 + tax = \$437,830

Cost Source: 0

Next Maintenance: Year 40 (2064)

Unit Cost: \$464.94 / LF

General Condition: Good

2023 Notes: No new updates were reported.

Previous Notes: It was noted during the 2022 site visit that the section of the bulkhead that was repaired in 2014 appears to be weathering well. Funds are budgeted for major repairs on a fifty-year cycle.

FUTURE MAINTENANCE	
YEAR	COST

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

3.3.2 Bulkhead Retaining Walls - Ph. 2 Repair Concrete

Maintenance Cycle: 50 years

Quantity: 765 Linear Feet

Estimate: 765 LF X 100% X \$464.94/LF = \$355,679 + tax = \$389,470

Cost Source: 0

Next Maintenance: Year 2 (2026)

Unit Cost: \$464.94 / LF

General Condition: Fair

2023 Notes: No new updates were reported.

Previous Notes: The second phase of major repairs to the bulkhead are funded with this component; this component addresses the bulkhead that was not repaired in 2014. This section of the bulkhead reportedly has no immediate concerns. The Association confirmed that plans to address repairs by 2026 are still on target.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$415,194

4.2.1 Clubhouse - Structural & Exterior Repairs Ext Envelope

Maintenance Cycle: 50 years

Quantity: 1 Lump Sum

Estimate: \$81,560

Cost Source: 0

Next Maintenance: Year 49 (2073)

Unit Cost: \$81,560.00 / LS

General Condition: Not Observed

2023 Notes: The Association reportedly completed various repairs to the Clubhouse to extend its useful life in 2022 at a cost of \$14,930.

Previous Notes: The Clubhouse will require structural and exterior repairs in the 2022/2023 fiscal year. The extent of the repairs is not currently known, nor is the budget. This component is a placeholder and is expected to be a one-time cost to complete the necessary repairs. Future maintenance is budgeted in separate components for siding repairs and painting.

FUTURE MAINTENANCE	
YEAR	COST

4.2.2 Picnic Area "Wanagan"- Structural Repairs Ext Envelope

Maintenance Cycle: 50 years

Quantity: 1 Lump Sum

Estimate: \$22,310

Cost Source: 0

Next Maintenance: Year 50 (2074)

Unit Cost: \$22,310.00 / LS

General Condition: Not Observed

2023 Notes: Repairs to the Wanagan were completed in Spring 2023/24, and included replacing the siding and repairing areas of rot to improve the structural integrity.

Previous Notes: The "Wanagan" in the waterfront picnic area is a central feature with a long history in the community. The supporting structure is exhibiting significant signs of fatigue and has been blocked off until it can be determined if the structure can be reinforced or will need to be completely rebuilt. This component is a placeholder to provide funds for design fees and repairs. If the structure needs to be reconstructed the budget will likely need to be increased.

FUTURE MAINTENANCE	
YEAR	COST

6.2.1 Clubhouse Exterior Surfaces - Repair Ext Envelope

Maintenance Cycle: 7 years

Quantity: 4,210 Square Feet

Estimate: 4,210 SF X 5% X \$26.51/SF = \$5,580 + tax = \$6,110

Cost Source: 0

Next Maintenance: Year 7 (2031)

Unit Cost: \$26.51 / SF

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: As previously noted, the Clubhouse requires exterior and structural repairs in the 2022/2023 fiscal year. This component budgets funds for future repairs to the exterior of the Clubhouse after the anticipated repairs in 2022/2023 have been completed. Repairs are budgeted in conjunction with paint cycles when damage is most likely to be discovered. The budget provides funds to repair up to 5% of the siding and trim each repair cycle. Past records indicate that maintenance was completed in 2021 for a cost of \$20,000.

FUTURE MAINTENANCE	
YEAR	COST
7 (2031)	\$7,736
14 (2038)	\$9,842
21 (2045)	\$12,522
28 (2052)	\$15,932

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

7.4.1 Clubhouse Shingle Roof - Replace Ext Envelope

Maintenance Cycle: 24 years

Quantity: 23 Roofing Squares

Estimate: 23 SQ X 100% X \$620.76/SQ = \$14,091 + tax = \$15,430

Cost Source: 0

Next Maintenance: Year 12 (2036)

Unit Cost: \$620.76 / SQ

General Condition: Good

2023 Notes: No new updates were reported.

Previous Notes: The asphalt composition shingle roof that was observable on the Clubhouse appeared to be weathering as expected. The exact age of the Clubhouse roof has not been verified; the next maintenance year may need to be adjusted, depending on the number of issues that present as the roof approaches the next budgeted replacement. We recommend regular visual roof inspections to determine the condition of the roof and periodic repairs to help extend its useful life.

FUTURE MAINTENANCE	
YEAR	COST
12 (2036)	\$23,203

7.4.2 Picnic Area "Wanagan" Roof - Replace Ext Envelope

Maintenance Cycle: 30 years

Quantity: 11 Roofing Squares

Estimate: 11 SQ X 100% X \$386.24/SQ = \$4,210 + tax = \$4,610

Cost Source: 0

Next Maintenance: Year 9 (2033)

Unit Cost: \$386.24 / SQ

General Condition: Serviceable

2023 Notes: No new updates were reported.

Previous Notes: The budget provides funds to replace the entire roof of the Wanagan located at the waterfront playground next to the Clubhouse. The Wanagan roof appeared to be in serviceable condition, but the structure was in poor condition. The Association plans on doing one-time structural repairs (not re-roofing) to the Wanagan in 2023. The age of the roof at the picnic area "Wanagan" is unknown. The cost of the roof replacement has been reduced to be more in line with the cost of the Maintenance Building replacement in 2021.

FUTURE MAINTENANCE	
YEAR	COST
9 (2033)	\$6,253

7.4.3 Maintenance Bldg. Shingle Roof - Replace Ext Envelope

Maintenance Cycle: 30 years

Quantity: 23 Roofing Squares

Estimate: 23 SQ X 100% X \$385.98/SQ = \$9,032 + tax = \$9,890

Cost Source: 0

Next Maintenance: Year 28 (2052)

Unit Cost: \$385.98 / SQ

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The asphalt composition shingle roof of the Maintenance building was replaced in 2021 at a cost of \$9,343. The roof of the maintenance building was reported in 2019 to have no issues.

FUTURE MAINTENANCE	
YEAR	COST
28 (2052)	\$25,788

8.5.1 Clubhouse Windows - Replace Ext Envelope

Maintenance Cycle: 40 years

Quantity: 860 Square Feet

Estimate: 860 SF X 100% X \$51.92/SF = \$44,651 + tax = \$48,890

Cost Source: 0

Next Maintenance: Year 7 (2031)

Unit Cost: \$51.92 / SF

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: In 2022, there were no issues reported with the Clubhouse windows and the windows continue to appear to be performing well. The budget saves for replacing the windows when they have reached the approximate end of useful life. The next maintenance year has been aligned with the clubhouse exterior surfaces repair and painting components so that the siding around the windows can be removed and replaced for installation.

FUTURE MAINTENANCE	
YEAR	COST
7 (2031)	\$61,901

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

9.6.1 Clubhouse Carpet Flooring - Replace **Ext Envelope**

Maintenance Cycle: 10 years

Quantity: 200 Square Yards

Estimate: 200 SY X 100% X \$47.03/SY = \$9,406 + tax = \$10,300

Cost Source: 0

Next Maintenance: Year 6 (2030)

Unit Cost: \$47.03 / SY

General Condition: Good

2023 Notes: No new updates were reported.

Previous Notes: It was noted in 2022 that the carpet located on the upper floor of the Clubhouse was wearing well. The Association requested to move the next maintenance out to 2030 since the carpet is performing well and there are no plans to replace the carpet in the near future. This is a discretionary expense that may be adjusted in timing and budget to meet the aesthetic needs of the Association.

FUTURE MAINTENANCE	
YEAR	COST
6 (2030)	\$12,600
16 (2040)	\$17,774
26 (2050)	\$25,072

9.8.1 Clubhouse Exterior Surfaces - Paint **Ext Envelope**

Maintenance Cycle: 7 years

Quantity: 4,210 Square Feet

Estimate: 4,210 SF X 100% X \$3.31/SF = \$13,935 + tax = \$15,260

Cost Source: 0

Next Maintenance: Year 7 (2031)

Unit Cost: \$3.31 / SF

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: The Clubhouse requires exterior and structural repairs in the 2022/2023 fiscal year. This component budgets funds for future exterior painting after the anticipated repairs in 2022/2023 have been completed. The Clubhouse exterior was last painted around 2015. We recommend painting the wood components regularly to protect them from the elements, which is especially important along the coastline.

FUTURE MAINTENANCE	
YEAR	COST
7 (2031)	\$19,321
14 (2038)	\$24,582
21 (2045)	\$31,275
28 (2052)	\$39,791

9.8.2 Water Tower Exterior - Paint **Ext Envelope**

Maintenance Cycle: 20 years

Quantity: 9,650 Square Feet

Estimate: 9,650 SF X 100% X \$5.79/SF = \$55,874 + tax = \$61,180

Cost Source: 0

Next Maintenance: Year 1 (2025)

Unit Cost: \$5.79 / SF

General Condition: Not Observed

2023 Notes: At the request of the Association the next maintenance year was moved to 2025/2026.

Previous Notes: This component budgets funds to paint the exterior of the water tower located at the southeast corner of the property. The Association noted plans to touch up the paint at the base of the tower in 2023 with funds from the operating budget. At the request of the Association, the water tower painting project has been moved from 2023 to 2025 at an estimated cost of \$60,000. The budget funds for regular painting to help protect the tower from corrosion and improve the useful life span of the tower.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$63,015
21 (2045)	\$125,387

10.1.1 Carport - Replace **Specialties**

Maintenance Cycle: 20 years

Quantity: 1 Lump Sum

Estimate: \$9,560

Cost Source: 0

Next Maintenance: Year 16 (2040)

Unit Cost: \$9,560.00 / LS

General Condition: Good

2023 Notes: No new updates were reported.

Previous Notes: The budget maintains funds to replace the maintenance shop carport when repairs are no longer feasible. The carport was found to be in good condition; a new carport for maintenance vehicles was installed in 2018 at a cost of about \$8,000.

FUTURE MAINTENANCE	
YEAR	COST
16 (2040)	\$16,497

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

10.1.2 Waterfront Playground - Replace Equipment **Specialties**

Maintenance Cycle: 20 years
Quantity: 1 Lump Sum
Estimate: \$21,040
Cost Source: 0

Next Maintenance: Year 18 (2042)
Unit Cost: \$21,040.00 / LS

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: This component budgets funds to repair and replace the equipment, picnic tables and benches located in the waterfront playground located next to the Clubhouse. It was reported that the equipment was replaced in 2021 at a cost of \$20,000 and all appeared to be in good condition at the time of the site visit.

FUTURE MAINTENANCE	
YEAR	COST
18 (2042)	\$38,893

10.1.3 Westwind Playground - Replace Equipment **Specialties**

Maintenance Cycle: 20 years
Quantity: 1 Lump Sum
Estimate: \$10,520
Cost Source: 0

Next Maintenance: Year 5 (2029)
Unit Cost: \$10,520.00 / LS

General Condition: Good

2023 Notes: No new updates were reported.

Previous Notes: A small play area is located at the corner of Westwind Drive and Crestridge Drive NW. At the 2022 site visit, it was noted that the equipment is clean and in good repair. The budget provides funds to repair and replace the playground equipment as needed to keep the area safe. The Association indicated that there are no current plans to replace the equipment at this park. The next maintenance has been moved out 5 years based on the observed condition.

FUTURE MAINTENANCE	
YEAR	COST
5 (2029)	\$12,434
25 (2049)	\$24,741

11.2.1 Riding Mower - Replace **Equipment**

Maintenance Cycle: 10 years
Quantity: 1 Lump Sum
Estimate: \$7,510
Cost Source: 0

Next Maintenance: Year 1 (2025)
Unit Cost: \$7,510.00 / LS

General Condition: Fair

2023 Notes: replaced in 2023/24 - about \$11,000

Previous Notes: The Association currently has a used Bolens riding mower that was purchased in 2014 at a cost of about \$6,500. We understand that the mower is frequently used and is approaching the end of its useful life. The budget funds replacement of the riding mower with a comparable new riding mower.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$7,735
11 (2035)	\$10,911
21 (2045)	\$15,392

11.2.2 Backhoe - Replace **Equipment**

Maintenance Cycle: 18 years
Quantity: 1 Each
Estimate: 1 EA X 100% X \$37,707.76/EA = \$37,708 + tax = \$41,290
Cost Source: 0

Next Maintenance: Year 4 (2028)
Unit Cost: \$37,707.76 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: It was reported that the backhoe was recently repaired with funds from the operating budget at a cost of \$6,700 and is currently running well. The Association will continue to maintain the backhoe and has requested that replacement be moved out to 2027/2028. The budget allows for a purchase of a used backhoe as a replacement.

FUTURE MAINTENANCE	
YEAR	COST
4 (2028)	\$47,152
22 (2046)	\$87,585

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

11.2.3 Hydroexcavator - Replace

Equipment

Maintenance Cycle: 20 years

Next Maintenance: Year 4 (2028)

Quantity: 1 Each

Unit Cost: \$29,525.11 / EA

Estimate: 1 EA X 100% X \$29,525.11/EA = \$29,525 + tax = \$32,330

Cost Source: 0

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: We observed the hydroexcavator in the maintenance shop and understand that it is in good working order. The budget provides funds to replace one hydroexcavator when the Association is ready for a replacement; at the request of the Association, the hydroexcavator replacement has been moved to 2027/2028. Past records show that the hydro excavator was purchased in 2007 at a cost of approximately \$23,500.

FUTURE MAINTENANCE	
YEAR	COST
4 (2028)	\$36,920
24 (2048)	\$73,463

11.2.4 Vehicles - Contingency

Equipment

Maintenance Cycle: 5 years

Next Maintenance: Year 1 (2025)

Quantity: 4 Lump Sum

Unit Cost: \$30,580.00 / LS

Estimate: \$30,580

Cost Source: 0

General Condition: Reported Poor

2023 Notes: The Association reported multiple costs for repairs and they anticipate needing a replacement in 2024/25.

Previous Notes: It was noted during the 2022 site visit that the property's vehicles are in good condition. The Association plans on purchasing a used truck in 2022, for an estimated cost of \$5,000 that will be expensed from the operating budget. The Association plans to budget approximately \$30,000 for a new vehicle in 2022/2023. The budget reflects funds for upgrading one vehicle of the four vehicles with a used vehicle every five years.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$31,497
6 (2030)	\$37,409
11 (2035)	\$44,430
16 (2040)	\$52,769
21 (2045)	\$62,673
Repeat Every 5 Years	

11.2.5 Main Pump Truck - Replace

Equipment

Maintenance Cycle: 10 years

Next Maintenance: Year 5 (2029)

Quantity: 1 Lump Sum

Unit Cost: \$176,930.00 / LS

Estimate: \$176,930

Cost Source: 0

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The pump truck is utilized to pump liquid waste from resident's waste water systems for processing in the on site waste water facility. The Association owns two pump trucks, one new and one old; the older truck is kept as a backup in case the newer truck cannot be used for any reason. At the Association's direction the budget funds for replacing one truck (the "main" truck). The main pump truck was last replaced in 2018 and was reportedly in good working order.

FUTURE MAINTENANCE	
YEAR	COST
5 (2029)	\$209,122
15 (2039)	\$294,987
25 (2049)	\$416,109

11.2.6 Dump Trailer - Replace

Equipment

Maintenance Cycle: 20 years

Next Maintenance: Year 2 (2026)

Quantity: 1 Each

Unit Cost: \$9,780.82 / EA

Estimate: 1 EA X 100% X \$9,780.82/EA = \$9,781 + tax = \$10,710

Cost Source: 0

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The dump trailer was observed outside the Maintenance Shop and was reportedly working well with no issues. The budget provides funds to replace the 2005 model dump trailer when the Association requires a replacement.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$11,417
22 (2046)	\$22,718

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FUTURE MAINTENANCE WITH INFLATED ESTIMATES

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11.2.7 Diesel Tank - Replace

Equipment

Maintenance Cycle: 15 years

Next Maintenance: Year 2 (2026)

Quantity: 2 Each

Unit Cost: \$10,310.50 / EA

Estimate: 2 EA X 50% X \$10,310.50/EA = \$10,311 + tax = \$11,290

Cost Source: 0

General Condition: Not Observed

2023 Notes: The Association did not report plans to replace the diesel tank in 2023 as previously budgeted, so the maintenance has been moved to 2025/26.

Previous Notes: The Association owns two diesel tanks, a 150 gallon tank located at the treatment plant and another located at the Maintenance Shop. The Association reported that the diesel tank located at the waste water treatment plant will likely be replaced in 2023. The funds are budgeted to replace one diesel tank per cycle; the useful life of the tanks can vary, depending on location and maintenance.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$12,036
17 (2041)	\$20,164

11.2.8 Miscellaneous Equipment - Contingency

Equipment

Maintenance Cycle: 10 years

Next Maintenance: Year 6 (2030)

Quantity: 1 Lump Sum

Unit Cost: \$13,770.00 / LS

Estimate: \$13,770

Cost Source: 0

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: This component provides a contingency fund for the maintenance and replacement of miscellaneous equipment used at Carlyon Beach. The funds should be used as needed to equipment in good working order or replace equipment that is no longer serviceable.

FUTURE MAINTENANCE	
YEAR	COST
6 (2030)	\$16,845
16 (2040)	\$23,762
26 (2050)	\$33,518

12.1.1 Clubhouse Interiors - Update

Finishes/Furnishings

Maintenance Cycle: 10 years

Next Maintenance: Year 0 (2024)

Quantity: 1 Lump Sum

Unit Cost: \$10,710.00 / LS

Estimate: \$10,710

Cost Source: 0

General Condition: Not Observed

2023 Notes: The Clubhouse kitchen was repaired and some cabinets were replaced at a cost of \$5,000 in 2023/2024.

Previous Notes: The Clubhouse interior was clean and in good repair. This component saves for interior updates to the clubhouse, including restrooms, furniture, office equipment, cabinets, counters and appliances. Carpeting is budgeted separate in component 9.6.1 and office equipment is budgeted in component 12.1.2. The budget amount and timing for Clubhouse interior improvements is discretionary and should be adjusted to meet the aesthetic needs of the Association. The Association confirmed that a budget in 2024/2025 is appropriate for now and will be reevaluated with each reserve study update.

FUTURE MAINTENANCE	
YEAR	COST
0 (2024)	\$10,710
10 (2034)	\$15,035
20 (2044)	\$21,208
30 (2054)	\$29,916

12.1.2 Clubhouse Office Equipment - Replace

Finishes/Furnishings

Maintenance Cycle: 5 years

Next Maintenance: Year 5 (2029)

Quantity: 1 Lump Sum

Unit Cost: \$5,360.00 / LS

Estimate: \$5,360

Cost Source: 0

General Condition: Good

2023 Notes: No new updates were reported.

Previous Notes: This component provides a budget to replace office equipment including furniture, computers and copiers (if valued over \$5,000) every 5 years, but can be drawn from as needed to meet needs. No immediate needs were reported in 2022 and the Association requested that the next maintenance be reset to the 2028/2029 fiscal year.

FUTURE MAINTENANCE	
YEAR	COST
5 (2029)	\$6,335
10 (2034)	\$7,524
15 (2039)	\$8,936
20 (2044)	\$10,614
25 (2049)	\$12,606
Repeat Every 5 Years	

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FUTURE MAINTENANCE WITH INFLATED ESTIMATES

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12.1.3 Misc. Building Repair - Contingency **Finishes/Furnishings**

Maintenance Cycle: 10 years
Quantity: 1 Lump Sum
Estimate: \$6,120
Cost Source: 0

Next Maintenance: Year 1 (2025)
Unit Cost: \$6,120.00 / LS

General Condition: Not Observed

2023 Notes: The Association reported plans to work on the pumphouse and re-roof at a cost of \$10,000 in 2024/2025.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$6,304
11 (2035)	\$8,892
21 (2045)	\$12,543

Previous Notes: The miscellaneous building repair contingency budgets funds for maintenance expenses of all the structures in the community. It is intended that the funds are used as needed for upkeep. During the 2021/2022 fiscal year building repairs to Well Pump house #1 included adding six feet to the pump house building, installing a new source meter, strainer, and pipe stands, and modifying the current manifold footprint for approximately \$3,500. Additional work is anticipated in the 2022/2023 fiscal year for an estimated cost of \$2,000.

15.1.1 Plumbing System - Contingency **Life Safety**

Maintenance Cycle: 3 years
Quantity: 1 Lump Sum
Estimate: \$10,710
Cost Source: 0

Next Maintenance: Year 2 (2026)
Unit Cost: \$10,710.00 / LS

General Condition: Not Observed

2023 Notes: In 2022, the Association reported spending \$8,712.67 on an emergency sewer cleanout of the system. Since the emergency expense is so close to the full budget, the maintenance cycle has been reset.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$11,417
5 (2029)	\$12,659
8 (2032)	\$14,035
11 (2035)	\$15,561
14 (2038)	\$17,252
Repeat Every 3 Years	

Previous Notes: The plumbing system contingency provides an allowance for periodic maintenance to the common supply and drain plumbing lines and associated inspection costs. Past repairs include \$14,000 spent in 2021 to clear out a line near Pump 1, \$23,000 in 2020 for a sewer outfall inspection and repair, and inspection that are reportedly completed every few years for a cost a little below \$5,000.

15.1.2 Water Tower - Maintenance **Life Safety**

Maintenance Cycle: 5 years
Quantity: 1 Lump Sum
Estimate: \$10,190
Cost Source: 0

Next Maintenance: Year 5 (2029)
Unit Cost: \$10,190.00 / LS

General Condition: Not Observed

2023 Notes: The Association reported cleaning sediment from the water tank floor in 2023/2024. The next maintenance year was reset a complete maintenance cycle.

FUTURE MAINTENANCE	
YEAR	COST

Previous Notes: The water tower is located at the southeast corner of the property and was installed around 2000. The reserves provide funds for inspecting, cleaning and repairing the water tower ladder, door, etc. In 2022, the sand was vacuumed off of the bottom of the interior of the water tower for a cost of \$5,026. The Association reported that this may become an annual maintenance until Well pump #1 is completely fixed. The next maintenance is planned for 2023/2024 at a cost of \$5,000; after this maintenance cycle the budget should return to a \$10,000 budget every 5 years.

15.1.3 Water System Computer 1 - Contingency **Life Safety**

Maintenance Cycle: 15 years
Quantity: 1 Each
Estimate: 1 EA X 100% X \$10,045.66/EA = \$10,046 + tax = \$11,000
Cost Source: 0

Next Maintenance: Year 2 (2026)
Unit Cost: \$10,045.66 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$11,727
17 (2041)	\$19,646

Previous Notes: The water system computer for Pump 1 was reportedly working fine as of the 2022 site visit. The budget provides a contingency fund to replace the computer system at the estimated end of typical useful life.

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FUTURE MAINTENANCE WITH INFLATED ESTIMATES

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15.1.4 Well Pump 1 - Maintenance

Life Safety

Maintenance Cycle: 12 years

Next Maintenance: Year 0 (2024)

Quantity: 1 Each

Unit Cost: \$0.00 / EA

Estimate: 1 EA X 100% X \$0.00/EA = \$0 + tax = \$0

Cost Source: 0

General Condition: Not Observed

2023 Notes: As of 2023 the Association expressed that Well 1 has been decommissioned. A new well was installed in 2023 called Well 3, which will be funded by components 15.1.7 and 15.1.8. This component can be deleted from future studies.

FUTURE MAINTENANCE	
YEAR	COST

Previous Notes: Repairs to Well Pump #1 were started in 2021 at a cost of \$7,394. At the time of the reserve study, the project is still in progress and estimates are being gathered, though the exact solution is unknown. Past records show that a new pump was installed in 2010.

15.1.5 Water System Computer 2 - Contingency

Life Safety

Maintenance Cycle: 15 years

Next Maintenance: Year 2 (2026)

Quantity: 1 Each

Unit Cost: \$10,045.66 / EA

Estimate: 1 EA X 100% X \$10,045.66/EA = \$10,046 + tax = \$11,000

Cost Source: 0

General Condition: Reported Good

2023 Notes: No new updates were reported.

FUTURE MAINTENANCE	
YEAR	COST

Previous Notes: It was reported during the 2022 site visit that the water system computer for Pump 2 is working fine. The budget provides a contingency fund to replace the computer system at the estimated end of its typical useful life.

2 (2026)	\$11,727
17 (2041)	\$19,646

15.1.6 Well Pump 2 - Maintenance

Life Safety

Maintenance Cycle: 12 years

Next Maintenance: Year 12 (2036)

Quantity: 1 Each

Unit Cost: \$15,077.63 / EA

Estimate: 1 EA X 100% X \$15,077.63/EA = \$15,078 + tax = \$16,510

Cost Source: 0

General Condition: Not Observed

2023 Notes: The Association installed a higher power surge protector in 2023 to protect the well pump motor. The cost has also been updated after receiving a bid. In 2023 the Association reported spending \$10,379.79 to install a new motor after an electrical surge.

FUTURE MAINTENANCE	
YEAR	COST

Previous Notes: This component budgets funds to maintain Well Pump 2, located at the corner of Westwind Drive and Crestridge Drive NW. In the 2021/2022 fiscal year Well Pump 2 was serviced and repaired, including programming, at a cost of \$17,145. Due to the extensive maintenance, the Association requested that the maintenance cycle be reset. We understand that the pump was last replaced in 2007.

12 (2036)	\$24,827
24 (2048)	\$37,516

15.1.7 Well Pump 3 - Installation

Life Safety

Maintenance Cycle: 1 year

Next Maintenance: Year 0 (2024)

Quantity: 750 Lump Sum

Unit Cost: \$21,040.00 / LS

Estimate: \$21,040

Cost Source: 0

General Condition: N/A

This project was completed and the component may be removed from next study. Loan funds were secured for this project at \$900,000 and the project was completed in 2023. The booster pump still needs to be installed and will be paid from the contingency of the loan fund.

FUTURE MAINTENANCE	
YEAR	COST

Previous Notes: This component was added in 2023 to cover the cost of installing Well 3 to replace the now defunct Well 1. The maintenance is planned for 2024, and the Board is pursuing a special assessment and bank loan to cover the expense. This budget only covers the installation of Well 3, and should be a one-time expense that can be removed from future reports; maintenance to Well 3 after installation will be covered by component 15.1.8. In 2023 the Association spent \$13,376.25 for a consultant to complete analysis and testing for the new well.

0 (2024)	\$21,040
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FUTURE MAINTENANCE WITH INFLATED ESTIMATES

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15.1.8 Well Pump 3 - Maintenance Life Safety

Maintenance Cycle: 12 years

Quantity: 750 Each

Estimate: 750 EA X 10% X \$153.42/EA = \$11,507 + tax = \$12,600

Cost Source: 0

Next Maintenance: Year 12 (2036)

Unit Cost: \$153.42 / EA

General Condition: Not Observed

2023 Notes: This component budgets funds for future maintenance of Well Pump 3 installed in 2023/2024.

FUTURE MAINTENANCE	
YEAR	COST
12 (2036)	\$18,947
24 (2048)	\$28,631

Previous Notes: This component was added in 2023 after the Association expressed plans to replace the now defunct Well 1 with a new well, Well 3. The project is planned for 2024 at an estimated cost of \$833,000 and will most likely be funded by a special assessment and bank loan. This component budgets funds to maintain Well 3 once it has been installed; installation costs are covered by component 15.1.7. In 2023 the Association spent \$13,376.25 for a consultant to complete analysis and testing for the new well.

15.1.9 Water Meters - Installation Life Safety

Maintenance Cycle: 1 year

Quantity: 750 Lump Sum

Estimate: \$21,040

Cost Source: 0

Next Maintenance: Year 0 (2024)

Unit Cost: \$21,040.00 / LS

General Condition: N/A

This project was part of the Well Pump 3 installation completed in 2023. This component may be removed from next study. Loan funds were secured for this project at \$900,000 and the project was completed in 2023. The booster pump still needs to be installed and will be paid from the contingency of the loan fund.

FUTURE MAINTENANCE	
YEAR	COST
0 (2024)	\$21,040

This component was added in 2023 to cover the cost of installing Well 3 to replace the now defunct Well 1. The maintenance is planned for 2024, and the Board is pursuing a special assessment and bank loan to cover the expense. This budget only covers the installation of Well 3, and should be a one-time expense that can be removed from future reports; maintenance to Well 3 after installation will be covered by component 15.1.8. In 2023 the Association spent \$13,376.25 for a consultant to complete analysis and testing for the new well.

15.1.10 Water Meters - Maintenance Life Safety

Maintenance Cycle: 5 years

Quantity: 750 Each

Estimate: 750 EA X 10% X \$153.42/EA = \$11,507 + tax = \$12,600

Cost Source: 0

Next Maintenance: Year 4 (2028)

Unit Cost: \$153.42 / EA

General Condition: Not Observed

2023 Notes: This component budgets funds for future maintenance of Water Meters installed in 2023/2024.

FUTURE MAINTENANCE	
YEAR	COST
4 (2028)	\$14,389
9 (2033)	\$17,090
14 (2038)	\$20,297
19 (2043)	\$24,106
24 (2048)	\$28,631
Repeat Every 5 Years	

Previous Notes: This component was added in 2023 after the Association expressed plans to replace the now defunct Well 1 with a new well, Well 3. The project is planned for 2024 and will most likely be funded by a special assessment and bank loan. This component budgets funds to maintain Well 3 once it has been installed; installation costs are covered by component 15.1.7. In 2023 the Association spent \$13,376.25 for a consultant to complete analysis and testing for the new well.

15.1.11 Water System Telemetry - Maintenance Life Safety

Maintenance Cycle: 20 years

Quantity: 1 Lump Sum

Estimate: \$40,000

Cost Source: 0

Next Maintenance: Year 0 (2024)

Unit Cost: \$40,000.00 / LS

General Condition: Not Observed

2023 Notes: The maintenance was completed in phases. The Association anticipates additional maintenance at cost of \$40,000 in 2023/2024. The budget was updated to reflect the current cost.

FUTURE MAINTENANCE	
YEAR	COST
0 (2024)	\$40,000
20 (2044)	\$79,207

Previous Notes: This component was established to replace approximately 10% of the total water meters throughout the community per year. In 2021/2022 water meters were replaced using funds from the operating budget. It is anticipated that the 20 remaining meters left to be replaced, at a cost of approximately \$20,000, will be addressed in the 2022/2023 fiscal year. Once the replacement is complete this component can be deleted as maintenance is covered in the following component.

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COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

15.5.1 Clubhouse Septic System - Contingency Life Safety

Maintenance Cycle: 30 years

Quantity: 2 Each

Estimate: 2 EA X 100% X \$7,666.67/EA = \$15,333 + tax = \$16,790

Cost Source: 0

Next Maintenance: Year 3 (2027)

Unit Cost: \$7,666.67 / EA

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: At the time of the study in 2022 there were no issues noted with the Clubhouse septic system. The budget provides funds to address maintenance of the septic tank system for the Clubhouse.

FUTURE MAINTENANCE	
YEAR	COST
3 (2027)	\$18,525

15.5.2 Decanter Unit - Contingency Life Safety

Maintenance Cycle: 10 years

Quantity: 2 Lump Sum

Estimate: \$19,300

Cost Source: 0

Next Maintenance: Year 3 (2027)

Unit Cost: \$19,300.00 / LS

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: The waste water treatment facility has two decanter units. The budget provides funds to replace one decanter unit adjacent to the CBHA water tower per cycle. The cycle is set at 50% every 10 years, so that each unit is replaced about every 20 years. Past records indicate that one unit was replaced in 2018. The Association noted that there may be a need in the near future for an additional decanter unit; funds may be used to establish a new decanter unit if needed.

FUTURE MAINTENANCE	
YEAR	COST
3 (2027)	\$21,295
13 (2037)	\$30,039
23 (2047)	\$42,372

15.5.3 Aeration Manifold - Contingency Life Safety

Maintenance Cycle: 20 years

Quantity: 2 Each

Estimate: 2 EA X 100% X \$11,287.67/EA = \$22,575 + tax = \$24,720

Cost Source: 0

Next Maintenance: Year 3 (2027)

Unit Cost: \$11,287.67 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The aeration manifold in the CBHA waste water facility is an integral part of the waste water treatment. A contingency is budgeted to provide funds for maintenance as required to keep the unit functional at all times. No issues were reported at the time of the site visit.

FUTURE MAINTENANCE	
YEAR	COST
3 (2027)	\$27,275
23 (2047)	\$54,272

15.5.4 Aerobic System Controls - Contingency Life Safety

Maintenance Cycle: 20 years

Quantity: 1 Lump Sum

Estimate: \$21,450

Cost Source: 0

Next Maintenance: Year 2 (2026)

Unit Cost: \$21,450.00 / LS

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: The Association reported that the aerobic system controls were in good working order and requested that the next maintenance budget be moved to 2025/2026. Funds are budgeted as a contingency to help ensure full functionality of the aerobic system.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$22,867
22 (2046)	\$45,500

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COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

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15.5.5 Mixer Unit - Contingency Life Safety

Maintenance Cycle: 20 years

Quantity: 2 Each

Estimate: 2 EA X 100% X \$11,287.67/EA = \$22,575 + tax = \$24,720

Cost Source: 0

Next Maintenance: Year 3 (2027)

Unit Cost: \$11,287.67 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: It was reported the mixer unit located at the CBHA waste water treatment plant is operating well and the next maintenance can be moved out to 2026/2027. Maintenance is budgeted with a lump sum contingency and funds are expected to be used as needed to keep the unit in good working order.

FUTURE MAINTENANCE	
YEAR	COST
3 (2027)	\$27,275
23 (2047)	\$54,272

15.5.6 Small Air Compressor - Maintenance Life Safety

Maintenance Cycle: 5 years

Quantity: 2 Each

Estimate: 2 EA X 100% X \$6,114.16/EA = \$12,228 + tax = \$13,390

Cost Source: 0

Next Maintenance: Year 1 (2025)

Unit Cost: \$6,114.16 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The two small air compressors that are part of the SBR tanks located at the CBHA waste water treatment plant were reportedly in good condition. The Association noted that replacement should be budgeted at \$6,000 each and that the useful life is 5 years. The budget has been updated to fund replacement of both compressors each maintenance cycle.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$13,792
6 (2030)	\$16,380
11 (2035)	\$19,455
16 (2040)	\$23,106
21 (2045)	\$27,443
Repeat Every 5 Years	

15.5.7 Large Air Compressor - Maintenance Life Safety

Maintenance Cycle: 5 years

Quantity: 2 Each

Estimate: 2 EA X 100% X \$9,164.38/EA = \$18,329 + tax = \$20,070

Cost Source: 0

Next Maintenance: Year 1 (2025)

Unit Cost: \$9,164.38 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The two large air compressors that work in conjunction with the mixer unit at the CBHA waste water treatment plant were reportedly working well. The Association indicated that replacement should be budgeted at \$9,000 each and that the useful life is 5 years. The budget has been updated to fund replacement of both compressors each maintenance cycle.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$20,672
6 (2030)	\$24,552
11 (2035)	\$29,160
16 (2040)	\$34,633
21 (2045)	\$41,133
Repeat Every 5 Years	

15.5.8 UV Disinfection Controller - Contingency Life Safety

Maintenance Cycle: 20 years

Quantity: 1 Lump Sum

Estimate: \$42,900

Cost Source: 0

Next Maintenance: Year 14 (2038)

Unit Cost: \$42,900.00 / LS

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: We understand that there were no outstanding issues with the UV disinfection controller located at the CBHA waste water treatment plant at the time of the 2022 site visit. The UV disinfection controller was replaced in about 2017; funds are budgeted for future replacement.

FUTURE MAINTENANCE	
YEAR	COST
14 (2038)	\$69,107

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FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

15.5.9 Waste Water Treatment Facility - Contingency Life Safety

Maintenance Cycle: 20 years

Quantity: 1 Lump Sum

Estimate: \$96,500

Cost Source: 0

Next Maintenance: Year 11 (2035)

Unit Cost: \$96,500.00 / LS

General Condition: Not Observed

2023 Notes: In 2022 the Association reportedly installed a new blower in the water treatment facility and performed analysis at a cost of \$10,531.06.

Previous Notes: The waste water treatment facility contingency allows for periodic major maintenance of the facility. The facility was constructed in 1998/1999; major maintenance was completed in 2017/2018. In 2022 one holding tank was cleaned at a cost of \$4,628 as part of the waste water treatment plant periodic maintenance.

FUTURE MAINTENANCE

YEAR	COST
11 (2035)	\$140,206

15.5.10 Sampler - Contingency Life Safety

Maintenance Cycle: 10 years

Quantity: 2 Each

Estimate: 2 EA X 50% X \$11,287.67/EA = \$11,288 + tax = \$12,360

Cost Source: 0

Next Maintenance: Year 2 (2026)

Unit Cost: \$11,287.67 / EA

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: There are two expansion sampler units located at the CBHA waste water treatment plant. One unit was replaced in 2018; it is not clear when the second unit was last replaced. The budget is set so one unit is replaced every 10 years, estimating each unit to have a useful life of about 20 years. At the request of the Association, "Expansion" has been removed from the component title in 2022.

FUTURE MAINTENANCE

YEAR	COST
2 (2026)	\$13,176
12 (2036)	\$18,587
22 (2046)	\$26,218

15.6.1 Treatment Plant Outfall - Contingency Life Safety

Maintenance Cycle: 15 years

Quantity: 1 Lump Sum

Estimate: \$20,390

Cost Source: 0

Next Maintenance: Year 12 (2036)

Unit Cost: \$20,390.00 / LS

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The treatment plant outfall is the area between the CBHA waste water treatment facility and the ocean. The budget provides funds to maintain the area for proper drainage, as well as any associated equipment. At the time of the 2022 site visit, no issues were reported. The Association reportedly spent \$20,000 in 2020 for inspection and repair. The maintenance cycle has been reset and the budget updated to match the experienced cost.

FUTURE MAINTENANCE

YEAR	COST
12 (2036)	\$30,662
27 (2051)	\$51,369

17.2.1 Fire Hydrant & PSV - Maintenance

Maintenance Cycle: 25 years

Quantity: 1 Lump Sum

Estimate: \$9,980

Cost Source: 0

Next Maintenance: Year 9 (2033)

Unit Cost: \$9,980.00 / LS

General Condition: Not Observed

2023 Notes: No new updates were reported.

Previous Notes: This component was established to maintain the pressure safety valve on the fire hydrant located at the Clubhouse. It was reported that the fire department shut off the water to this fire hydrant due to concerns that the water pressure would collapse the water lines to the fire hydrant. Once more information is known, the maintenance cycle and budget should be adjusted. Funds may be used to update the lines leading to the fire hydrant and for maintaining the PSV. The component number has been updated from 15.8.1 to 17.2.1 to better conform to our numbering system.

FUTURE MAINTENANCE

YEAR	COST
9 (2033)	\$13,536

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FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

16.1.1 Electrical System - Contingency Life Safety

Maintenance Cycle: 5 years
Quantity: 1 Lump Sum
Estimate: \$10,710
Cost Source: 0

Next Maintenance: Year 1 (2025)
Unit Cost: \$10,710.00 / LS

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The Association reported no issues with the common components of the electrical system throughout the community in 2022. Most of the electrical system is located at the Clubhouse, Maintenance Shop and waste water treatment facility. A new electrical panel was installed at the Clubhouse in 2011.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$11,031
6 (2030)	\$13,102
11 (2035)	\$15,561
16 (2040)	\$18,481
21 (2045)	\$21,950
Repeat Every 5 Years	

16.3.1 Maint. Shop Emergency Generator - Contingency Life Safety

Maintenance Cycle: 10 years
Quantity: 1 Each
Estimate: 1 EA X 100% X \$28,520.55/EA = \$28,521 + tax = \$31,230
Cost Source: 0

Next Maintenance: Year 1 (2025)
Unit Cost: \$28,520.55 / EA

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: At the request of the Association, the next maintenance generator repair at the Maintenance Shop has been moved from 2022/2023 to 2024/2025 as there are currently no issues. The budget provides funds to repair the generator as needed to keep it functional at all times. Records indicate that the unit last had significant repairs completed in 2018.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$32,167
11 (2035)	\$45,375
21 (2045)	\$64,005

16.3.2 WWTP Emergency Generator - Contingency Life Safety

Maintenance Cycle: 10 years
Quantity: 1 Lump Sum
Estimate: \$25,490
Cost Source: 0

Next Maintenance: Year 1 (2025)
Unit Cost: \$25,490.00 / LS

General Condition: Not Observed

2023 Notes: The Association did not report plans to fund the emergency generator contingency in 2023 as previously budgeted, so the maintenance has been moved to 2024.

Previous Notes: It was reported that the generator located at the CBHA waste water treatment plant was repaired in the 2021/2022 fiscal year. The Association indicated that the generator will likely be replaced in the 2024/2025 fiscal year at an estimated cost of \$25,000.

FUTURE MAINTENANCE	
YEAR	COST
1 (2025)	\$26,255
11 (2035)	\$37,035
21 (2045)	\$52,241

18.1.1 Surveillance System - Update Security

Maintenance Cycle: 10 years
Quantity: 1 Lump Sum
Estimate: \$21,450
Cost Source: 0

Next Maintenance: Year 6 (2030)
Unit Cost: \$21,450.00 / LS

General Condition: Reported Good

2023 Notes: No new updates were reported.

Previous Notes: The budget allows for periodic updates to the surveillance system throughout the community. As of 2022, the surveillance system includes a DVR and 16 cameras. The Association plans on spending \$5,000 from the operating budget in 2022 on repairing the surveillance system. When Windows 11 is mandatory, the Association will need to upgrade the system. The Association reported replacing surveillance cameras around the Marina and Maintenance Shop in 2018.

FUTURE MAINTENANCE	
YEAR	COST
6 (2030)	\$26,240
16 (2040)	\$37,014
26 (2050)	\$52,212

CARLYON BEACH

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

25-Mar-24

18.2.1 Security Lighting - Replace

Security

Maintenance Cycle: 10 years

Next Maintenance: Year 2 (2026)

Quantity: 1 Lump Sum

Unit Cost: \$10,710.00 / LS

Estimate: \$10,710

Cost Source: 0

General Condition: Not Observed

2023 Notes: At the request of the Association the next maintenance year was moved to 2025/2026.

Previous Notes: This component budgets funds to replace the security lighting found throughout the community as required. In 2022, no new updates were reported. We understand that the Association added security lighting around the marina and park area in 2021. The component number has been updated from 17.1.1 to 18.2.1 to better conform to our numbering system.

FUTURE MAINTENANCE	
YEAR	COST
2 (2026)	\$11,417
12 (2036)	\$16,105
22 (2046)	\$22,718