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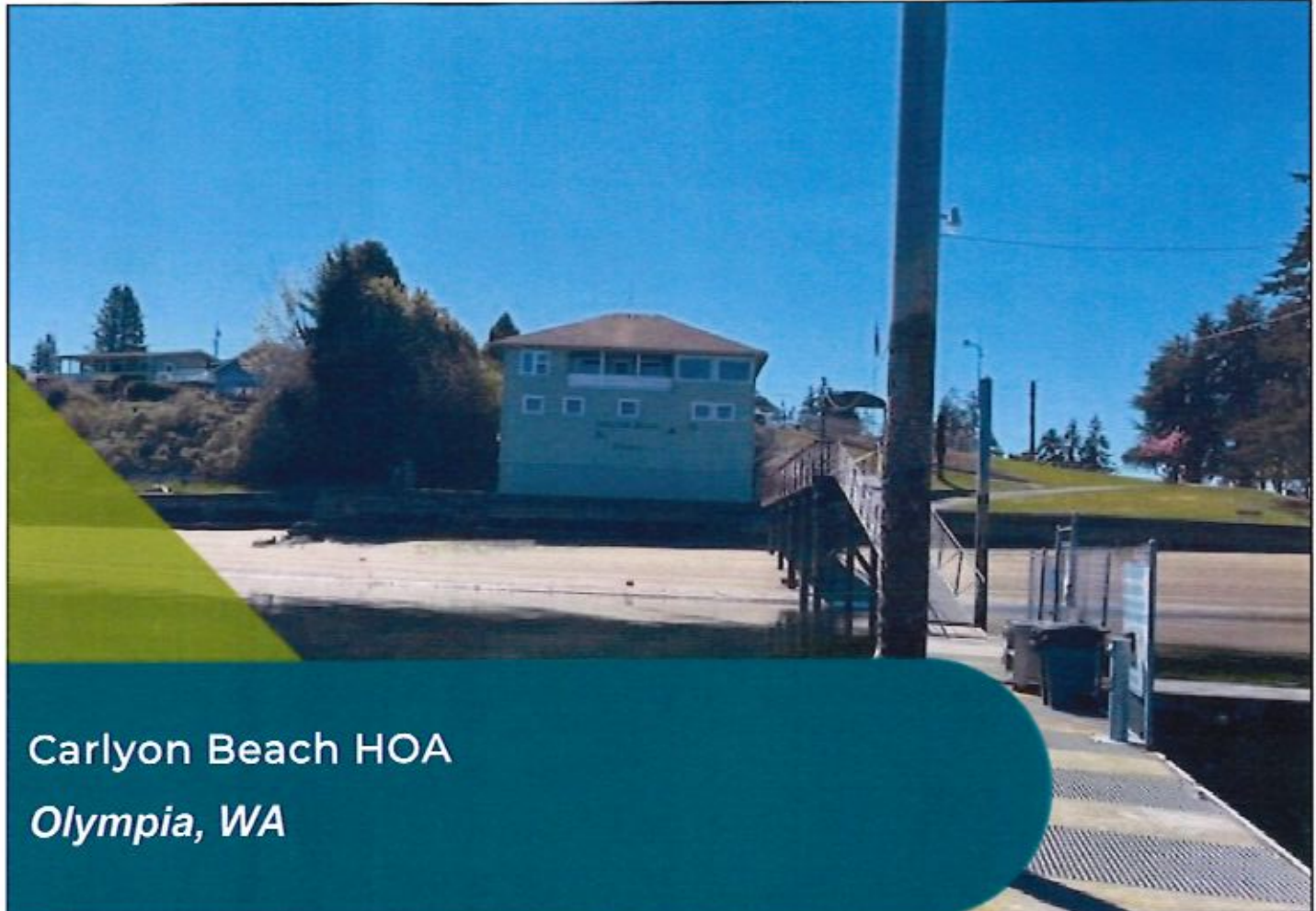


**ASSOCIATION
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Planning For The Inevitable

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Arizona	Nevada
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Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington



Carlyon Beach HOA
Olympia, WA



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

RESERVE STUDY
"Full"

June 4, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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

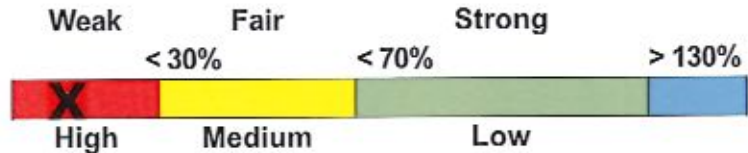
Report #: 14933-0
of Units: 650
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

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

Reserve Fund Strength: 10.0%



Risk of Special Assessment:

Economic Assumptions:

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

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

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

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

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

80 Total Funded Components

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

Introduction



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

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



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

Methodology

LEVELS OF SERVICE



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "THREE-PART TEST"

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

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

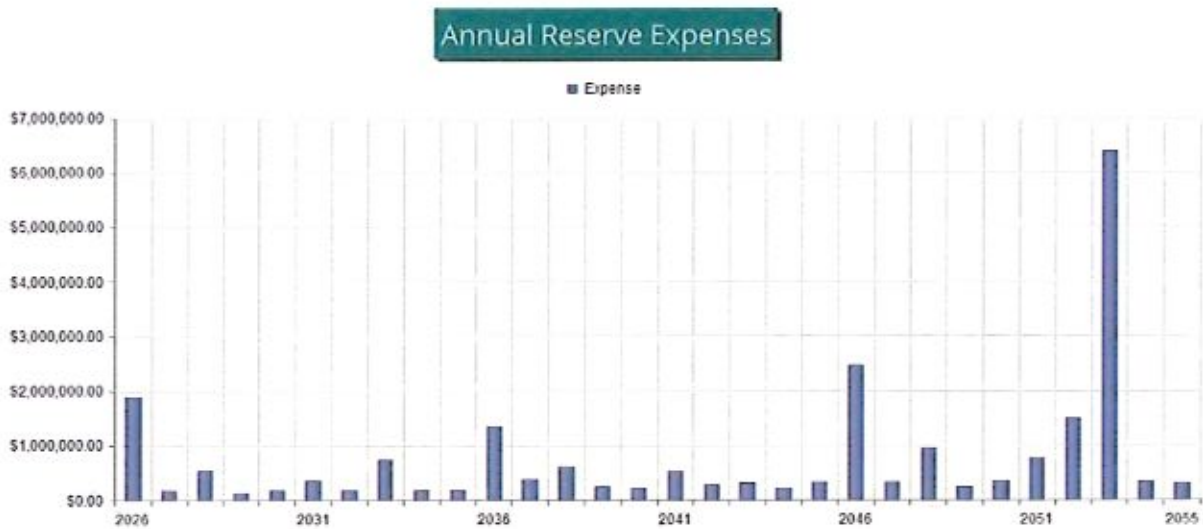


Figure 1

Reserve Fund Status

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

Recommended Funding Plan

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

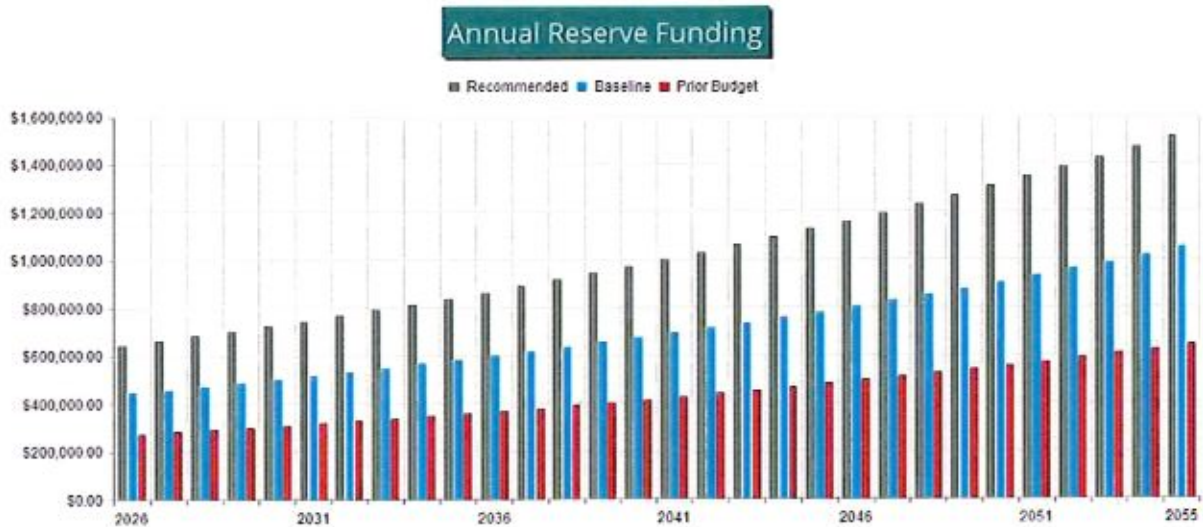


Figure 2

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

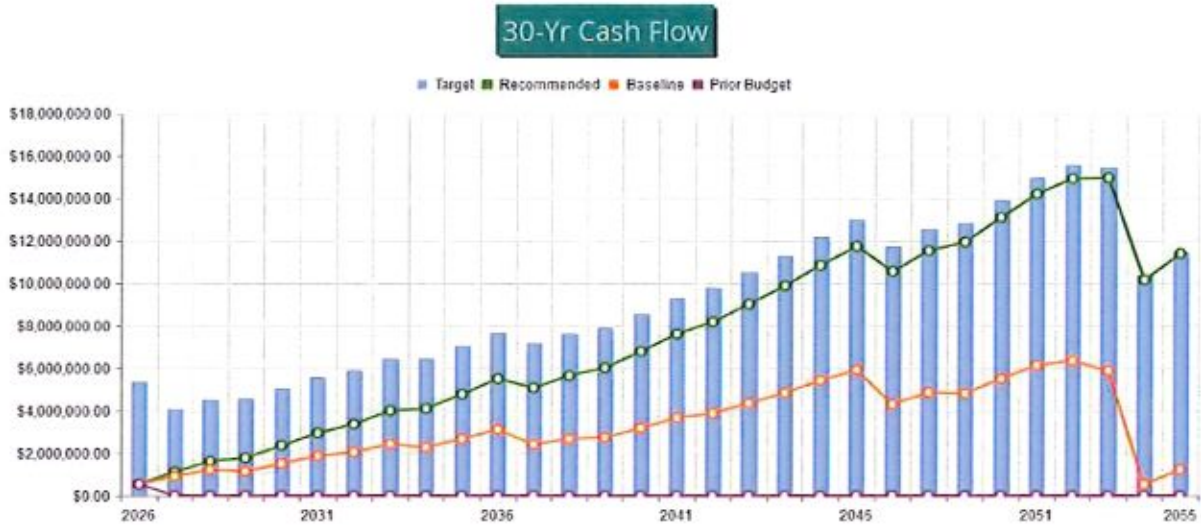


Figure 3

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



Figure 4

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

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

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

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2513	Vehicles - Contingency	\$30,000	X	5	/	5	=	\$30,000
2515	Main Pump Truck - Replace	\$200,000	X	8	/	10	=	\$160,000
2520	Dump Trailer - Replace	\$10,000	X	15	/	20	=	\$7,500
2525	Diesel Tank - Replace	\$10,000	X	15	/	15	=	\$10,000
2530	Emergency Generator - Replace	\$35,000	X	10	/	10	=	\$35,000
Water System								
3100	Water Tower - Paint	\$60,000	X	20	/	20	=	\$60,000
3105	Water Tower Liner - Refurbish	\$420,000	X	23	/	30	=	\$322,000
3110	Water Tower - Replace	\$700,000	X	23	/	100	=	\$161,000
3120	Blow off assembly - Replace	\$147,500	X	23	/	50	=	\$67,850
3130	Gate Valve 4" - Replace	\$158,000	X	23	/	50	=	\$72,680
3132	Gate Valve 8" - Replace	\$15,000	X	24	/	50	=	\$7,200
3135	Hydropneumatic Tank - Replace	\$8,000	X	20	/	50	=	\$3,200
3136	Pump, Booster - Replace	\$6,000	X	0	/	10	=	\$0
3137	Pump, Chlorine - Replace	\$3,000	X	0	/	10	=	\$0
3138	Pump, Source	\$50,000	X	10	/	10	=	\$50,000
3140	Service meter - Replace	\$382,900	X	0	/	20	=	\$0
3145	Source meter 3" - Replace	\$1,000	X	10	/	20	=	\$500
3146	Source meter 4" - Replace	\$1,000	X	10	/	20	=	\$500
3150	Telemetry system - Replace	\$27,500	X	1	/	20	=	\$1,375
3160	Water Mains 4" - Replace	\$2,320,000	X	43	/	70	=	\$1,425,143
3165	Water Mains 8" - Replace	\$520,000	X	74	/	100	=	\$384,800
3170	Well 2 - Replace	\$500,000	X	43	/	100	=	\$215,000
3171	Well 3 - Replace	\$500,000	X	0	/	100	=	\$0
3175	Well 2 pump - Replace	\$79,000	X	5	/	15	=	\$26,333
3176	Well 3 pump - Replace	\$79,000	X	0	/	15	=	\$0
3180	Building, Pump Houses - Replace	\$40,000	X	43	/	70	=	\$24,571
3185	Building, Booster Station - Replace	\$40,000	X	43	/	70	=	\$24,571
3195	Fire Hydrant & PSV - Maintenance	\$10,000	X	17	/	25	=	\$6,800
Waste Water Treatment								
4110	Decanter Unit - Replace	\$19,300	X	8	/	10	=	\$15,440
4115	Airation Manifold - Replace	\$22,600	X	8	/	10	=	\$18,080
4120	Aerobic System Controls - Maintain	\$22,000	X	19	/	20	=	\$20,900
4125	Mixer Unit - Maintain/Replace	\$23,000	X	18	/	20	=	\$20,700
4130	Small Air Compressor - Replace	\$12,600	X	5	/	5	=	\$12,600
4135	Large Air Compressor - Replace	\$18,600	X	5	/	5	=	\$18,600
4140	UV Disinfection Controller - Replace	\$43,000	X	7	/	20	=	\$15,050
4145	WW Treatment Buildings - Maintenance	\$45,000	X	5	/	10	=	\$22,500
4150	Treatment Plant Outfall - Maintain	\$21,000	X	4	/	15	=	\$5,600
4155	WW Generator - Repair/Replace	\$26,000	X	10	/	10	=	\$26,000
Systems & Evaluations								
945	Surveillance System - Repair/Replace	\$22,000	X	8	/	10	=	\$17,600
								\$5,367,079

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

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

30-Year Reserve Plan Summary

Report # 14933-0

Full

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

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

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 14933-0
Full

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

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

30-Year Income/Expense Detail

Report # 14933-0

Full

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$536,812	\$1,104,355	\$1,615,982	\$1,767,734	\$2,360,957
Annual Reserve Funding	\$642,000	\$661,260	\$681,098	\$701,531	\$722,577
Recommended Special Assessments	\$1,800,000	\$0	\$0	\$0	\$0
Interest Earnings	\$8,202	\$13,506	\$16,911	\$20,635	\$26,528
Total Income	\$2,987,014	\$1,779,211	\$2,313,991	\$2,489,899	\$3,110,062
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$95,000	\$97,850	\$100,786	\$103,809	\$106,923
125 Gravel Access Road - Refurbish	\$0	\$0	\$42,436	\$0	\$0
144 Chain Link Fence - Repair/Replace	\$0	\$11,819	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$7,210	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$23,000	\$23,690	\$24,401	\$25,133	\$25,887
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$5,500	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$0	\$0	\$0
196 Information Kiosk - Repair/Replace	\$10,000	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$22,510
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$125,879	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$14,735	\$0	\$0	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$15,000	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$7,600	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$40,300	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$7,879
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$21,218	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$550,000	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$297,500	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$25,995	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$385,950	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$7,000	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$53,045	\$0	\$0
2512 Hydroexcavator - Replace	\$37,000	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$30,000	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$212,180	\$0	\$0
2520 Dump Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$10,000	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$35,000	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$60,000	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$0	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0

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

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,946,863	\$3,366,542	\$4,007,017	\$4,100,502	\$4,779,535
Annual Reserve Funding	\$744,254	\$766,582	\$789,579	\$813,266	\$837,664
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,554	\$36,852	\$40,520	\$44,381	\$51,403
Total Income	\$3,722,671	\$4,169,975	\$4,837,117	\$4,958,150	\$5,668,603
# Component					
Site & Grounds					
120 Asphalt - Grind & Overlay	\$110,131	\$113,435	\$116,838	\$120,343	\$123,953
125 Gravel Access Road - Refurbish	\$0	\$0	\$49,195	\$0	\$0
144 Chain Link Fence - Repair/Replace	\$0	\$13,702	\$0	\$0	\$0
170 Landscape - Maintain/Refurbish	\$0	\$8,358	\$0	\$0	\$0
180 Bio-Filter Park - Maintain	\$26,663	\$27,463	\$28,287	\$29,136	\$30,010
181 Bioswale - Maintain	\$0	\$0	\$0	\$0	\$0
182 Bioswale - Inspection	\$6,376	\$0	\$0	\$0	\$0
183 Jolly Drain Way - Maintain	\$0	\$0	\$7,625	\$0	\$0
196 Information Kiosk - Repair/Replace	\$0	\$0	\$0	\$0	\$0
339 Westwind Play Equipment - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
340 Waterfront Play Equipment - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
352 Floating dock - Repair/Replace	\$0	\$0	\$0	\$0	\$0
360 "Wanigan" - Repair/Reroof	\$0	\$0	\$0	\$0	\$0
365 Playground bathroom - Refurbish	\$5,798	\$0	\$0	\$0	\$0
Clubhouse					
400 Clubhouse Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
406 Clubhouse Gutters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
410 Clubhouse Siding - Exterior Renovation	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Exteriors - Caulk & Paint	\$0	\$0	\$18,122	\$0	\$0
413 Clubhouse Stairs - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Clubhouse Deck - Resurface	\$0	\$0	\$0	\$0	\$0
415 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
430 Clubhouse Flooring - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
450 Clubhouse Interiors - Refurbish	\$0	\$0	\$0	\$7,601	\$0
470 Clubhouse Kitchen - Refurbish	\$0	\$0	\$0	\$8,867	\$0
485 Office Equipment - Repair/Replace	\$0	\$0	\$0	\$0	\$9,133
493 Clubhouse Septic System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Marina					
1101 Mooring Dock A - Replace	\$0	\$0	\$0	\$0	\$0
1103 Mooring Dock B - Replace	\$0	\$0	\$0	\$0	\$0
1105 Log Boom - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1110 Marina Metal Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1111 Marina Wood Pilings - Replace	\$0	\$0	\$0	\$0	\$0
1114 Marina Wood Gangway - Rpr/Rplc	\$0	\$0	\$0	\$0	\$0
1115 Marina Metal Gangway - Repair/Replace	\$72,455	\$0	\$0	\$0	\$0
1116 Main Floating Docks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1120 Bulkhead Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
1144 Chain Link Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Building					
2100 Carports - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2500 Maintenance Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2510 Riding Mower - Replace	\$0	\$0	\$0	\$0	\$0
2511 Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
2512 Hydroexcavator - Replace	\$0	\$0	\$0	\$0	\$0
2513 Vehicles - Contingency	\$34,778	\$0	\$0	\$0	\$0
2515 Main Pump Truck - Replace	\$0	\$0	\$0	\$0	\$0
2520 Dump Trailer - Replace	\$11,593	\$0	\$0	\$0	\$0
2525 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
2530 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
Water System					
3100 Water Tower - Paint	\$0	\$0	\$0	\$0	\$0
3105 Water Tower Liner - Refurbish	\$0	\$0	\$516,547	\$0	\$0
3110 Water Tower - Replace	\$0	\$0	\$0	\$0	\$0
3120 Blow off assembly - Replace	\$0	\$0	\$0	\$0	\$0
3130 Gate Valve 4" - Replace	\$0	\$0	\$0	\$0	\$0
3132 Gate Valve 8" - Replace	\$0	\$0	\$0	\$0	\$0
3135 Hydropneumatic Tank - Replace	\$0	\$0	\$0	\$0	\$0
3136 Pump, Booster - Replace	\$0	\$0	\$0	\$0	\$0
3137 Pump, Chlorine - Replace	\$0	\$0	\$0	\$0	\$0
3138 Pump, Source	\$0	\$0	\$0	\$0	\$0

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

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

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

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