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HMC Management *Lakebay, WA*



Report #: 24901-8
Beginning: October 1, 2021
Expires: September 30, 2022

RESERVE STUDY Update "No-Site-Visit"

June 30, 2021

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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HMC Management

Lakebay, WA

Level of Service: Update "No-Site-Visit"

Report #: 24901-8

of Units: 377

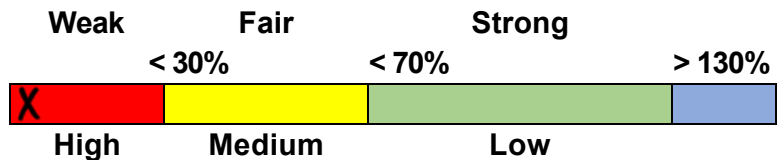
October 1, 2021 through September 30, 2022

Findings & Recommendations

as of October 1, 2021

Starting Reserve Balance	\$591,011
Current Fully Funded Reserve Balance	\$18,559,863
Percent Funded	3.2 %
Average Reserve (Deficit) or Surplus Per Unit	(\$47,663)
Recommended 2021/2022 100% Annual "Full Funding" Contributions	\$2,100,000
2021 "Baseline Funding" to keep Reserves above \$0	\$1,965,080
Recommended 2021 Special Assessment	\$0
Current 2021/2022 Budgeted Contribution Rate	\$835,200

Reserve Fund Strength: 3.2%



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 Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS 153).

• **Your Reserve Fund is currently 3.2 % Funded. This means the association's special assessment and/or deferred maintenance risk is currently very 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 Reserve cash flow problems.

• The reader should note that a significant project to replace dolphins for ferry system was completed in FY 2017/2018. Long term USDA loan to finance vast majority of that project is in place. No future impact upon HMC maintenance reserves is factored for this significant indebtedness since collections and payments will reportedly continue to be handled in a separate account for this debt obligation (similar to separate Water System indebtedness).

• Based on this starting point and your anticipated future expenses, **our recommendation is to immediately increase Reserve Contributions to the 100% range as noted above.** The 100% "Full" contribution rate is designed to gradually achieve the funding objectives by the end of our 30-year report scope. **Going forward, stable collection of reserve monies to provide for fair distribution of expense burden to offset ongoing deterioration of reserve category projects and improve reserve fund status should be undertaken. In other words, current owners should contribute "their fair share" to maintenance reserves.** The reader should note that the FY 2021/2022 "Annual Deterioration" of reserve components is \$682,043.

- No assets appropriate for Reserve designation are known to be excluded. **See appendix for important 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 contribution 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/Recreation				
200	Asphalt Roads - Repair/Resurface	25	21	\$31,900
204	Gravel Roads/Lots - Maintain/Repair	5	2	\$85,000
350	Play Equip,North Beach 2007-Replace	20	6	\$6,365
352	Play Equip,North Beach 2017-Replace	20	16	\$6,365
354	Play Eq,Goodpastor-Partial Replace	5	3	\$8,485
356	Basketball Court - Repair/Replace	30	22	\$21,250
370	Pavilion - Replace Roof	25	7	\$10,465
Small Boat Marina				
302	Small Boat Docks/Floats-Replace	30	10	\$182,000
306	Small Boat Dock Pilings - Replace	50	40	\$238,000
320	Small Boat Trestle/Ramp - Replace	30	10	\$144,900
336	Small Boat Gangway - Replace	30	10	\$9,015
Community Building				
410	Community Building Siding-Replace	50	34	\$35,000
430	Community Building Roof - Replace	40	21	\$32,450
460	Community Blding Septic - Replace	50	11	\$15,000
Equipment				
540	Dust/Water Truck - Replace	12	8	\$20,100
Ferry System				
700	Ferry Terminal,Main-Inspect/Repair	2	0	\$21,000
701	Ferry Terminal,Island-Inspect/Repair	4	2	\$21,000
702	Ferry Terminals - Paint	12	6	\$207,000
704	Ferry Terminal Cables - Replace	5	3	\$45,000
705	Ferry Terminal Motors - Replace	4	2	\$12,300
706	Ferry Term Motor Control-Replace	32	31	\$55,000
707	Ferry Terminal Wood Decks - Replace	24	18	\$294,000
708	Ferry Terminal Structures - Replace	60	30	\$2,685,000
709	Ferry Ramp Dolphins - Replace	50	46	\$1,350,000
712	Ferry Ramp Generators - Replace	20	6	\$42,350
740	Ferry Vessel - Shipyard	2	0	\$300,000
744	Ferry Vessel - Overhaul Engines	6	3	\$100,000
746	Ferry Vessel - Replace Engines	48	39	\$200,000
755	Ferry Vessel-Overhaul Transmissions	7	0	\$16,950
757	Ferry Vessel-Replace Transmissions	28	20	\$38,200
760	Ferry Vessel - Replace	60	12	\$20,000,000
Professional/Special Projects				
940	Legal Contingency Fund	0	0	\$35,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
32 Total Funded Components				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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 contribute?



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 contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions 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 Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

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



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

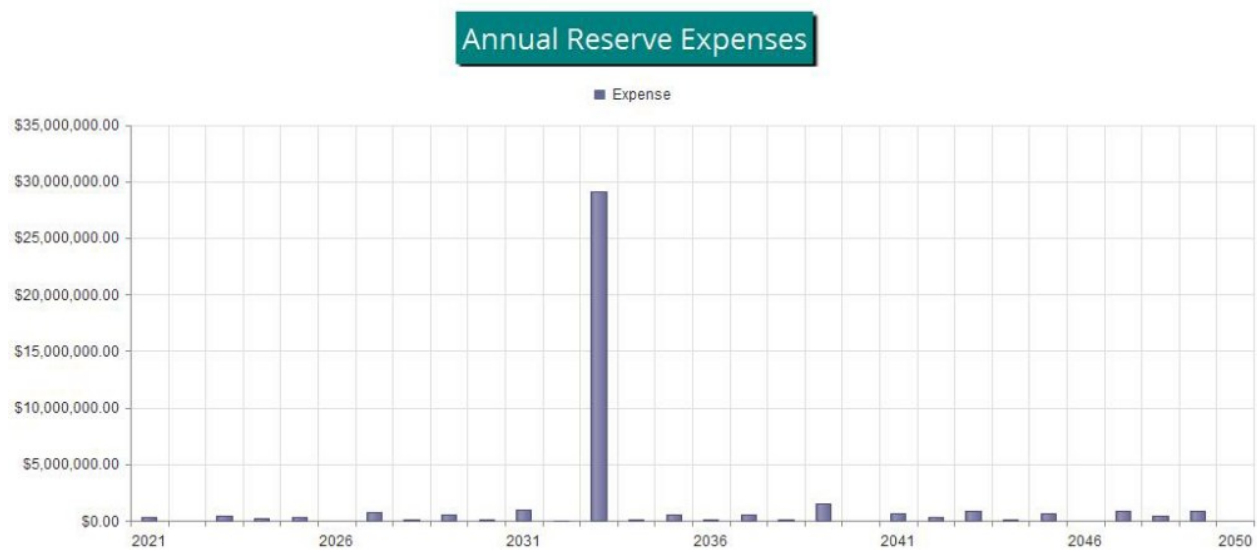


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$591,011 as-of the start of your Fiscal Year on 10/1/2021. As of that date, your Fully Funded Balance is computed to be \$18,559,863 (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 budgeted contributions of \$2,100,000 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.

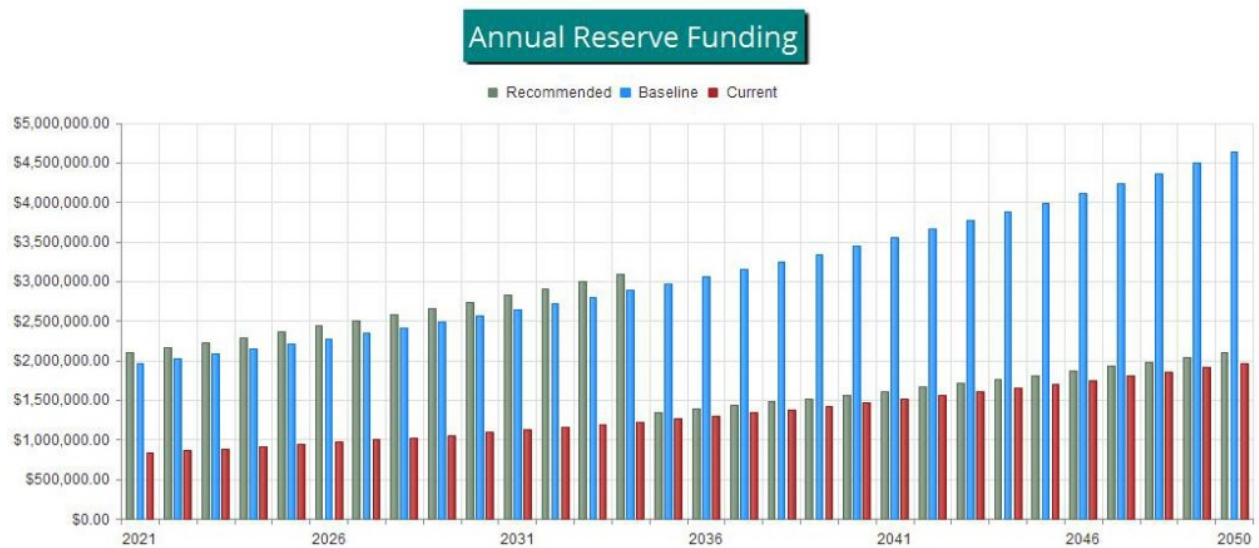


Figure 2

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

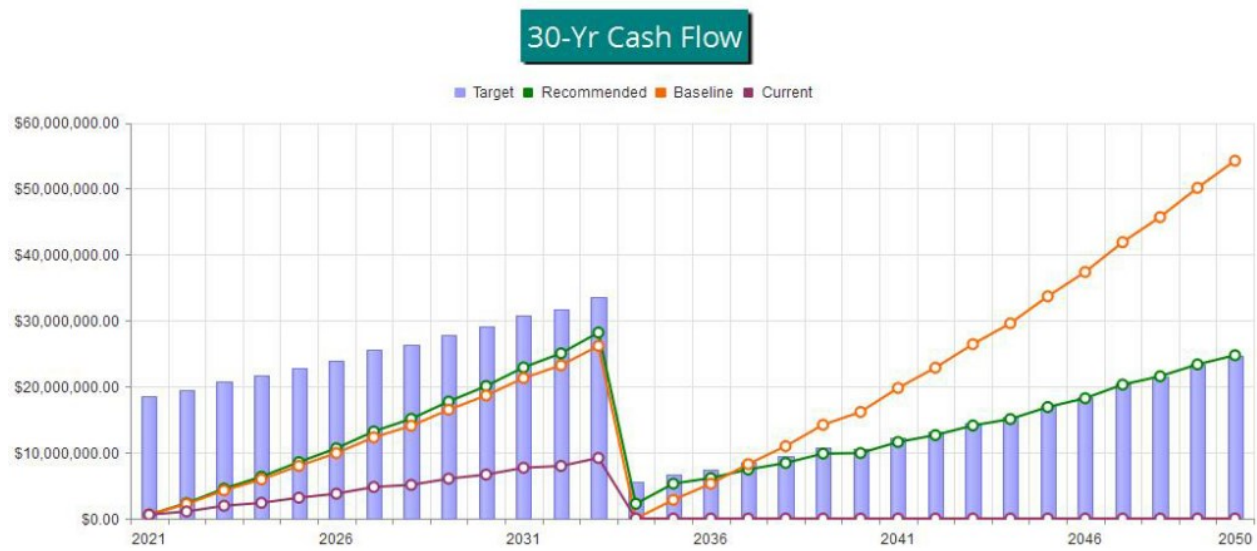


Figure 3

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

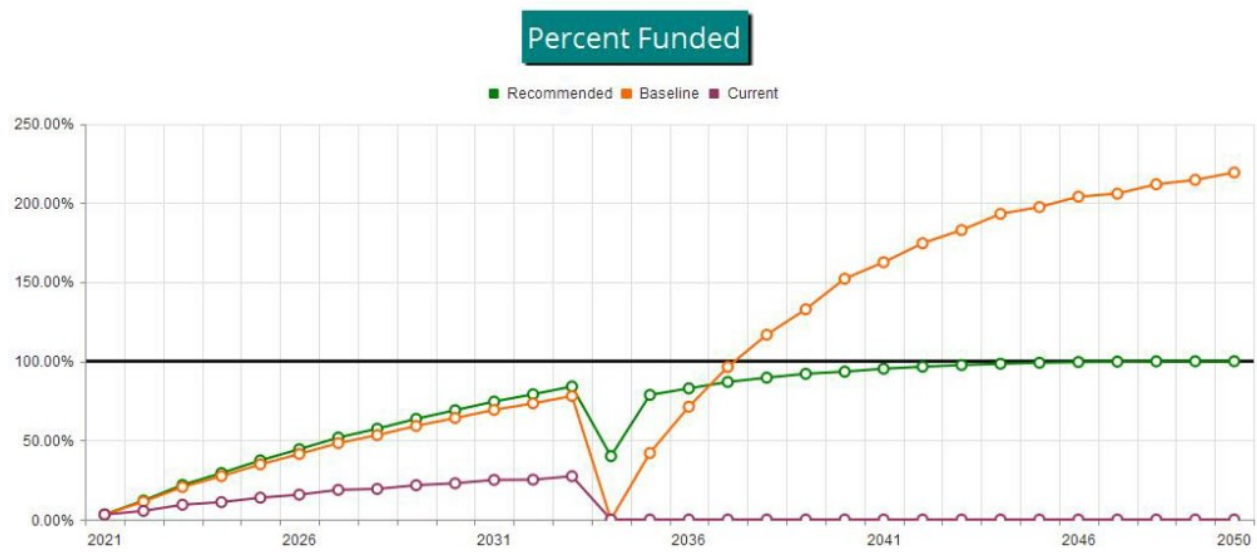


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions 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 contribution rate. 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.

Accounting & Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Site/Grounds/Recreation						
200	Asphalt Roads - Repair/Resurface	Approx 10,500 square feet	25	21	\$26,600	\$37,200
204	Gravel Roads/Lots - Maintain/Repair	Approx 500,000 surface SF	5	2	\$75,000	\$95,000
350	Play Equip,North Beach 2007-Replace	(1) big toy	20	6	\$5,300	\$7,430
352	Play Equip,North Beach 2017-Replace	(1) climbing toy	20	16	\$5,300	\$7,430
354	Play Eq,Goodpastor-Partial Replace	(5) assorted	5	3	\$6,370	\$10,600
356	Basketball Court - Repair/Replace	Approx 2,000 SF, total	30	22	\$19,100	\$23,400
370	Pavilion - Replace Roof	Approx 2,200 SF	25	7	\$9,330	\$11,600
Small Boat Marina						
302	Small Boat Docks/Floats-Replace	Approx 2,600 square feet	30	10	\$156,000	\$208,000
306	Small Boat Dock Pilings - Replace	(15) steel	50	40	\$222,000	\$254,000
320	Small Boat Trestle/Ramp - Replace	Approx 630 square feet	30	10	\$126,000	\$163,800
336	Small Boat Gangway - Replace	(1) aluminum, ~4'x20'	30	10	\$7,430	\$10,600
Community Building						
410	Community Building Siding-Replace	Approx 1,400 GSF	50	34	\$30,800	\$39,200
430	Community Building Roof - Replace	Approx 2,700 GSF	40	21	\$27,000	\$37,900
460	Community Blding Septic - Replace	(1) system	50	11	\$10,000	\$20,000
Equipment						
540	Dust/Water Truck - Replace	(1) 1997 F800	12	8	\$18,000	\$22,200
Ferry System						
700	Ferry Terminal,Main-Inspect/Repair	Extensive square feet	2	0	\$19,000	\$23,000
701	Ferry Terminal,Islan-Inspect/Repair	Extensive square feet	4	2	\$19,000	\$23,000
702	Ferry Terminals - Paint	Approx 6,100 square feet	12	6	\$175,000	\$239,000
704	Ferry Terminal Cables - Replace	Extensive linear feet	5	3	\$35,000	\$55,000
705	Ferry Terminal Motors - Replace	(2) 5 HP	4	2	\$10,300	\$14,300
706	Ferry Term Motor Control-Replace	(2) 5 HP	32	31	\$50,000	\$60,000
707	Ferry Terminal Wood Decks - Replace	Approx 2,940 square feet	24	18	\$235,200	\$352,800
708	Ferry Terminal Structures - Replace	Approx 6,100 square feet	60	30	\$2,380,000	\$2,990,000
709	Ferry Ramp Dolphins - Replace	(8) assemblies	50	46	\$1,120,000	\$1,580,000
712	Ferry Ramp Generators - Replace	(2) Generac 35kw	20	6	\$38,300	\$46,400
740	Ferry Vessel - Shipyard	65' LOA	2	0	\$250,000	\$350,000
744	Ferry Vessel - Overhaul Engines	(2) John Deere, diesel	6	3	\$80,000	\$120,000
746	Ferry Vessel - Replace Engines	(2) John Deere, diesel	48	39	\$180,000	\$220,000
755	Ferry Vessel-Overhaul Transmissions	(2) Twin Disc MG 5091 SC	7	0	\$14,800	\$19,100
757	Ferry Vessel-Replace Transmissions	(2) Twin Disc MG 5091 SC	28	20	\$36,100	\$40,300
760	Ferry Vessel - Replace	65' LOA	60	12	\$18,000,000	\$22,000,000
Professional/Special Projects						
940	Legal Contingency Fund	\$35,000	0	0	\$34,000	\$36,000
32 Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds/Recreation								
200	Asphalt Roads - Repair/Resurface	\$31,900	X	4	/	25	=	\$5,104
204	Gravel Roads/Lots - Maintain/Repair	\$85,000	X	3	/	5	=	\$51,000
350	Play Equip,North Beach 2007-Replace	\$6,365	X	14	/	20	=	\$4,456
352	Play Equip,North Beach 2017-Replace	\$6,365	X	4	/	20	=	\$1,273
354	Play Eq,Goodpastor-Partial Replace	\$8,485	X	2	/	5	=	\$3,394
356	Basketball Court - Repair/Replace	\$21,250	X	8	/	30	=	\$5,667
370	Pavilion - Replace Roof	\$10,465	X	18	/	25	=	\$7,535
Small Boat Marina								
302	Small Boat Docks/Floats-Replace	\$182,000	X	20	/	30	=	\$121,333
306	Small Boat Dock Pilings - Replace	\$238,000	X	10	/	50	=	\$47,600
320	Small Boat Trestle/Ramp - Replace	\$144,900	X	20	/	30	=	\$96,600
336	Small Boat Gangway - Replace	\$9,015	X	20	/	30	=	\$6,010
Community Building								
410	Community Building Siding-Replace	\$35,000	X	16	/	50	=	\$11,200
430	Community Building Roof - Replace	\$32,450	X	19	/	40	=	\$15,414
460	Community Blding Septic - Replace	\$15,000	X	39	/	50	=	\$11,700
Equipment								
540	Dust/Water Truck - Replace	\$20,100	X	4	/	12	=	\$6,700
Ferry System								
700	Ferry Terminal,Main-Inspect/Repair	\$21,000	X	2	/	2	=	\$21,000
701	Ferry Terminal,Isian-Inspect/Repair	\$21,000	X	2	/	4	=	\$10,500
702	Ferry Terminals - Paint	\$207,000	X	6	/	12	=	\$103,500
704	Ferry Terminal Cables - Replace	\$45,000	X	2	/	5	=	\$18,000
705	Ferry Terminal Motors - Replace	\$12,300	X	2	/	4	=	\$6,150
706	Ferry Term Motor Control-Replace	\$55,000	X	1	/	32	=	\$1,719
707	Ferry Terminal Wood Decks - Replace	\$294,000	X	6	/	24	=	\$73,500
708	Ferry Terminal Structures - Replace	\$2,685,000	X	30	/	60	=	\$1,342,500
709	Ferry Ramp Dolphins - Replace	\$1,350,000	X	4	/	50	=	\$108,000
712	Ferry Ramp Generators - Replace	\$42,350	X	14	/	20	=	\$29,645
740	Ferry Vessel - Shipyard	\$300,000	X	2	/	2	=	\$300,000
744	Ferry Vessel - Overhaul Engines	\$100,000	X	3	/	6	=	\$50,000
746	Ferry Vessel - Replace Engines	\$200,000	X	9	/	48	=	\$37,500
755	Ferry Vessel-Overhaul Transmissions	\$16,950	X	7	/	7	=	\$16,950
757	Ferry Vessel-Replace Transmissions	\$38,200	X	8	/	28	=	\$10,914
760	Ferry Vessel - Replace	\$20,000,000	X	48	/	60	=	\$16,000,000
Professional/Special Projects								
940	Legal Contingency Fund	\$35,000	X	0	/	0	=	\$35,000
								\$18,559,863

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds/Recreation					
200	Asphalt Roads - Repair/Resurface	25	\$31,900	\$1,276	0.19 %
204	Gravel Roads/Lots - Maintain/Repair	5	\$85,000	\$17,000	2.49 %
350	Play Equip,North Beach 2007-Replace	20	\$6,365	\$318	0.05 %
352	Play Equip,North Beach 2017-Replace	20	\$6,365	\$318	0.05 %
354	Play Eq,Goodpastor-Partial Replace	5	\$8,485	\$1,697	0.25 %
356	Basketball Court - Repair/Replace	30	\$21,250	\$708	0.10 %
370	Pavilion - Replace Roof	25	\$10,465	\$419	0.06 %
Small Boat Marina					
302	Small Boat Docks/Floats-Replace	30	\$182,000	\$6,067	0.89 %
306	Small Boat Dock Pilings - Replace	50	\$238,000	\$4,760	0.70 %
320	Small Boat Trestle/Ramp - Replace	30	\$144,900	\$4,830	0.71 %
336	Small Boat Gangway - Replace	30	\$9,015	\$301	0.04 %
Community Building					
410	Community Building Siding-Replace	50	\$35,000	\$700	0.10 %
430	Community Building Roof - Replace	40	\$32,450	\$811	0.12 %
460	Community Bldg Septic - Replace	50	\$15,000	\$300	0.04 %
Equipment					
540	Dust/Water Truck - Replace	12	\$20,100	\$1,675	0.25 %
Ferry System					
700	Ferry Terminal,Main-Inspect/Repair	2	\$21,000	\$10,500	1.54 %
701	Ferry Terminal,Island-Inspect/Repair	4	\$21,000	\$5,250	0.77 %
702	Ferry Terminals - Paint	12	\$207,000	\$17,250	2.53 %
704	Ferry Terminal Cables - Replace	5	\$45,000	\$9,000	1.32 %
705	Ferry Terminal Motors - Replace	4	\$12,300	\$3,075	0.45 %
706	Ferry Term Motor Control-Replace	32	\$55,000	\$1,719	0.25 %
707	Ferry Terminal Wood Decks - Replace	24	\$294,000	\$12,250	1.80 %
708	Ferry Terminal Structures - Replace	60	\$2,685,000	\$44,750	6.56 %
709	Ferry Ramp Dolphins - Replace	50	\$1,350,000	\$27,000	3.96 %
712	Ferry Ramp Generators - Replace	20	\$42,350	\$2,118	0.31 %
740	Ferry Vessel - Shipyard	2	\$300,000	\$150,000	21.99 %
744	Ferry Vessel - Overhaul Engines	6	\$100,000	\$16,667	2.44 %
746	Ferry Vessel - Replace Engines	48	\$200,000	\$4,167	0.61 %
755	Ferry Vessel-Overhaul Transmissions	7	\$16,950	\$2,421	0.36 %
757	Ferry Vessel-Replace Transmissions	28	\$38,200	\$1,364	0.20 %
760	Ferry Vessel - Replace	60	\$20,000,000	\$333,333	48.87 %
Professional/Special Projects					
940	Legal Contingency Fund	0	\$35,000	\$0	0.00 %
32	Total Funded Components			\$682,043	100.00 %



Accounting & Tax Summary

Report # 24901-8
No-Site-Visit

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contrb's
Site/Grounds/Recreation							
200	Asphalt Roads - Repair/Resurface	25	21	\$31,900	\$5,104	\$0	\$3,928.78
204	Gravel Roads/Lots - Maintain/Repair	5	2	\$85,000	\$51,000	\$51,000	\$52,342.70
350	Play Equip,North Beach 2007-Replace	20	6	\$6,365	\$4,456	\$0	\$979.89
352	Play Equip,North Beach 2017-Replace	20	16	\$6,365	\$1,273	\$0	\$979.89
354	Play Eq,Goodpastor-Partial Replace	5	3	\$8,485	\$3,394	\$3,394	\$5,225.03
356	Basketball Court - Repair/Replace	30	22	\$21,250	\$5,667	\$0	\$2,180.95
370	Pavilion - Replace Roof	25	7	\$10,465	\$7,535	\$0	\$1,288.86
Small Boat Marina							
302	Small Boat Docks/Floats-Replace	30	10	\$182,000	\$121,333	\$0	\$18,679.16
306	Small Boat Dock Pilings - Replace	50	40	\$238,000	\$47,600	\$0	\$14,655.96
320	Small Boat Trestle/Ramp - Replace	30	10	\$144,900	\$96,600	\$0	\$14,871.49
336	Small Boat Gangway - Replace	30	10	\$9,015	\$6,010	\$0	\$925.23
Community Building							
410	Community Building Siding-Replace	50	34	\$35,000	\$11,200	\$0	\$2,155.29
430	Community Building Roof - Replace	40	21	\$32,450	\$15,414	\$0	\$2,497.82
460	Community Bldg Septic - Replace	50	11	\$15,000	\$11,700	\$0	\$923.69
Equipment							
540	Dust/Water Truck - Replace	12	8	\$20,100	\$6,700	\$0	\$5,157.30
Ferry System							
700	Ferry Terminal,Main-Inspect/Repair	2	0	\$21,000	\$21,000	\$21,000	\$32,329.32
701	Ferry Terminal,Isan-Inspect/Repair	4	2	\$21,000	\$10,500	\$10,500	\$16,164.66
702	Ferry Terminals - Paint	12	6	\$207,000	\$103,500	\$79,017	\$53,112.45
704	Ferry Terminal Cables - Replace	5	3	\$45,000	\$18,000	\$18,000	\$27,710.84
705	Ferry Terminal Motors - Replace	4	2	\$12,300	\$6,150	\$6,150	\$9,467.87
706	Ferry Term Motor Control-Replace	32	31	\$55,000	\$1,719	\$0	\$5,292.00
707	Ferry Terminal Wood Decks - Replace	24	18	\$294,000	\$73,500	\$0	\$37,717.54
708	Ferry Terminal Structures - Replace	60	30	\$2,685,000	\$1,342,500	\$0	\$137,784.47
709	Ferry Ramp Dolphins - Replace	50	46	\$1,350,000	\$108,000	\$0	\$83,132.53
712	Ferry Ramp Generators - Replace	20	6	\$42,350	\$29,645	\$0	\$6,519.75
740	Ferry Vessel - Shipyard	2	0	\$300,000	\$300,000	\$300,000	\$461,847.39
744	Ferry Vessel - Overhaul Engines	6	3	\$100,000	\$50,000	\$50,000	\$51,316.38
746	Ferry Vessel - Replace Engines	48	39	\$200,000	\$37,500	\$0	\$12,829.09
755	Ferry Vessel-Overhaul Transmissions	7	0	\$16,950	\$16,950	\$16,950	\$7,455.54
757	Ferry Vessel-Replace Transmissions	28	20	\$38,200	\$10,914	\$0	\$4,200.61
760	Ferry Vessel - Replace	60	12	\$20,000,000	\$16,000,000	\$0	\$1,026,327.53
Professional/Special Projects							
940	Legal Contingency Fund	0	0	\$35,000	\$35,000	\$35,000	\$0.00
32 Total Funded Components					\$18,559,863	\$591,011	\$2,100,000



30-Year Reserve Plan Summary

Report # 24901-8
No-Site-Visit

Fiscal Year Start: 2021

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	\$591,011	\$18,559,863	3.2 %		High	151.44 %	\$2,100,000	\$0	\$14,612	\$372,950
2022	\$2,332,673	\$19,435,025	12.0 %		High	3.00 %	\$2,163,000	\$0	\$34,299	\$0
2023	\$4,529,972	\$20,741,656	21.8 %		High	3.00 %	\$2,227,890	\$0	\$54,358	\$466,053
2024	\$6,346,166	\$21,629,158	29.3 %		High	3.00 %	\$2,294,727	\$0	\$74,437	\$167,717
2025	\$8,547,613	\$22,872,930	37.4 %		Medium	3.00 %	\$2,363,569	\$0	\$95,926	\$361,288
2026	\$10,645,819	\$23,977,666	44.4 %		Medium	3.00 %	\$2,434,476	\$0	\$119,176	\$0
2027	\$13,199,471	\$25,511,392	51.7 %		Medium	3.00 %	\$2,507,510	\$0	\$141,538	\$728,390
2028	\$15,120,129	\$26,365,319	57.3 %		Medium	3.00 %	\$2,582,735	\$0	\$164,175	\$138,256
2029	\$17,728,782	\$27,877,867	63.6 %		Medium	3.00 %	\$2,660,217	\$0	\$188,954	\$499,848
2030	\$20,078,105	\$29,089,272	69.0 %		Medium	3.00 %	\$2,740,024	\$0	\$214,812	\$130,477
2031	\$22,902,463	\$30,744,167	74.5 %		Low	3.00 %	\$2,822,224	\$0	\$239,594	\$927,591
2032	\$25,036,690	\$31,655,181	79.1 %		Low	3.00 %	\$2,906,891	\$0	\$266,015	\$20,764
2033	\$28,188,832	\$33,555,881	84.0 %		Low	3.00 %	\$2,994,098	\$0	\$152,084	\$29,094,077
2034	\$2,240,938	\$5,597,262	40.0 %		Medium	3.00 %	\$3,083,921	\$0	\$37,608	\$78,545
2035	\$5,283,922	\$6,715,931	78.7 %		Low	-56.19 %	\$1,351,000	\$0	\$57,047	\$561,549
2036	\$6,130,421	\$7,401,615	82.8 %		Low	3.00 %	\$1,391,530	\$0	\$67,793	\$155,797
2037	\$7,433,947	\$8,557,673	86.9 %		Low	3.00 %	\$1,433,276	\$0	\$79,242	\$525,325
2038	\$8,421,140	\$9,400,633	89.6 %		Low	3.00 %	\$1,476,274	\$0	\$91,308	\$140,492
2039	\$9,848,230	\$10,699,078	92.0 %		Low	3.00 %	\$1,520,562	\$0	\$98,801	\$1,547,146
2040	\$9,920,449	\$10,622,458	93.4 %		Low	3.00 %	\$1,566,179	\$0	\$107,527	\$0
2041	\$11,594,155	\$12,172,978	95.2 %		Low	3.00 %	\$1,613,165	\$0	\$121,136	\$685,058
2042	\$12,643,398	\$13,101,359	96.5 %		Low	3.00 %	\$1,661,560	\$0	\$133,667	\$337,271
2043	\$14,101,353	\$14,453,876	97.6 %		Low	3.00 %	\$1,711,406	\$0	\$145,825	\$882,461
2044	\$15,076,124	\$15,324,629	98.4 %		Low	3.00 %	\$1,762,749	\$0	\$159,778	\$105,557
2045	\$16,893,093	\$17,062,098	99.0 %		Low	3.00 %	\$1,815,631	\$0	\$175,550	\$652,527
2046	\$18,231,747	\$18,329,906	99.5 %		Low	3.00 %	\$1,870,100	\$0	\$192,549	\$0
2047	\$20,294,396	\$20,350,692	99.7 %		Low	3.00 %	\$1,926,203	\$0	\$209,186	\$869,139
2048	\$21,560,646	\$21,581,016	99.9 %		Low	3.00 %	\$1,983,989	\$0	\$224,499	\$410,938
2049	\$23,358,196	\$23,365,646	100.0 %		Low	3.00 %	\$2,043,509	\$0	\$240,422	\$895,575
2050	\$24,746,551	\$24,751,453	100.0 %		Low	3.00 %	\$2,104,814	\$0	\$259,175	\$0



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 24901-8
No-Site-Visit

Fiscal Year Start: 2021

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	\$591,011	\$18,559,863	3.2 %		High	135.28 %	\$1,965,080	\$0	\$13,935	\$372,950
2022	\$2,197,076	\$19,435,025	11.3 %		High	3.00 %	\$2,024,032	\$0	\$32,238	\$0
2023	\$4,253,346	\$20,741,656	20.5 %		High	3.00 %	\$2,084,753	\$0	\$50,860	\$466,053
2024	\$5,922,906	\$21,629,158	27.4 %		High	3.00 %	\$2,147,296	\$0	\$69,445	\$167,717
2025	\$7,971,929	\$22,872,930	34.9 %		Medium	3.00 %	\$2,211,715	\$0	\$89,380	\$361,288
2026	\$9,911,736	\$23,977,666	41.3 %		Medium	3.00 %	\$2,278,066	\$0	\$111,016	\$0
2027	\$12,300,818	\$25,511,392	48.2 %		Medium	3.00 %	\$2,346,408	\$0	\$131,701	\$728,390
2028	\$14,050,537	\$26,365,319	53.3 %		Medium	3.00 %	\$2,416,801	\$0	\$152,596	\$138,256
2029	\$16,481,678	\$27,877,867	59.1 %		Medium	3.00 %	\$2,489,305	\$0	\$175,567	\$499,848
2030	\$18,646,701	\$29,089,272	64.1 %		Medium	3.00 %	\$2,563,984	\$0	\$199,547	\$130,477
2031	\$21,279,755	\$30,744,167	69.2 %		Medium	3.00 %	\$2,640,903	\$0	\$222,382	\$927,591
2032	\$23,215,449	\$31,655,181	73.3 %		Low	3.00 %	\$2,720,130	\$0	\$246,780	\$20,764
2033	\$26,161,596	\$33,555,881	78.0 %		Low	3.00 %	\$2,801,734	\$0	\$130,752	\$29,094,077
2034	\$6	\$5,597,262	0.0 %		High	3.00 %	\$2,885,786	\$0	\$14,101	\$78,545
2035	\$2,821,348	\$6,715,931	42.0 %		Medium	3.00 %	\$2,972,360	\$0	\$40,453	\$561,549
2036	\$5,272,612	\$7,401,615	71.2 %		Low	3.00 %	\$3,061,531	\$0	\$67,564	\$155,797
2037	\$8,245,910	\$8,557,673	96.4 %		Low	3.00 %	\$3,153,377	\$0	\$96,039	\$525,325
2038	\$10,970,000	\$9,400,633	116.7 %		Low	3.00 %	\$3,247,978	\$0	\$125,813	\$140,492
2039	\$14,203,299	\$10,699,078	132.8 %		Low	3.00 %	\$3,345,417	\$0	\$151,718	\$1,547,146
2040	\$16,153,289	\$10,622,458	152.1 %		Low	3.00 %	\$3,445,780	\$0	\$179,583	\$0
2041	\$19,778,652	\$12,172,978	162.5 %		Low	3.00 %	\$3,549,153	\$0	\$213,082	\$685,058
2042	\$22,855,829	\$13,101,359	174.5 %		Low	3.00 %	\$3,655,628	\$0	\$246,277	\$337,271
2043	\$26,420,462	\$14,453,876	182.8 %		Low	3.00 %	\$3,765,296	\$0	\$279,899	\$882,461
2044	\$29,583,196	\$15,324,629	193.0 %		Low	3.00 %	\$3,878,255	\$0	\$316,142	\$105,557
2045	\$33,672,036	\$17,062,098	197.3 %		Low	3.00 %	\$3,994,603	\$0	\$355,055	\$652,527
2046	\$37,369,168	\$18,329,906	203.9 %		Low	3.00 %	\$4,114,441	\$0	\$396,076	\$0
2047	\$41,879,685	\$20,350,692	205.8 %		Low	3.00 %	\$4,237,874	\$0	\$437,643	\$869,139
2048	\$45,686,063	\$21,581,016	211.7 %		Low	3.00 %	\$4,365,011	\$0	\$478,822	\$410,938
2049	\$50,118,957	\$23,365,646	214.5 %		Low	3.00 %	\$4,495,961	\$0	\$521,578	\$895,575
2050	\$54,240,921	\$24,751,453	219.1 %		Low	3.00 %	\$4,630,840	\$0	\$568,163	\$0

30-Year Income/Expense Detail

Report # 24901-8
No-Site-Visit

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$591,011	\$2,332,673	\$4,529,972	\$6,346,166	\$8,547,613
Annual Reserve Contribution	\$2,100,000	\$2,163,000	\$2,227,890	\$2,294,727	\$2,363,569
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,612	\$34,299	\$54,358	\$74,437	\$95,926
Total Income	\$2,705,623	\$4,529,972	\$6,812,219	\$8,715,330	\$11,007,108
# Component					
Site/Grounds/Recreation					
200 Asphalt Roads - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
204 Gravel Roads/Lots - Maintain/Repair	\$0	\$0	\$90,177	\$0	\$0
350 Play Equip,North Beach 2007-Replace	\$0	\$0	\$0	\$0	\$0
352 Play Equip,North Beach 2017-Replace	\$0	\$0	\$0	\$0	\$0
354 Play Eq,Goodpastor-Partial Replace	\$0	\$0	\$0	\$9,272	\$0
356 Basketball Court - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Pavilion - Replace Roof	\$0	\$0	\$0	\$0	\$0
Small Boat Marina					
302 Small Boat Docks/Floats-Replace	\$0	\$0	\$0	\$0	\$0
306 Small Boat Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Small Boat Trestle/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
336 Small Boat Gangway - Replace	\$0	\$0	\$0	\$0	\$0
Community Building					
410 Community Building Siding-Replace	\$0	\$0	\$0	\$0	\$0
430 Community Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
460 Community Blding Septic - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
540 Dust/Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
Ferry System					
700 Ferry Terminal,Main-Inspect/Repair	\$21,000	\$0	\$22,279	\$0	\$23,636
701 Ferry Terminal,Island-Inspect/Repair	\$0	\$0	\$22,279	\$0	\$0
702 Ferry Terminals - Paint	\$0	\$0	\$0	\$0	\$0
704 Ferry Terminal Cables - Replace	\$0	\$0	\$0	\$49,173	\$0
705 Ferry Terminal Motors - Replace	\$0	\$0	\$13,049	\$0	\$0
706 Ferry Term Motor Control-Replace	\$0	\$0	\$0	\$0	\$0
707 Ferry Terminal Wood Decks - Replace	\$0	\$0	\$0	\$0	\$0
708 Ferry Terminal Structures - Replace	\$0	\$0	\$0	\$0	\$0
709 Ferry Ramp Dolphins - Replace	\$0	\$0	\$0	\$0	\$0
712 Ferry Ramp Generators - Replace	\$0	\$0	\$0	\$0	\$0
740 Ferry Vessel - Shipyard	\$300,000	\$0	\$318,270	\$0	\$337,653
744 Ferry Vessel - Overhaul Engines	\$0	\$0	\$0	\$109,273	\$0
746 Ferry Vessel - Replace Engines	\$0	\$0	\$0	\$0	\$0
755 Ferry Vessel-Overhaul Transmissions	\$16,950	\$0	\$0	\$0	\$0
757 Ferry Vessel-Replace Transmissions	\$0	\$0	\$0	\$0	\$0
760 Ferry Vessel - Replace	\$0	\$0	\$0	\$0	\$0
Professional/Special Projects					
940 Legal Contingency Fund	\$35,000	\$0	\$0	\$0	\$0
Total Expenses	\$372,950	\$0	\$466,053	\$167,717	\$361,288
Ending Reserve Balance	\$2,332,673	\$4,529,972	\$6,346,166	\$8,547,613	\$10,645,819

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$10,645,819	\$13,199,471	\$15,120,129	\$17,728,782	\$20,078,105
Annual Reserve Contribution	\$2,434,476	\$2,507,510	\$2,582,735	\$2,660,217	\$2,740,024
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$119,176	\$141,538	\$164,175	\$188,954	\$214,812
Total Income	\$13,199,471	\$15,848,518	\$17,867,039	\$20,577,954	\$23,032,940
# Component					
Site/Grounds/Recreation					
200 Asphalt Roads - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
204 Gravel Roads/Lots - Maintain/Repair	\$0	\$0	\$104,539	\$0	\$0
350 Play Equip,North Beach 2007-Replace	\$0	\$7,600	\$0	\$0	\$0
352 Play Equip,North Beach 2017-Replace	\$0	\$0	\$0	\$0	\$0
354 Play Eq,Goodpastor-Partial Replace	\$0	\$0	\$0	\$10,749	\$0
356 Basketball Court - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Pavilion - Replace Roof	\$0	\$0	\$12,871	\$0	\$0
Small Boat Marina					
302 Small Boat Docks/Floats-Replace	\$0	\$0	\$0	\$0	\$0
306 Small Boat Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Small Boat Trestle/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
336 Small Boat Gangway - Replace	\$0	\$0	\$0	\$0	\$0
Community Building					
410 Community Building Siding-Replace	\$0	\$0	\$0	\$0	\$0
430 Community Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
460 Community Blding Septic - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
540 Dust/Water Truck - Replace	\$0	\$0	\$0	\$25,462	\$0
Ferry System					
700 Ferry Terminal,Main-Inspect/Repair	\$0	\$25,075	\$0	\$26,602	\$0
701 Ferry Terminal,Island-Inspect/Repair	\$0	\$25,075	\$0	\$0	\$0
702 Ferry Terminals - Paint	\$0	\$247,169	\$0	\$0	\$0
704 Ferry Terminal Cables - Replace	\$0	\$0	\$0	\$57,005	\$0
705 Ferry Terminal Motors - Replace	\$0	\$14,687	\$0	\$0	\$0
706 Ferry Term Motor Control-Replace	\$0	\$0	\$0	\$0	\$0
707 Ferry Terminal Wood Decks - Replace	\$0	\$0	\$0	\$0	\$0
708 Ferry Terminal Structures - Replace	\$0	\$0	\$0	\$0	\$0
709 Ferry Ramp Dolphins - Replace	\$0	\$0	\$0	\$0	\$0
712 Ferry Ramp Generators - Replace	\$0	\$50,568	\$0	\$0	\$0
740 Ferry Vessel - Shipyard	\$0	\$358,216	\$0	\$380,031	\$0
744 Ferry Vessel - Overhaul Engines	\$0	\$0	\$0	\$0	\$130,477
746 Ferry Vessel - Replace Engines	\$0	\$0	\$0	\$0	\$0
755 Ferry Vessel-Overhaul Transmissions	\$0	\$0	\$20,846	\$0	\$0
757 Ferry Vessel-Replace Transmissions	\$0	\$0	\$0	\$0	\$0
760 Ferry Vessel - Replace	\$0	\$0	\$0	\$0	\$0
Professional/Special Projects					
940 Legal Contingency Fund	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$728,390	\$138,256	\$499,848	\$130,477
Ending Reserve Balance	\$13,199,471	\$15,120,129	\$17,728,782	\$20,078,105	\$22,902,463

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$22,902,463	\$25,036,690	\$28,188,832	\$2,240,938	\$5,283,922
Annual Reserve Contribution	\$2,822,224	\$2,906,891	\$2,994,098	\$3,083,921	\$1,351,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$239,594	\$266,015	\$152,084	\$37,608	\$57,047
Total Income	\$25,964,281	\$28,209,596	\$31,335,014	\$5,362,467	\$6,691,970
# Component					
Site/Grounds/Recreation					
200 Asphalt Roads - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
204 Gravel Roads/Lots - Maintain/Repair	\$0	\$0	\$121,190	\$0	\$0
350 Play Equip,North Beach 2007-Replace	\$0	\$0	\$0	\$0	\$0
352 Play Equip,North Beach 2017-Replace	\$0	\$0	\$0	\$0	\$0
354 Play Eq,Goodpastor-Partial Replace	\$0	\$0	\$0	\$12,461	\$0
356 Basketball Court - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Pavilion - Replace Roof	\$0	\$0	\$0	\$0	\$0
Small Boat Marina					
302 Small Boat Docks/Floats-Replace	\$244,593	\$0	\$0	\$0	\$0
306 Small Boat Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Small Boat Trestle/Ramp - Replace	\$194,733	\$0	\$0	\$0	\$0
336 Small Boat Gangway - Replace	\$12,115	\$0	\$0	\$0	\$0
Community Building					
410 Community Building Siding-Replace	\$0	\$0	\$0	\$0	\$0
430 Community Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
460 Community Bldg Septic - Replace	\$0	\$20,764	\$0	\$0	\$0
Equipment					
540 Dust/Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
Ferry System					
700 Ferry Terminal,Main-Inspect/Repair	\$28,222	\$0	\$29,941	\$0	\$31,764
701 Ferry Terminal,Island-Inspect/Repair	\$28,222	\$0	\$0	\$0	\$31,764
702 Ferry Terminals - Paint	\$0	\$0	\$0	\$0	\$0
704 Ferry Terminal Cables - Replace	\$0	\$0	\$0	\$66,084	\$0
705 Ferry Terminal Motors - Replace	\$16,530	\$0	\$0	\$0	\$18,605
706 Ferry Term Motor Control-Replace	\$0	\$0	\$0	\$0	\$0
707 Ferry Terminal Wood Decks - Replace	\$0	\$0	\$0	\$0	\$0
708 Ferry Terminal Structures - Replace	\$0	\$0	\$0	\$0	\$0
709 Ferry Ramp Dolphins - Replace	\$0	\$0	\$0	\$0	\$0
712 Ferry Ramp Generators - Replace	\$0	\$0	\$0	\$0	\$0
740 Ferry Vessel - Shipyard	\$403,175	\$0	\$427,728	\$0	\$453,777
744 Ferry Vessel - Overhaul Engines	\$0	\$0	\$0	\$0	\$0
746 Ferry Vessel - Replace Engines	\$0	\$0	\$0	\$0	\$0
755 Ferry Vessel-Overhaul Transmissions	\$0	\$0	\$0	\$0	\$25,638
757 Ferry Vessel-Replace Transmissions	\$0	\$0	\$0	\$0	\$0
760 Ferry Vessel - Replace	\$0	\$0	\$28,515,218	\$0	\$0
Professional/Special Projects					
940 Legal Contingency Fund	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$927,591	\$20,764	\$29,094,077	\$78,545	\$561,549
Ending Reserve Balance	\$25,036,690	\$28,188,832	\$2,240,938	\$5,283,922	\$6,130,421

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$6,130,421	\$7,433,947	\$8,421,140	\$9,848,230	\$9,920,449
Annual Reserve Contribution	\$1,391,530	\$1,433,276	\$1,476,274	\$1,520,562	\$1,566,179
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$67,793	\$79,242	\$91,308	\$98,801	\$107,527
Total Income	\$7,589,744	\$8,946,465	\$9,988,722	\$11,467,594	\$11,594,155
# Component					
Site/Grounds/Recreation					
200 Asphalt Roads - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
204 Gravel Roads/Lots - Maintain/Repair	\$0	\$0	\$140,492	\$0	\$0
350 Play Equip,North Beach 2007-Replace	\$0	\$0	\$0	\$0	\$0
352 Play Equip,North Beach 2017-Replace	\$0	\$10,214	\$0	\$0	\$0
354 Play Eq,Goodpastor-Partial Replace	\$0	\$0	\$0	\$14,445	\$0
356 Basketball Court - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Pavilion - Replace Roof	\$0	\$0	\$0	\$0	\$0
Small Boat Marina					
302 Small Boat Docks/Floats-Replace	\$0	\$0	\$0	\$0	\$0
306 Small Boat Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Small Boat Trestle/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
336 Small Boat Gangway - Replace	\$0	\$0	\$0	\$0	\$0
Community Building					
410 Community Building Siding-Replace	\$0	\$0	\$0	\$0	\$0
430 Community Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
460 Community Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
540 Dust/Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
Ferry System					
700 Ferry Terminal,Main-Inspect/Repair	\$0	\$33,699	\$0	\$35,751	\$0
701 Ferry Terminal,Island-Inspect/Repair	\$0	\$0	\$0	\$35,751	\$0
702 Ferry Terminals - Paint	\$0	\$0	\$0	\$352,404	\$0
704 Ferry Terminal Cables - Replace	\$0	\$0	\$0	\$76,609	\$0
705 Ferry Terminal Motors - Replace	\$0	\$0	\$0	\$20,940	\$0
706 Ferry Term Motor Control-Replace	\$0	\$0	\$0	\$0	\$0
707 Ferry Terminal Wood Decks - Replace	\$0	\$0	\$0	\$500,515	\$0
708 Ferry Terminal Structures - Replace	\$0	\$0	\$0	\$0	\$0
709 Ferry Ramp Dolphins - Replace	\$0	\$0	\$0	\$0	\$0
712 Ferry Ramp Generators - Replace	\$0	\$0	\$0	\$0	\$0
740 Ferry Vessel - Shipyard	\$0	\$481,412	\$0	\$510,730	\$0
744 Ferry Vessel - Overhaul Engines	\$155,797	\$0	\$0	\$0	\$0
746 Ferry Vessel - Replace Engines	\$0	\$0	\$0	\$0	\$0
755 Ferry Vessel-Overhaul Transmissions	\$0	\$0	\$0	\$0	\$0
757 Ferry Vessel-Replace Transmissions	\$0	\$0	\$0	\$0	\$0
760 Ferry Vessel - Replace	\$0	\$0	\$0	\$0	\$0
Professional/Special Projects					
940 Legal Contingency Fund	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$155,797	\$525,325	\$140,492	\$1,547,146	\$0
Ending Reserve Balance	\$7,433,947	\$8,421,140	\$9,848,230	\$9,920,449	\$11,594,155

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$11,594,155	\$12,643,398	\$14,101,353	\$15,076,124	\$16,893,093
Annual Reserve Contribution	\$1,613,165	\$1,661,560	\$1,711,406	\$1,762,749	\$1,815,631
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$121,136	\$133,667	\$145,825	\$159,778	\$175,550
Total Income	\$13,328,456	\$14,438,625	\$15,958,585	\$16,998,650	\$18,884,274
# Component					
Site/Grounds/Recreation					
200 Asphalt Roads - Repair/Resurface	\$0	\$59,343	\$0	\$0	\$0
204 Gravel Roads/Lots - Maintain/Repair	\$0	\$0	\$162,869	\$0	\$0
350 Play Equip,North Beach 2007-Replace	\$0	\$0	\$0	\$0	\$0
352 Play Equip,North Beach 2017-Replace	\$0	\$0	\$0	\$0	\$0
354 Play Eq,Goodpastor-Partial Replace	\$0	\$0	\$0	\$16,746	\$0
356 Basketball Court - Repair/Replace	\$0	\$0	\$40,717	\$0	\$0
370 Pavilion - Replace Roof	\$0	\$0	\$0	\$0	\$0
Small Boat Marina					
302 Small Boat Docks/Floats-Replace	\$0	\$0	\$0	\$0	\$0
306 Small Boat Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Small Boat Trestle/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
336 Small Boat Gangway - Replace	\$0	\$0	\$0	\$0	\$0
Community Building					
410 Community Building Siding-Replace	\$0	\$0	\$0	\$0	\$0
430 Community Building Roof - Replace	\$0	\$60,367	\$0	\$0	\$0
460 Community Blding Septic - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
540 Dust/Water Truck - Replace	\$36,303	\$0	\$0	\$0	\$0
Ferry System					
700 Ferry Terminal,Main-Inspect/Repair	\$37,928	\$0	\$40,238	\$0	\$42,689
701 Ferry Terminal,Island-Inspect/Repair	\$0	\$0	\$40,238	\$0	\$0
702 Ferry Terminals - Paint	\$0	\$0	\$0	\$0	\$0
704 Ferry Terminal Cables - Replace	\$0	\$0	\$0	\$88,811	\$0
705 Ferry Terminal Motors - Replace	\$0	\$0	\$23,568	\$0	\$0
706 Ferry Term Motor Control-Replace	\$0	\$0	\$0	\$0	\$0
707 Ferry Terminal Wood Decks - Replace	\$0	\$0	\$0	\$0	\$0
708 Ferry Terminal Structures - Replace	\$0	\$0	\$0	\$0	\$0
709 Ferry Ramp Dolphins - Replace	\$0	\$0	\$0	\$0	\$0
712 Ferry Ramp Generators - Replace	\$0	\$0	\$0	\$0	\$0
740 Ferry Vessel - Shipyard	\$541,833	\$0	\$574,831	\$0	\$609,838
744 Ferry Vessel - Overhaul Engines	\$0	\$186,029	\$0	\$0	\$0
746 Ferry Vessel - Replace Engines	\$0	\$0	\$0	\$0	\$0
755 Ferry Vessel-Overhaul Transmissions	\$0	\$31,532	\$0	\$0	\$0
757 Ferry Vessel-Replace Transmissions	\$68,993	\$0	\$0	\$0	\$0
760 Ferry Vessel - Replace	\$0	\$0	\$0	\$0	\$0
Professional/Special Projects					
940 Legal Contingency Fund	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$685,058	\$337,271	\$882,461	\$105,557	\$652,527
Ending Reserve Balance	\$12,643,398	\$14,101,353	\$15,076,124	\$16,893,093	\$18,231,747

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$18,231,747	\$20,294,396	\$21,560,646	\$23,358,196	\$24,746,551
Annual Reserve Contribution	\$1,870,100	\$1,926,203	\$1,983,989	\$2,043,509	\$2,104,814
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$192,549	\$209,186	\$224,499	\$240,422	\$259,175
Total Income	\$20,294,396	\$22,429,785	\$23,769,134	\$25,642,126	\$27,110,540
# Component					
Site/Grounds/Recreation					
200 Asphalt Roads - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
204 Gravel Roads/Lots - Maintain/Repair	\$0	\$0	\$188,810	\$0	\$0
350 Play Equip,North Beach 2007-Replace	\$0	\$13,727	\$0	\$0	\$0
352 Play Equip,North Beach 2017-Replace	\$0	\$0	\$0	\$0	\$0
354 Play Eq,Goodpastor-Partial Replace	\$0	\$0	\$0	\$19,413	\$0
356 Basketball Court - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Pavilion - Replace Roof	\$0	\$0	\$0	\$0	\$0
Small Boat Marina					
302 Small Boat Docks/Floats-Replace	\$0	\$0	\$0	\$0	\$0
306 Small Boat Dock Pilings - Replace	\$0	\$0	\$0	\$0	\$0
320 Small Boat Trestle/Ramp - Replace	\$0	\$0	\$0	\$0	\$0
336 Small Boat Gangway - Replace	\$0	\$0	\$0	\$0	\$0
Community Building					
410 Community Building Siding-Replace	\$0	\$0	\$0	\$0	\$0
430 Community Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
460 Community Bldg Septic - Replace	\$0	\$0	\$0	\$0	\$0
Equipment					
540 Dust/Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
Ferry System					
700 Ferry Terminal,Main-Inspect/Repair	\$0	\$45,288	\$0	\$48,046	\$0
701 Ferry Terminal,Isan-Inspect/Repair	\$0	\$45,288	\$0	\$0	\$0
702 Ferry Terminals - Paint	\$0	\$0	\$0	\$0	\$0
704 Ferry Terminal Cables - Replace	\$0	\$0	\$0	\$102,957	\$0
705 Ferry Terminal Motors - Replace	\$0	\$26,526	\$0	\$0	\$0
706 Ferry Term Motor Control-Replace	\$0	\$0	\$0	\$0	\$0
707 Ferry Terminal Wood Decks - Replace	\$0	\$0	\$0	\$0	\$0
708 Ferry Terminal Structures - Replace	\$0	\$0	\$0	\$0	\$0
709 Ferry Ramp Dolphins - Replace	\$0	\$0	\$0	\$0	\$0
712 Ferry Ramp Generators - Replace	\$0	\$91,332	\$0	\$0	\$0
740 Ferry Vessel - Shipyard	\$0	\$646,977	\$0	\$686,378	\$0
744 Ferry Vessel - Overhaul Engines	\$0	\$0	\$222,129	\$0	\$0
746 Ferry Vessel - Replace Engines	\$0	\$0	\$0	\$0	\$0
755 Ferry Vessel-Overhaul Transmissions	\$0	\$0	\$0	\$38,780	\$0
757 Ferry Vessel-Replace Transmissions	\$0	\$0	\$0	\$0	\$0
760 Ferry Vessel - Replace	\$0	\$0	\$0	\$0	\$0
Professional/Special Projects					
940 Legal Contingency Fund	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$869,139	\$410,938	\$895,575	\$0
Ending Reserve Balance	\$20,294,396	\$21,560,646	\$23,358,196	\$24,746,551	\$27,110,540



Accuracy, Limitations, and Disclosures

"The 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."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to: project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to, plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Site/Grounds/Recreation

Comp #: 100 Water System - Maintain/Repair**Quantity: Extensive systems**

Location: Throughout community

Funded?: No. Separate entity with a segregated budget/reserves

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 200 Asphalt Roads - Repair/Resurface**Quantity: Approx 10,500 square feet**

Location: Partial East Herron Boulevard and Ferry Street

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Resurfaced last in FY 2017/2018 at reported expense of \$28,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 26,600

Worst Case: \$37,200

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 204 Gravel Roads/Lots - Maintain/Repair**Quantity: Approx 500,000 surface SF**

Location: Common areas, Island and Mainland

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Barge delivery of gravel in FY 2018/2019 at reported expense of \$56,000; prior FY 2014/2015 at an expense of ~\$42,300

Comments: Remaining useful life lowered one year; cost adjusted/increased from 2020/2021 reserve study with estimate/input to current from BOD/Management.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 75,000

Worst Case: \$95,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 210 Site Lighting - Replace**Quantity: Small quantity**

Location: North Beach, Mainland Terminal, etc...

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 212 Small Structures - Maintain/Replace**Quantity: (5) assorted**

Location: Community Building, North Beach and Ferry Terminals

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 214 Community Signage - Replace**Quantity: Extensive quantity**

Location: Common areas, Island and Mainland

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 216 Community Kiosks/Readers - Replace**Quantity: (2) wood**

Location: Common areas, Island and Mainland

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 217 Chain Link Fence - Replace**Quantity: Approx 500 linear feet**

Location: Mainland Generator, Goodpastor Park Backstop

Funded?: No. Cost projected to be too small

History: Addition by basketball court, playground, etc. in FY 2014/2015, mainland generator fencing in 2007

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 220 Wood Fence - Replace**Quantity: Moderate linear feet**

Location: Mainland Parking Lot

Funded?: No. Research suggests association not responsible

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 226 Landscape - Maintain/Refurbish**Quantity: Extensive square feet**

Location: Common areas

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 230 Site Electrical - Repair/Replace**Quantity: Extensive systems**

Location: North Beach, Ferry Terminals, etc...

Funded?: No. Useful life not predictable or extended

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 250 Mailboxes - Replace**Quantity: (6) clusters, assorted**

Location: Mainland Parking Lot

Funded?: No. Board suggests owner responsibility, not association

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 260 Beach Armor/Bulkhead - Add**Quantity: Extensive square feet**

Location: North Beach

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 350 Play Equip,North Beach 2007-Replace**Quantity: (1) big toy**

Location: North Beach

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Assumed install in 2007/2008

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 5,300

Worst Case: \$7,430

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 352 Play Equip,North Beach 2017-Replace**Quantity: (1) climbing toy**

Location: North Beach

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Added in FY 2017/2018 at reported expense of \$6,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 5,300

Worst Case: \$7,430

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 354 Play Eq,Goodpastor-Partial Replace**Quantity: (5) assorted**

Location: Goodpastor Park

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your plans to replace rubber chip material in fall zones, transition to wood material in FY 2018/2019 were deferred to FY 2019/2020 at reported expense of \$8,000.

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 6,370

Worst Case: \$10,600

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 356 Basketball Court - Repair/Replace**Quantity: Approx 2,000 SF, total**

Location: Goodpastor Park

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Concrete replacement in FY 2013/2014 at expense of \$17,500

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 19,100

Worst Case: \$23,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 360 Picnic Assets - Replace**Quantity: Extensive quantity**

Location: Community Building, Goodpastor Park, North Beach, etc...

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 370 Pavilion - Replace Roof**Quantity: Approx 2,200 SF**

Location: North Beach

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Roof was replaced last in FY 2003/2004

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from 2020/2021 reserve study.

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 9,330

Worst Case: \$11,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Small Boat Marina

Comp #: 302 Small Boat Docks/Floats-Replace**Quantity: Approx 2,600 square feet**

Location: North Beach

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Replacement occurred last in 1997 along with another project in 2006 for finger expansion

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from 2020/2021 reserve study.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 156,000

Worst Case: \$208,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 306 Small Boat Dock Pilings - Replace**Quantity: (15) steel**

Location: North Beach

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Metal pilings installed in FY 2011/2012 at expense of \$188,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 50 years

Remaining Life: 40 years

Best Case: \$ 222,000

Worst Case: \$254,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 320 Small Boat Trestle/Ramp - Replace**Quantity: Approx 630 square feet**

Location: North Beach

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Significant replacement reportedly occurred last in 1997

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from 2020/2021 reserve study.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 126,000

Worst Case: \$163,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 336 Small Boat Gangway - Replace**Quantity: (1) aluminum, ~4'x20'**

Location: North Beach

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 7,430

Worst Case: \$10,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 340 Small Boat Launch - Repair/Replace**Quantity: Approx 1,400 square feet**

Location: North Beach

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Community Building

Comp #: 410 Community Building Siding-Replace**Quantity: Approx 1,400 GSF**

Location: 901 West Yew Blvd KPN

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Cement-fiber siding was reportedly installed in FY 2005/2006

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from 2020/2021 reserve study.

Useful Life: 50 years

Remaining Life: 34 years

Best Case: \$ 30,800

Worst Case: \$39,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 420 Community Building Exterior-Paint**Quantity: Approx 1,400 GSF**

Location: 901 West Yew Blvd KPN

Funded?: No. Cost projected to be too small

History: Painting reportedly occurred last in FY 2015/2016 at expense of \$2,000; previous project in FY 2005/2006

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 430 Community Building Roof - Replace**Quantity: Approx 2,700 GSF**

Location: 901 West Yew Blvd KPN

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from 2020/2021 reserve study.

Useful Life: 40 years

Remaining Life: 21 years

Best Case: \$ 27,000

Worst Case: \$37,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 450 Community Blding Interior-Refinish**Quantity: Moderate GSF**

Location: 901 West Yew Blvd KPN

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 454 Community Blding Kitchen-Refurbish**Quantity: Moderate square feet**

Location: 901 West Yew Blvd KPN

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 456 Community Blding Bathrooms-Maintain**Quantity: (2) small, two-piece**

Location: 901 West Yew Blvd KPN

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 460 Community Bldg Septic - Replace**Quantity: (1) system**

Location: 901 West Yew Blvd KPN

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Likely installed in 1982

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2019/2020 reserve study.

Useful Life: 50 years

Remaining Life: 11 years

Best Case: \$ 10,000

Worst Case: \$20,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 464 CB Windows/Doors-Replace**Quantity: Moderate quantity**

Location: 901 West Yew Blvd KPN

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 466 CB Electrical/Plumbing-Replace**Quantity: Extensive systems**

Location: 901 West Yew Blvd KPN

Funded?: No. Useful life not predictable or extended

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Equipment

Comp #: 510 Office Equipment/Furniture-Replace

Quantity: Minor equipment

Location: Community Building

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 520 Small Equipment/Tools - Replace

Quantity: Minor equipment

Location: Community and Pavilion Buildings

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 530 Utility Tractor/Mower - Replace

Quantity: (1) small riding mower

Location: Community Building Shed

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 540 Dust/Water Truck - Replace

Quantity: (1) 1997 F800

Location: Community Building

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Truck (but not water tank) replaced with used in FY 2017/2018 at expense of \$17,200

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 18,000

Worst Case: \$22,200

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflated

Ferry System

Comp #: 700 Ferry Terminal, Main-Inspect/Repair**Quantity: Extensive square feet**

Location: Mainland Terminal

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Inspection, repair allowance for both the Mainland and Island Terminals last occurring in FY 2019/2020

Comments: Remaining useful life lowered one year; cost adjusted/increased from 2020/2021 reserve study with estimate/input to current from BOD/Management.

Mainland Terminal inspection is required at every two year and Island Terminal every four year interval.

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 19,000

Worst Case: \$23,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 701 Ferry Terminal, Island-Inspect/Repair**Quantity: Extensive square feet**

Location: Island Terminal

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Inspection, repair allowance for both the Mainland and Island Terminals last occurring in FY 2019/2020

Comments: Remaining useful life lowered one year; cost adjusted/increased from 2020/2021 reserve study with estimate/input to current from BOD/Management.

Mainland Terminal inspection is required at every two year and Island Terminal every four year interval.

Useful Life: 4 years

Remaining Life: 2 years

Best Case: \$ 19,000

Worst Case: \$23,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 702 Ferry Terminals - Paint**Quantity: Approx 6,100 square feet**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2015/2016 segregated construction cost was reportedly \$155,000 plus portion of \$46,000 for other costs

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 175,000

Worst Case: \$239,000

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 704 Ferry Terminal Cables - Replace**Quantity: Extensive linear feet**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2019/2020 replacement at \$33,700 expense. FY 2014/2015 replacement at \$27,200 expense

Comments: Remaining useful life lowered one year; cost adjusted/increased from 2020/2021 reserve study with estimate/input to current from BOD/Management.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 35,000

Worst Case: \$55,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 705 Ferry Terminal Motors - Replace**Quantity: (2) 5 HP**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2019/2020 replacement at \$10,000 expense for larger, improved 5 HP replacing previous 3 HP

Comments: Remaining useful life lowered one year; cost adjusted/increased from 2020/2021 reserve study with estimate/input to current from BOD/Management.

Useful Life: 4 years

Remaining Life: 2 years

Best Case: \$ 10,300

Worst Case: \$14,300

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 706 Ferry Term Motor Control-Replace**Quantity: (2) 5 HP**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2020/2021 controls/wiring replacement at \$55,000 expense

Comments: Added separate reserve funding going forward.

FY 2020/2021 Ferry Terminal Motors controls/wiring replacement at \$55,000 expense.

Useful Life: 32 years

Remaining Life: 31 years

Best Case: \$ 50,000

Worst Case: \$60,000

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 707 Ferry Terminal Wood Decks - Replace**Quantity: Approx 2,940 square feet**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2014/2015 replacement at \$144,000 plus portion of \$46,000 "soft" costs

Comments: Remaining useful life lowered one year; cost increased due to current market conditions from 2020/2021 reserve study.

Useful Life: 24 years

Remaining Life: 18 years

Best Case: \$ 235,200

Worst Case: \$352,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 708 Ferry Terminal Structures - Replace**Quantity: Approx 6,100 square feet**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Terminals were built in 1994

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 60 years

Remaining Life: 30 years

Best Case: \$ 2,380,000

Worst Case: \$2,990,000

Lower allowance

Higher allowance

Cost Source: Previous Research with Local

Contractor, Inflation Adjusted

Comp #: 709 Ferry Ramp Dolphins - Replace**Quantity: (8) assemblies**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2017/2018 final project completion at total expense of \$1,200,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 50 years

Remaining Life: 46 years

Best Case: \$ 1,120,000

Worst Case: \$1,580,000

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 710 Ferry Ramp Bulkhead - Repair**Quantity: Moderate square feet**

Location: Island Terminal

Funded?: No. Useful life not predictable or extended

History: Some repair occurred in 2006; no further project history was provided

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 712 Ferry Ramp Generators - Replace**Quantity: (2) Generac 35kw**

Location: Island and Mainland Terminals

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Installed in FY 2007/2008 at an expense of \$33,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 38,300

Worst Case: \$46,400

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflated/Similar

Project Cost History

Comp #: 718 Ferry Ramp Surveillance - Replace**Quantity: (2) camera, DVR**

Location: Select common areas

Funded?: No. Cost projected to be too small

History: Modest system installed at Mainland Terminal in 2012 at an expense of \$2,300

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 740 Ferry Vessel - Shipyard**Quantity: 65' LOA**

Location: M/V Charlie Wells

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2020/2021 extensive project at \$426,200 expense, FY 2018/2019 \$118,000, FY 2016/2017 \$90,000, FY 2014/2015 \$84,600

Comments: FY 2020/2021 extensive shipyard project (additional car decking, hull repairs) at \$426,200 expense.

Deducted 1 yr. from RUL, adjusted/increased routine shipyard allowance with Management input from previous 2020/2021 reserve study.

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 250,000

Worst Case: \$350,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 744 Ferry Vessel - Overhaul Engines**Quantity: (2) John Deere, diesel**

Location: M/V Charlie Wells

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: New four-cycle John Deere units in FY 2013/2014; overhaul in FY 2018/2019 at reported expense of \$30,600

Comments: Adjusted/extended UL/RUL, adjusted/increased allowance with BOD/Management input from previous 2020/2021 reserve study.

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 80,000

Worst Case: \$120,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 746 Ferry Vessel - Replace Engines**Quantity: (2) John Deere, diesel**

Location: M/V Charlie Wells

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: New four-cycle John Deere units in FY 2013/2014 at \$152,000 expense

Comments: Adjusted UL/RUL to time with overhaul expense events, adjusted/increased allowance with Management input from previous 2020/2021 reserve study.

Useful Life: 48 years

Remaining Life: 39 years

Best Case: \$ 180,000

Worst Case: \$220,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 755 Ferry Vessel-Overhaul Transmissions**Quantity: (2) Twin Disc MG 5091 SC**

Location: M/V Charlie Wells

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2013/2014 new transmissions; overhaul previously recommended in FY 2020/2021 apparently deferred

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for 2020/2021; cost inflated ~3% from 2020/2021 study.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 14,800

Worst Case: \$19,100

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 757 Ferry Vessel-Replace Transmissions**Quantity: (2) Twin Disc MG 5091 SC**

Location: M/V Charlie Wells

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2013/2014 new transmissions at \$31,500 expense

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 reserve study.

Useful Life: 28 years

Remaining Life: 20 years

Best Case: \$ 36,100

Worst Case: \$40,300

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 760 Ferry Vessel - Replace

Quantity: 65' LOA

Location: M/V Charlie Wells

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: 1989 replacement with new

Comments: Remaining useful life lowered and cost increased significantly from 2020/2021 reserve study with estimate/input from BOD/Management.

No written expert report, cost estimates regarding future replacement specifications provided for our review.

Useful Life: 60 years

Remaining Life: 12 years

Best Case: \$ 18,000,000

Worst Case: \$22,000,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflation Adjusted

Professional/Special Projects

Comp #: 940 Legal Contingency Fund**Quantity: \$35,000**

Location: Reserve funds

Funded?: Yes. Board directed assumption

History:

Comments: No change in RUL and cost allowance / estimate same as 2020/2021 reserve study.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 34,000

Worst Case: \$36,000

Lower legal contingency

Higher legal contingency

Cost Source: Estimate Provided by Client

Comp #: 999 Reserve Study Update**Quantity: Annual Update**

Location: Common areas

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: