

3- Minute Executive Summary

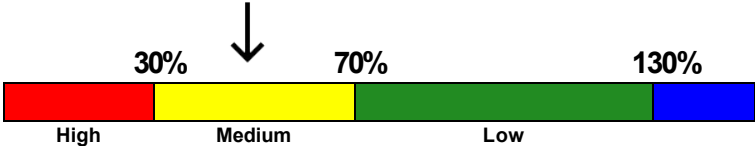
Association: Kiawah Island Community Association, Inc
Location: Kiawah Island, SC
Report Period: January 1, 2021 through December 31, 2021

Assoc. #: 23847-1
of Units: 4,000

Findings/Recommendations as-of: January 1, 2021

Project Starting Reserve Balance	\$11,695,172
Currently Fully Funding Reserve Balance	\$23,651,956
Percent Funded	49.4 %
Recommended 2021 Funding Contributions	\$4,155,200
Most Recent Reserve Contribution Rate	\$4,000,000

Reserves % Funded: 49.4%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.50 %
Annual Inflation Rate	4.00 %

This report is an "Update, No-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2020 Fiscal Year.

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). The objective of your multi-year Funding Plan is to adequately Fund your Reserves, where clients enjoy low risk of Reserve cash flow problems and minimal special assessment risk.

Normally, with a typical client, there will be many years of minimal reserve expenses or even no expenses with the goal of building the reserve for a few large reserve expenses in the future. With KICA, this is not the case. The amount of cash flow on an annual basis offsets much of the annual deterioration cost which can be found in the Component Significance Table. The goal of this reserve study is to continue to increase the annual reserve contributions to ideally offset this annual deterioration cost. With the end goal after 30 years to be at the 50% funded level. Even if the association were to drop below the 50% funded level there is still a low risk of special assessments if the annual reserve contributions start to outpace the annual deterioration cost.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$4,155,200 in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table. At this time we are not recommending a special assessment as the association can catch up if contribution levels are increased.

Reserve Funding Goals and Methodology:

This Reserve Study has been prepared using the “pooled” method of Reserve funding (also known as the cash flow method). The terms “full funding” and/or “fully funding” as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: “setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded.” (The definition and means of calculating percent-funded are addressed later in this report.)

In some jurisdictions, the minimum amount of Reserve contributions required when using the pooled method of funding may be less than the amount recommended in this study. In other words, the required contribution must be at least enough to ensure that the total Reserve fund balance does not fall below \$0 at any point in the foreseeable future, based on the current projections. The National Reserve Study Standards label this funding goal as “baseline funding.”

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate “cushion” of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For Clients using the “straight-line” method of Reserve funding (also known as the component method), an additional table may be added to the Reserve Study to provide alternate recommendations calculated using this method. By nature, the straight-line method may only be used to generate recommended contribution rates for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required contribution for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the “unfunded balance,” measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a ‘roof reserve’), the individual contribution amounts are added together to determine the total amount required to fund the group as a whole.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds				
101	Site Drainage System - Allowance	1	0	\$1,100,000
202	Emergency Repair - Allowance	1	0	\$102,850
303	Concrete Curbs & Gutters - Repair	1	0	\$77,250
404	Asphalt(Trails) - Repair Allowance	1	0	\$102,850
2119	Brick Pavers Main Gate	40	37	\$155,500
2119	Brick Pavers- Repair/Part Replace	15	5	\$16,300
2119	Brick Pavers V-Gate - Inbound	40	37	\$34,850
2119	Brick Pavers V-Gate - Outbound	40	37	\$34,850
2139	Night Heron Park Split Rail-Replace	25	18	\$20,550
2139	Preserve Split Rail Fence-Replace	25	22	\$209,000
2161	Timber Landscape Wall-Replace BH-13	20	12	\$3,040
2161	Timber Landscape Wall-Replace BH-14	20	12	\$2,210
2161	Timber Landscape Wall-Replace BH-15	20	1	\$14,500
2161	Timber Landscape Wall-Replace BH-16	20	12	\$4,205
2161	Timber Landscape Wall-Replace BH-19	20	13	\$5,330
2161	Timber Landscape Wall-Replace BH-20	20	6	\$3,310
2161	Timber Landscape Wall-Replace BH-5	20	11	\$6,515
2161	Timber Landscape Wall-Replace BH-7	20	0	\$2,885
2161	Timber Landscape Wall-Replace BH-8	20	10	\$4,585
2161	Timber Landscape Wall-Replace BH-9	20	17	\$3,555
2161	Timber Landscape Wall-Allowance(33%)	7	4	\$6,755
2170	Beach Regulation Signs - Replace	30	27	\$29,500
2170	Community Signs	40	35	\$102,600
2170	Roadway Signage - Replace	25	23	\$257,500
2185	Landscaping - Refurbish	1	0	\$257,500
2264	Revetment Cinder Ck-Replace	40	7	\$278,000
2265	Revetment Bass Ck/Ocean Crs-Replace	40	11	\$167,000
2266	Revetment Pond/Ocean Crs-Replace	40	13	\$18,150
2267	Revetment Pond/Ocean Crs-Replace	40	20	\$8,580
2268	Revetment Willet Pnd/Ocean Crs-Repl	40	20	\$3,140
2269	Revetment Willet Pnd/Ocean Crs-Repl	40	13	\$23,750
2270	Revetment Bass Pond/Rhetts Bluff-Re	40	25	\$18,550
2271	Bulkhead Cinder Creek Dock-Replace	40	29	\$93,900
2272	Bulkhead Cinder Creek Bridge-Replac	40	30	\$299,500
2273	Bulkhead Sparrow Pond (pond 2)	40	33	\$100,950
2274	Bulkhead Flyway Drive Pond 50 Side	40	11	\$46,050
2275	Bulkhead Flyway Drive Pond 59 Side	40	34	\$46,050
2276	Envirolok Bank Stabilize (Flyway)	40	34	\$46,350
2277	Envirolok Bank (Canvasback Dock)	40	34	\$46,350
2278	Envirolok Bank Stabiliz(InletCove)	40	38	\$108,150
2278	Envirolok Bank System-Repl Pond92	40	39	\$115,000
2591	Irrigation System-Partial Repairs	1	0	\$4,120
4001	Weather Controller - Replace (1)	12	2	\$5,610
4001	Weather Controller - Replace (2)	12	2	\$5,610
4001	Weather Controller - Replace (3)	12	2	\$5,610
4001	Weather Controller - Replace (4)	12	5	\$5,610

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Asphalt Roadways			
2124 Engineering and Design-Allowance	1	0	\$41,250
2124 Phase 1 Rejuvenation Project	5	3	\$360,500
2124 Phase 2 Rejuvenation Project	5	4	\$429,500
2124 Phase 3 Rejuvenation Project	5	0	\$350,000
2124 Road Repairs - Allowance	50	0	\$350,000
2125 Airy Hall	40	16	\$66,750
2125 Amaranth Road	40	24	\$32,550
2125 Angler Hall	40	18	\$32,800
2125 Anhinga Court	40	4	\$10,685
2125 Arrowhead Hall	40	23	\$32,300
2125 Atlantic Beach Court	40	4	\$56,350
2125 Atlantic Beach Court (Entrance)	40	33	\$19,200
2125 Augusta National	40	0	\$63,000
2125 Avocet Lane	40	28	\$44,200
2125 Baldpate Ct.	40	14	\$16,650
2125 Ballybunion Drive	40	15	\$32,750
2125 Bank Swallow Way	40	4	\$36,950
2125 Bass Creek Lane	40	4	\$68,750
2125 Belmeade Hall	40	14	\$57,850
2125 Belted Kingfisher	40	27	\$45,550
2125 Berkshire Hall	40	23	\$36,650
2125 Bittern Court	40	14	\$17,050
2125 Black Duck Court	40	6	\$12,450
2125 Blubill Court	40	19	\$38,150
2125 Blue Heron Pond Rd	40	13	\$195,000
2125 Blue Heron Pond Road	40	16	\$185,000
2125 Bobcat Lane	40	35	\$91,700
2125 Broomsedge Lane	40	15	\$62,500
2125 Bufflehead Drive	40	19	\$402,000
2125 Bull Thistle Lane	40	22	\$104,350
2125 Bulrush Lane	40	5	\$22,250
2125 Burroughs Hall	40	20	\$57,900
2125 Carolina Shores Lane	40	35	\$83,900
2125 Catbriar Court	40	14	\$18,500
2125 Cedar Waxwing	40	13	\$13,450
2125 Chinaberry Lane	40	21	\$65,300
2125 Clay Hall	40	21	\$45,350
2125 Club Cottage Lane	40	9	\$33,100
2125 Conifer Lane	40	30	\$53,400
2125 Cordgrass Court	40	6	\$12,050
2125 Cormorant Island Lane	40	19	\$35,550
2125 Cotton Hall	40	20	\$65,200
2125 Crested Flycatcher	40	14	\$20,650
2125 Curlew Court	40	9	\$26,550
2125 Diodia Ct	40	14	\$16,050
2125 Doral Open	40	23	\$51,450
2125 Duneside Road	40	21	\$78,150
2125 Duneside Road Speed Tales - Replace	40	21	\$25,750

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Dunganon Hall	40	23	\$40,600
2125 Eagle Point Lane	40	20	\$219,500
2125 Eugenia Avenue	40	35	\$181,500
2125 Evening Bend Road	40	4	\$10,780
2125 Falcon Point Road	40	10	\$201,500
2125 Fiddlers Reach Court	40	21	\$31,100
2125 Fish Hawk Lane	40	27	\$51,550
2125 Fletcher Hall	40	21	\$45,200
2125 Flying Squirrel Court	40	16	\$21,100
2125 Flyway Drive / 100-Gov - MAJOR	40	31	\$317,500
2125 Flyway Drive/97 jk-100 - MAJOR	40	19	\$82,850
2125 Flyway Drive/Gov-97 - MAJOR	40	29	\$247,500
2125 Forestay Court	40	20	\$40,200
2125 Fountain Grass Lane	40	35	\$17,700
2125 Friendfield Hall	40	22	\$21,300
2125 Gadwall Lane	40	14	\$35,900
2125 Gallinule Court	40	36	\$19,050
2125 Glen Abbey	40	25	\$192,500
2125 Glen Eagle Court	40	19	\$35,250
2125 Glossy Ibis Lane	40	8	\$150,500
2125 Goldeneye Drive	40	28	\$76,350
2125 Goldenrod Court	40	25	\$31,550
2125 Governors Drive past Flyway 2" overlay - MAJOR	40	29	\$712,000
2125 Governors Drive to Flyway 2" overlay - MAJOR	40	26	\$505,000
2125 Governors Flyway	40	26	\$43,750
2125 Green Dolphin Way	40	29	\$205,000
2125 Green Winged Teal	40	26	\$119,000
2125 Greensward Road	40	21	\$193,000
2125 Grey Fox Den	40	21	\$15,700
2125 Grey Widgeon Lane	40	22	\$62,150
2125 Halona Lane	40	17	\$62,300
2125 Halona Lane	40	33	\$59,700
2125 High Dunes Lane	40	35	\$178,000
2125 Hooded Merganser	40	23	\$28,950
2125 Horned Grebe Court	40	27	\$19,500
2125 Jackstay Court	40	20	\$49,250
2125 Kestrel Court & Sora Rail Road Entrance	40	23	\$88,350
2125 Kiawah Beach Drive	40	25	\$215,500
2125 Kiawah Island Parkway	40	37	\$986,500
2125 Kiawah Island Parkway base and subbase rebuild sections	40	37	\$55,850
2125 Kildeer Court	40	27	\$14,450
2125 Kings Island	40	25	\$37,350
2125 Low Oak Woods Road	40	14	\$59,050
2125 Low Oak Woods Road	40	15	\$38,150
2125 Maingate (Truck Pull Off/Parking)	30	29	\$58,500
2125 Marsh Cottage Lane	40	9	\$19,700
2125 Marsh Cove Road	40	12	\$65,050
2125 Marsh Edge Lane	40	30	\$55,700
2125 Marsh Elder Ct	40	27	\$28,100
2125 Marsh Hawk Lane	40	18	\$56,250

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Marsh Island Drive	40	36	\$106,250
2125 Marsh Wren Ct.	40	4	\$18,050
2125 Masters Court	40	29	\$26,100
2125 Moon Tide Lane	40	21	\$69,200
2125 Muirfield Lane	40	7	\$27,950
2125 Needlerush Court	40	21	\$17,700
2125 New Settlement Road	40	12	\$39,400
2125 Nicklaus Lane	40	11	\$28,100
2125 Night Heron: Baldpate	40	11	\$16,700
2125 Ocean Course	40	32	\$26,750
2125 Ocean Course Drive (Ocean Park section)	40	35	\$147,500
2125 Ocean Course Drive 2" overlay - MAJOR	40	32	\$540,500
2125 Ocean Green Drive	40	36	\$68,900
2125 Ocean Marsh Road	40	10	\$53,800
2125 Ocean Oaks Court	40	13	\$72,300
2125 Old Dock Road	40	21	\$56,250
2125 Osprey Cottage Lane	40	9	\$19,150
2125 Osprey Point Lane	40	11	\$34,200
2125 Otter Island Road	40	6	\$116,000
2125 Oyster Rake Drive	40	30	\$133,500
2125 Oyster Shell Road	40	4	\$65,300
2125 Painted Bunting Lane	40	15	\$13,150
2125 Palm Warbler Road	40	14	\$52,400
2125 Park Lane Drive	40	10	\$43,200
2125 Pepper Vine	40	19	\$14,400
2125 Persimmon Court	40	25	\$30,100
2125 Pete Dye Place	40	32	\$61,850
2125 Pine Siskin Court	40	31	\$15,050
2125 Piping Plover Lane	40	10	\$46,600
2125 Pleasant Valley	40	19	\$70,000
2125 Red Bay Road	40	17	\$34,650
2125 Red Cedar Lane	40	23	\$36,100
2125 Rhetts Bluff Road	40	9	\$137,000
2125 Rhetts Bluff Road (Entrance - RC Lane to NS)	40	28	\$86,100
2125 River Marsh Lane	40	10	\$68,900
2125 Royal Beach Court	40	27	\$33,950
2125 Ruddy Duck Court	40	26	\$11,900
2125 Ruddy Turnstone Road	40	4	\$43,250
2125 Ryder Cup	40	24	\$23,850
2125 Salt Cedar Lane	40	4	\$151,500
2125 Salt Meadow Cove	40	4	\$36,350
2125 Saltgrass Court	40	16	\$10,600
2125 Sanctuary Beach Drive	40	24	\$45,700
2125 Sand Fiddler Court	40	10	\$32,850
2125 Sanderling Court	40	27	\$15,600
2125 Sandwedge Court	40	22	\$25,300
2125 Savanna Pt.	40	18	\$34,650
2125 Sawgrass Lane	40	23	\$21,350
2125 Scaup Court	40	36	\$13,400

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Sea Elder Court	40	7	\$53,300
2125 Sea Forest Drive	40	27	\$283,000
2125 Sea Lavender Court	40	16	\$28,100
2125 Sea Marsh Drive	40	21	\$255,000
2125 Sea Myrtle Court	40	6	\$10,620
2125 Sea Rocket Court	40	16	\$28,850
2125 Shell Creek Landing	40	19	\$28,950
2125 Shipwatch Road	40	21	\$71,100
2125 Shipwatch Road (Entrance @ Straw Market)	40	33	\$22,200
2125 Shoolbred Court	40	14	\$24,100
2125 Shoveler Court	40	19	\$10,525
2125 Silver Moss Circle	40	36	\$22,750
2125 Skimmer Court	40	5	\$10,865
2125 Snowy Egret Lane	40	29	\$98,000
2125 Sora Rail Road	40	1	\$58,700
2125 Sparrow Hawk Road	40	21	\$38,750
2125 Sparrow Road	40	14	\$28,750
2125 Spartina Court	40	24	\$42,100
2125 Spotted Sandpiper	40	14	\$18,050
2125 Summer Duck Way	40	5	\$77,550
2125 Summer Islands Way	40	19	\$164,000
2125 Summer Tanager Court	40	22	\$20,700
2125 Sundown Bend Road	40	19	\$12,250
2125 Sunlet Bend Road	40	14	\$77,350
2125 Surfscoter Lane	40	17	\$56,800
2125 Surfsong Rd- 307 Surfsong to Flyway	40	19	\$161,500
2125 Surfsong Road - Governors Dr to 307 Surfsong	40	20	\$284,500
2125 Surfwatch Drive	40	17	\$127,000
2125 Sweet Gum Lane	40	36	\$13,700
2125 Sweetgrass Lane	40	23	\$29,400
2125 Sweetspire Lane	40	35	\$20,750
2125 Tallow Tree Lane	40	31	\$42,200
2125 Tennis Club Lane	40	13	\$124,000
2125 Terrapin Court	40	19	\$12,050
2125 Terrapin Island Lane	40	10	\$152,500
2125 Thrasher Court	40	36	\$21,500
2125 Treeduck Court	40	28	\$17,500
2125 Trumpet Creeper Lane	40	26	\$41,700
2125 Tumberry Lane	40	24	\$37,350
2125 Turtle Beach Lane	40	29	\$64,300
2125 Turtle Point Lane	40	7	\$38,650
2125 Vetch Court	40	29	\$24,400
2125 Victory Bay Lane	40	35	\$145,500
2125 Victory Bay Lane - crossing 1	40	35	\$6,950
2125 Victory Bay Lane - crossing 2	40	35	\$6,450
2125 Virginia Rail Road	40	19	\$64,300
2125 Walker Cup Lane	40	17	\$24,100
2125 Warbler Court	40	36	\$12,850
2125 Wax Myrtle Court	40	26	\$41,900
2125 Whimbrel Road	40	10	\$53,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125	Winged Foot	40	23	\$17,050
2125	Woodcock Court	40	6	\$11,850
2125	Yellowthroat Lane	40	27	\$65,300
Drainage System Components				
9001	Culvert work engineering surveying road patching allowance	1	0	\$53,550
9002	Misc. repairs to 15 water control structures based on 2015 inspection	1	0	\$21,400
9003	WC-001 Interior Headwall concrete	40	0	\$13,100
9004	WC-001 48" Exterior Flapgate cast iron	25	3	\$19,600
9005	WC-001 48" Exterior Combo gate cast iron	25	4	\$19,600
9006	WC-001 30" Gate Valve cast iron	25	15	\$112,800
9007	WC-028 Weir Structure concrete	40	0	\$5,050
9008	WC-028 Flapgate aluminum	15	0	\$4,690
9009	WC-028 24" Pipe RCP	40	0	\$12,550
9010	WC-035 Exterior Headwall concrete	40	22	\$3,655
9011	WC-035 Weir Structure concrete	40	21	\$5,050
9012	WC-035 42" Exterior Flapgate cast iron	25	1	\$7,985
9013	WC-035 42" Flap Gate aluminum	15	0	\$7,985
9014	WC-0-35 30" Gate Valve cast iron	25	4	\$112,800
9015	WC-056 24" Interior Flapgate aluminum	15	0	\$4,690
9016	WC-056 30" Interior Flapgate cast iron	25	8	\$5,560
9017	WC-069 Weir Structure concrete	40	29	\$5,050
9018	WC-069 18" Flapgate rubber	20	9	\$3,865
9019	WC-069 Pipe corrugated plastic	40	29	\$7,465
9020	WC-072 Exterior Headwall concrete	40	4	\$4,170
9021	WC-072 Weir Structure concrete	40	4	\$5,050
9022	WC-072 30" Gate Valve cast iron	25	8	\$25,990
9023	WC-072 42" Flapgate cast iron	25	0	\$7,985
9024	WC-073 Exterior Headwall concrete	40	4	\$3,865
9025	WC-073 Weir Structure concrete	25	8	\$5,100
9026	WC-073 30" Gate Valve aluminum	15	0	\$113,300
9027	WC-073 36" Exterior Flapgate aluminum	15	0	\$13,900
9028	WC-073 36" Pipe RCP	40	4	\$24,750
9029	WC-073 36" Pipe corrugated metal	30	0	\$6,695
9030	WC-074 Exterior Headwall concrete	40	4	\$3,865
9031	WC-074 Weir Structure concrete	40	4	\$5,100
9032	WC-074 30" Gate Valve aluminum	15	0	\$112,700
9033	WC-074 Exterior Flapgate aluminum	15	0	\$11,130
9034	WC-074 36" Pipe RCP	40	4	\$18,800
9035	WC-074 36" Pipe corrugated metal	30	0	\$4,890
9036	WC-075 Exterior Headwall concrete	40	0	\$10,420
9037	WC-075 Interior Headwall concrete	40	0	\$10,420
9038	WC-075 30" Gate Valve cast iron	25	1	\$52,050
9039	WC-075 48" Combo Gate cast iron	25	3	\$19,600
9040	WC-075 48" Ext. Flapgate cast iron	25	8	\$19,600
9041	WC-093 Interior Headwall concrete	40	21	\$6,490
9042	WC-093 36" Ext. Flapgate aluminum	15	0	\$20,800
9043	WC-093 36" Interior Flapgate aluminum	15	0	\$20,800
9044	WC-093 30" Gate Valve cast iron	25	1	\$56,650
9045	WC-094 Interior Headwall	40	21	\$6,540

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
9046 WC-094 Weir Structure	40	21	\$48,650
9047 WC-094 30" Gate Valve cast iron	25	8	\$56,500
9048 WC-094 36" Exterior Flapgate aluminum	15	0	\$27,750
9049 WC-094 36" Interior Flapgate alum.	15	7	\$20,800
9050 WC-094 32" Pipe HDPE	40	21	\$42,800
9051 WC-094 16" Pipe HDPE	40	21	\$4,790
9052 WC-096 30" Exterior Flapgate alum.	15	0	\$5,565
9053 WC-096 24" Gate Valve alum	14	0	\$50,850
9054 Automated gate @ Beachwalker system	40	37	\$161,000
9055 Automated gate @ Canvasback system	40	37	\$134,000
9056 Trumpet Creeper Tidal Inlet-Dredge	30	29	\$301,500
9057 Pond 30 outfall-Outfall for system	40	38	\$642,500
9057 Pond 30 outfall-Outfall system(NEW)	40	0	\$437,000
Timber Bridges (Vehicle)			
7001 Bridges and bulkheads allowance	1	0	\$27,300
7002 Blue Heron Pond Rd - concrete substructure	50	27	\$780,000
7003 Blue Heron Pond Rd deck	20	7	\$328,000
7004 Blue Heron Pond Rd - timber superstructure	30	7	\$244,000
7005 Terrapin Island - concrete substructure	50	26	\$356,000
7006 Terrapin Island deck	20	17	\$502,000
7007 Terrapin Island - timber superstructure	30	5	\$1,110,500
7008 Eagle Pt 2 -concrete substructure	50	27	\$314,000
7009 Eagle Pt 2 - Decking	20	19	\$297,500
7010 Eagle Pt 2- timber superstructure	30	19	\$984,000
7011 Eagle Pt 1 - concrete substructure	50	27	\$279,500
7012 Eagle Pt 1 Bridge Deck	20	18	\$394,500
7013 Eagle Pt 1- Timber Superstructure	30	6	\$876,000
7014 Falcon Point Road - concrete substructure	50	27	\$692,500
7015 Falcon Point Road deck	20	0	\$105,100
7016 Falcon Point Road - timber superstructure	30	6	\$217,500
7017 Sumer Island Road - concrete substructure	50	27	\$658,000
7018 Sumer Island bridge deck	20	3	\$928,500
7019 Sumer Island bridge deck reinforcement	100	96	\$448,500
7020 Summer Island Rd - timber structure	30	23	\$2,055,000
7021 Cormorant Island -concrete substr	50	27	\$106,500
7022 Entrance Cormorant Island deck	20	15	\$150,000
7023 Entrance Cormorant Island - timber superstr	30	6	\$332,000
7024 Timber Bridge Deck Board Replacement Allowance	1	0	\$27,300
7025 Little Bear Way Bridge Decking	20	16	\$172,050
7026 Little Bear Way Bridge Concrete	50	46	\$206,250
Main Gate House			
2344 Siding&Trim(Wood) - Replace	30	11	\$22,450
2367 Windows&Doors-Replace	40	11	\$35,900
2384 Roofs (Copper)- Replace	40	21	\$60,750
2387 Gutter & Downspout(Copper)-Replace	40	21	\$6,695
2549 Generator-Replace	20	14	\$12,900
2551 Electric Service Panel	35	16	\$4,275
2750 Bathroom - Remodel Allowance	20	9	\$5,925
Vanderhoorst Gate House			

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2344	Siding&Trim(Wood)-Replace	30	11	\$14,450
2367	Windows&Doors-Replace	30	11	\$27,700
2384	Roof (Metal) - Replace	40	21	\$32,000
2387	Gutter&Downspout(Alum)-Replace	40	21	\$3,220
2750	Bathroom - Remodel Allowance	20	9	\$5,925
Guardrails				
6001	KI Pkwy (Golf Tunnel #1)	40	29	\$26,550
6002	KI Pkwy (Golf Tunnel #2)	40	29	\$27,000
6003	KI Pkwy (Golf Tunnel #3)	40	29	\$28,000
6004	Marsh Hawk La	40	13	\$6,570
6005	Rhett's Bluff	40	16	\$48,450
6006	Guardrails Replace (2042)-Replace	40	21	\$34,100
6007	IbisWillet Pond (1&2) Ocean Course	40	16	\$16,400
6008	Cinder Creek Bridge	40	20	\$32,800
Eagle Point Common Areas				
2107	Boat Ramp Concrete-Replace	40	26	\$25,250
2193	Wood Decking - Replace	20	4	\$25,500
2195	Floating Dock - Replace	35	26	\$71,800
Viewing Towers (VT)				
3000	Viewing Tower (VT) -Repair	2	0	\$7,725
3001	Blue Heron Pond Tower - Replace	45	22	\$46,350
3002	Blue Heron Pond Deck&Rails-Replace	15	9	\$25,750
3004	Blue Heron Pond Roof-Replace	20	1	\$4,120
3005	Marsh Island Park Tower - Replace	45	22	\$46,350
3006	Marsh Isl. Park Deck&Rails-Replace	15	9	\$25,750
3008	Marsh Island Park Roof-Replace	20	1	\$4,120
3009	Marsh View Tower - Replace	45	6	\$46,350
3010	View Tower Hawk Deck&Rails-Replace	15	9	\$25,750
3011	Marsh Hawk View Spiral Stairs-Repl	30	20	\$12,900
Cinder Creek Common Areas				
4001	Roof Cedar Shingles - Replace	30	7	\$24,300
4002	Birch Bark Siding/Trim - Replace	35	12	\$21,800
4005	Kayak Pavilion Roof (Metal)-Replace	30	8	\$27,550
4006	Pavilion Siding (Bark/Trim) Replace	35	12	\$13,150
4007	Kayak Pavilion Wood Lattice-Replace	30	8	\$4,535
4009	Bathrooms - Refurbish	25	3	\$8,755
4011	West Dock Pavilion Roof(Cedar)-Repl	30	6	\$5,925
4013	West Dock Structure-Replace	30	8	\$99,150
4014	West Dock Decking(Wood)-Replace	20	7	\$24,200
4016	East Dock Structure-Replace	30	19	\$47,050
4017	East Dock Deck(Wood)-Replace	20	9	\$13,000
4019	East Dock Gangways - Replace	25	4	\$9,590
4020	East Floating Dock-Replace	25	14	\$72,350
4022	Kayak Floating Dock-Replace	25	17	\$10,320
4023	East Floating Dock Pilings-Replace	35	24	\$5,870
Rhett's Bluff Common Areas				
101	Boat Ramp Concrete	40	9	\$89,250
102	East Dock Structure-Replace	35	12	\$125,000
103	East Dock Decking-Replace	15	12	\$33,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
104	East Dock Pavilion-Replace	35	12	\$18,500
105	East Dock Pavilion Roof-Replace	25	23	\$6,025
106	East Dock Gangway-Replace	20	16	\$4,790
107	East Dock Floating Dock-Replace	30	26	\$30,250
108	East Dock Electrical-Refurb	15	11	\$5,150
109	West Dock Structure-Replace	35	14	\$79,050
110	West Dock Decking(Wood)-Replace	15	0	\$26,350
111	West Dock Railings-Replace	20	0	\$27,950
112	West Dock Pavilion-Replace	40	14	\$4,635
113	West Dock Pav. Roof-Replace	25	1	\$3,350
114	West Dock Gangway-Replace	20	16	\$4,790
115	West Dock Floating Dock-Replace	30	26	\$69,800
116	West Dock Electrical-Refurb	15	4	\$5,150
117	Pavilion Decking - Replace	25	9	\$29,200
118	Pavilion Structure-Replace	45	19	\$70,200
119	Bathhouse Roof-Replace	25	11	\$13,250
120	Bathhouse Decking-Replace	20	6	\$9,005
121	Bathhouse Deck Structure-Replace	35	26	\$32,400
122	Bathhouse Siding-Replace	35	24	\$7,415
123	Bathhouse Window&Doors-Replace	35	24	\$5,925
124	Bathrooms - Refurbish	25	11	\$19,650
3003	Fish Cleaning Station - Refurbish	10	9	\$3,950
Beachwalker Center				
2107	Concrete Sidewalk-Part. Repair(10%)	10	1	\$8,035
2108	Concrete Entry Ramp Guard Railings	40	30	\$10,675
2108	Concrete Entry Wall Railings	30	11	\$3,245
2109	Concrete Curbs&Gutters-Repair(10%)	8	6	\$10,725
2109	Concrete Wheel Stops	30	6	\$3,345
2113	Drainage System - Allowance	30	6	\$30,900
2123	Asphalt - Seal/Repair	5	0	\$8,800
2125	Asphalt - Resurface	25	3	\$106,750
2139	Split-Rail Fence-Replace	25	21	\$7,000
2171	Entry Signage - Replace	20	14	\$8,755
2303	Entry Grounds Lights-Replace	25	1	\$14,850
2307	Entry Awning(Metal Roof) - Replace	50	42	\$23,950
2320	Rear Wood Deck - Decking/Rails	20	2	\$19,950
2320	Rear Wood Deck - Structure	40	16	\$37,100
2341	EFIS - Repair Allowance (~10%)	12	0	\$12,750
2345	Soffit - Repair/Replace	25	4	\$11,230
2345	Wood Fascia - Replace	25	4	\$12,140
2367	Entry Doors - Replace Allowance	20	14	\$4,945
2367	Entry Storefront Doors -Replace	50	26	\$21,550
2371	Aluminum Doors - Replace	50	26	\$4,120
2373	9x8 OH Doors - Replace	30	8	\$12,750
2381	Roof (Asphalt Shingle) - Replace	20	0	\$6,385
2381	Roof (Asphalt Shingle) - Replace	30	25	\$99,650
2387	Gutters/Downspouts- Replace	30	9	\$6,850
2509	OH Door Operators-Replace	25	3	\$4,535
2549	Diesel Pump	15	4	\$5,150
2551	Electrical System - Repair	50	26	\$46,350

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2557	Fire Alarm System - Modernize	30	7	\$15,450
2558	Exit Lights-Replace	25	7	\$4,840
2559	Emergency Lights - Replace	25	7	\$5,050
2591	Irrigation System - Repair Allowan	10	4	\$4,225
2701	Interior Surfaces - Repaint	15	9	\$13,500
2703	Wallcoverings - Replace	30	6	\$10,010
2705	Fluorescent Lights - Replace	40	16	\$42,100
2705	Recessed Lights - Replace	40	16	\$6,490
2705	Track Lights - Replace	40	16	\$9,350
2709	Tile Flooring - Replace	60	36	\$42,750
2711	Carpeting - Replace	15	11	\$75,600
2715	Wood Floor-Replace	40	16	\$20,750
2719	Ceiling Tiles - Replace	40	16	\$70,550
2745	Projection Screens - Replace	30	6	\$18,500
2747	Kitchen - Refurbish	30	19	\$16,500
2750	Bathrooms - Remodel	20	14	\$24,750
3000	Infrastructure Allowance	40	16	\$247,500
5074	Metal hurricane shutters	35	33	\$30,900
Maintenance Area Components				
5001	Drainage repairs to back lot	1	0	\$30,900
5002	Roof metal	30	17	\$61,150
5003	Windows	30	17	\$61,850
5004	Exit Doors	25	12	\$5,150
5005	Shutters	25	12	\$50,650
5007	Kitchen Cabinets	20	7	\$7,210
5008	Bathroom Refurbish	20	7	\$10,320
5009	Flooring	10	7	\$17,500
5015	Maint Shop roof-metal	30	13	\$37,100
5016	Maint Shop siding	20	1	\$24,900
5017	Maint Shop windows	30	13	\$8,045
5018	Maint Shop exit doors	25	8	\$4,120
5019	Maint Shop overhead doors	20	3	\$15,450
5023	Wood Storage roof - metal	20	1	\$6,025
5024	Wood Storage siding	30	11	\$9,665
5026	Paint Storage siding	30	11	\$4,945
5028	Vehicle Storage roof	20	1	\$17,800
5029	Vehicle Storage siding	30	11	\$18,500
5030	Vehicle Wash Down area	25	11	\$28,850
5031	Chemical Storage roof	20	1	\$2,675
5032	Chemical Storage siding	30	11	\$9,160
5033	Chemical Storage door	15	11	\$5,975
5034	Tool Storage roof	20	1	\$15,250
5035	Tool Storage siding	30	11	\$18,500
5036	Tool Storage door	20	1	\$2,060
5037	Lake Storage roof	20	1	\$12,850
5038	Lake Storage siding	30	11	\$15,850
5039	Lake Storage door	20	1	\$2,060
5040	Storage Container	20	1	\$5,665
5041	Document Room roof	20	1	\$2,675

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5042	Document Room siding	30	11	\$7,415
5043	Document Room door	20	1	\$2,060
5044	Dog Pen	25	6	\$3,500
5045	Entrance Walkway structure	50	24	\$18,750
5046	Entrance Walkway decking	25	0	\$11,735
5047	Entrance Walkway railing	25	0	\$15,000
5048	Covered Deck structure	50	21	\$10,570
5049	Covered Deck decking	25	0	\$6,590
5050	Covered Deck railing	25	0	\$3,955
5051	Covered Deck roof	20	1	\$3,425
5052	Main Deck structure	50	21	\$7,910
5053	Main Deck decking	25	0	\$4,945
5054	Main Deck railing	25	0	\$3,300
5055	Rear Deck structure	50	21	\$1,235
5056	Rear Deck decking	25	0	\$773
5057	Rear Deck railing	25	0	\$1,400
5058	Maint Yard Fence 6'cl	25	3	\$47,300
5059	New Woodshop Addition Metal Structure	50	43	\$25,750
5060	New Woodshop Addition Windows	40	33	\$1,850
5061	New Woodshop Addition Doors	25	18	\$3,090
5062	Green House Primary Structure	25	18	\$9,580
5063	Green House Cover System	10	3	\$12,160
5064	Green House Doors	25	18	\$2,060
5065	Green House Ventilation System	15	8	\$5,975
5066	Green House Heating System	15	8	\$1,960
5067	Green House Controller	15	8	\$3,190
5068	Green House Automatic Shade System	10	3	\$11,515
5069	Green House Bench System	25	18	\$3,915
5070	Green House Irrigation System	15	8	\$3,090
5071	Green House Safety Equipment	15	8	\$3,915
5073	Additional shed building	35	33	\$67,000
5075	Down island maintenance site building	35	32	\$12,345
5076	Cleanup of dump site	1	0	\$10,320
The Sandcastle (Exteriors & Interiors)				
1100	Roof (Asphalt Shingle) - Replace	25	20	\$143,500
1101	Gutters/Downspouts(Cu)- Replace	25	20	\$9,370
1102	Wood Trim/Soffits-Replace	40	13	\$20,800
1103	East & South Siding cedar shingle	30	3	\$74,100
1104	East & South Trim cedar	30	3	\$18,850
1105	West & North Siding cedar shingle	35	8	\$74,600
1106	West & North Trim cedar	35	8	\$18,850
1107	Windows wood w/insul glass	25	0	\$64,650
1108	Ext. Double Doors wood & glass	40	35	\$21,950
1109	Verandah Decking-Replace	40	35	\$52,450
1110	Verandah Post&Rails-Replace	30	25	\$14,400
1111	Railings (SS wire)-Replace	30	25	\$10,980
1112	Entrance Deck structure	40	13	\$6,645
1113	Entrance Deck-Replace	40	35	\$12,140
1114	Entrance Rails (SS Wire)-Replace	20	15	\$8,725
1115	Entrance Rail (Wood)-Replace	30	25	\$8,450

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1116 HC Ramp structure	40	15	\$4,890
1117 SRH HC Ramp decking	40	37	\$7,515
1118 SRH HC Ramp railing	25	22	\$8,750
1119 SRH HC Ramp Mahogany Rail	30	27	\$8,500
1120 HVAC Deck structure	40	15	\$7,005
1121 HVAC Deck decking	15	0	\$11,380
1122 Bar Area Deck structure	40	15	\$8,740
1123 Bar Area Deck decking	40	37	\$13,500
1124 Hardwood (Hallway 2nd Floor)	15	12	\$43,050
1125 Hardwood (Library 2nd Floor)	15	12	\$24,500
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	8	5	\$34,750
1127 Marble Floor (1st floor)	30	27	\$35,050
1128 Fitness Room Flooring	10	7	\$32,400
1129 Teraflex Aerobic Flooring	15	12	\$9,055
1130 Window Treatment	10	7	\$21,550
1131 Built-in Desks	25	22	\$12,950
1132 Ballroom lighting improvements	20	17	\$4,120
1133 Restroom Fixtures 1st floor	20	17	\$6,540
1134 Restroom Finishes 2nd floor	20	17	\$4,120
1135 Restroom Fixtures 2nd floor	20	17	\$6,540
1136 Elevator hydraulic pump system	25	0	\$8,085
1137 Elevator control system	25	0	\$12,495
1138 Elevator cab refurbishment	20	17	\$15,600
1139 SVC Elevator hydraulic pump system	25	9	\$11,840
1140 SVC Elevator control system	25	9	\$28,900
1141 SVC Elevator cab refurbishment	20	4	\$15,700
1142 Fire Alarm/Suppress. System	12	0	\$17,300
1143 Sound System 1st floor	10	0	\$10,115
1144 Sound System 2nd floor	10	0	\$29,850
1145 Shelves & Counters SS	30	5	\$45,250
1153 Exhaust Hood	25	0	\$8,240
1154 Makeup Air fans (intake)	10	0	\$25,600
1155 Propane Tank 500 gal.	20	17	\$8,140
1156 Ballroom lighting improvements	40	37	\$5,305
Family Pool Area			
2767 Kool Deck Surface-Recoat	10	9	\$62,800
2769 Pool - Resurface	8	7	\$111,200
2769 Pool Deck (Concrete) - Replace	35	20	\$162,000
2770 Pool Coping Tile-Replace	16	15	\$54,500
2771 Pool Fence (Aluminum)-Replace	30	20	\$35,300
2772 Lighting-Replace	15	4	\$12,900
2773 Pool Shell-Rebuild	50	30	\$657,500
2773 Wading Pool - Resurface	8	0	\$2,575
2773 Wading Pool Shell-Rebuild	50	30	\$23,450
2774 Pool Tiles -Replace	16	3	\$26,300
2774 Wading Pool Coping Tile-Replace	20	14	\$3,605
2797 Playground Surface-Replace	20	3	\$32,650
2801 Playsystem - Replace	20	3	\$36,050
Adult Pool Area			

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2139	Landscape Fence - Replace	30	27	\$12,250
2177	Bollard Lights - Replace	15	12	\$11,050
2750	Bathrooms-Refurbish	15	12	\$15,450
2763	Pool Deck(Ipe Wood)-Replace	40	37	\$64,800
2763	Pool Deck Furniture - Replace	8	6	\$35,950
2767	Pool Structure-Rebuild	50	47	\$731,500
2769	Pool - Resurface	10	7	\$15,350
2769	Pool Deck (Concrete)-Replace	40	37	\$17,900
2773	Unnderwater Pool Lights-Replace	10	7	\$5,150
2774	Pool Lane Tiles-Replace	20	17	\$6,180
2774	Pool Tiles -Replace	20	17	\$14,550
2781	Pool Heater - Replace	8	7	\$29,600
2781	Pool Heater Platform - Replace	20	19	\$8,000
2792	HC Pool Lift	15	13	\$9,770
3001	Pool Fountains-Replace	15	12	\$8,445
Bar Area Components				
1901	Bar Area-Refurbish	30	27	\$75,300
1904	Sinks-Replace	30	27	\$12,350
1905	Drink Dispenser-Replace	20	17	\$14,450
Sandcastle Grounds				
2109	Concrete Curbs & Gutters - Repair	30	27	\$60,450
2113	Parking Lot Drainage-Allowance	20	17	\$56,650
2119	Parking Lot Pavers-Replace	30	27	\$461,000
2125	Parking Lot (Asphalt)-Resurface	20	17	\$114,000
2169	Main Entry Sign-Replace	20	17	\$5,150
2175	Lighting Fixtures-Replace	20	17	\$70,850
2175	Pole Lights - Replace	35	32	\$49,050
Castle Grill Area				
2316	Patio Deck (Structure)-Replace	40	26	\$24,900
2316	Patio Deck(Wood)-Replace	20	6	\$9,740
2326	Patio Railing(SS Wire)-Replace	20	6	\$11,285
2326	Patio Rails(Wood/Wire)-Replace	30	22	\$13,900
2345	Flood Panels	20	6	\$7,110
2345	Siding & Trim(Wood)-Replace	25	11	\$8,750
2371	Exterior Doors	20	13	\$5,870
2381	Roof (Asphalt Shingle) - Replace	25	11	\$18,750
2387	Gutters/Downspouts(Cu)- Replace	25	11	\$3,140
2551	Electrical Service Panels	25	11	\$5,975
2557	Fire Suppression/Alarm	15	1	\$5,410
2709	Tile Flooring - Replace	35	21	\$23,800
2750	Bathrooms - Remodel	20	6	\$40,100
3009	Remodel-Allowance	20	6	\$6,695
3010	Exhaust Hood	25	11	\$38,625
Community Docks				
2193	Dock - Resurface CD-01 Beachwalker	20	25	\$2,960
2193	Dock - Resurface CD-02 Beachwalker	20	24	\$2,960
2193	Dock - Resurface CD-04 Surfsong Rd	20	12	\$2,475
2193	Dock - Resurface CD-05 Bufflehead	20	12	\$2,215
2193	Dock - Resurface CD-06Flyway/Osprey	20	7	\$2,885

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2193 Dock - Resurface CD-07 Canvasback	20	6	\$2,680
2193 Dock - Resurface CD-10 Egret Pond	20	11	\$7,210
2193 Dock - Resurface CD-11 Falcon Point	20	11	\$11,495
2193 Dock - Resurface CD-12 Salt Cedar	20	12	\$7,700
2193 Dock - Resurface CD-13 Blue Heron	20	5	\$21,650
2193 Dock - Resurface CD-17	20	14	\$2,575
2193 Dock - Resurface CD-19	20	14	\$2,575
2193 Dock -Resurface CD-03 Bass Pond/Rhe	20	17	\$24,950
2193 Dock-Resurface CD-08 Canvasb/Govern	20	11	\$2,680
2193 Dock-Resurface CD-9 Canvasback/Gov2	20	12	\$7,415
2194 Dock - Replace/Rebuild - CD - 01	30	5	\$8,500
2194 Dock - Replace/Rebuild CD - 02	30	4	\$8,525
2194 Dock - Replace/Rebuild CD - 03	30	17	\$72,750
2194 Dock - Replace/Rebuild CD - 04	30	12	\$7,120
2194 Dock - Replace/Rebuild CD - 05	30	22	\$6,380
2194 Dock - Replace/Rebuild CD - 07	30	6	\$4,165
2194 Dock - Replace/Rebuild CD - 08	30	11	\$4,450
2194 Dock - Replace/Rebuild CD - 09	30	12	\$21,350
2194 Dock - Replace/Rebuild CD - 10	30	11	\$20,750
2194 Dock - Replace/Rebuild CD - 11	30	11	\$33,100
2194 Dock - Replace/Rebuild CD - 12	30	12	\$22,200
2194 Dock - Replace/Rebuild CD - 13	30	5	\$62,300
2194 Dock - Replace/Rebuild CD - 17	30	14	\$20,650
2194 Dock - Replace/Rebuild CD - 19	30	14	\$20,650
2194 Dock - Replace/Rebuild CD -06	30	7	\$8,290
Boardwalks			
2187 BW-1 Duneside Villas	30	22	\$136,000
2187 BW-10 Eugenia (21-23)	30	23	\$47,950
2187 BW-12 Eugenia (51-53)	30	26	\$101,600
2187 BW-13 Eugenia (51-53)	30	25	\$64,650
2187 BW-14 Eugenia (61B-63A)	30	25	\$51,450
2187 BW-15 Eugenia (69-71)	30	25	\$68,150
2187 BW-16 Eugenia (77)	30	25	\$28,850
2187 BW-22 Windswept	30	26	\$128,500
2187 BW-27 Turtle Beach (18)	30	26	\$130,500
2187 BW-28 Turtle Beach (7-8)	30	22	\$67,600
2187 BW-29 Atlantic Beach	30	24	\$57,350
2187 BW-30 Nicklaus La (9-10)	30	27	\$89,700
2187 BW-31 Surfsong (341/342)	30	24	\$98,050
2187 BW-32 Surfsong (55/56)	30	8	\$159,500
2187 BW-33 Surfsong (63/64)	30	24	\$162,000
2187 BW-34 Flyway (81/82)	30	24	\$171,000
2187 BW-35 Jackstay (92)	30	25	\$122,500
2187 BW-38 Flyway (114/120)	30	9	\$205,000
2187 BW-39 Flyway (157/162)	30	9	\$191,500
2187 BW-40 Sand Fiddler (208)	30	26	\$175,500
2187 BW-42 Ocean Course	30	27	\$37,550
2187 BW-7 Seascape Villas	30	23	\$110,900
2187 BW-8 Sandcastle Private	30	27	\$126,000
2187 BW-8B Sandcastle Public	30	27	\$54,550

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2187	BW-9 Eugenia (7-9)	30	21	\$91,650
2189	Lift and Extend Boardwalks Allowance	3	0	\$51,500
Walking Bridges				
8001	WB-1 Inlet Cove Channel Struct.	40	27	\$53,400
8002	WB-1 Inlet Cove Channel Deck	20	17	\$30,900
8003	WB-2 Fairway Oaks (Pond 008) struct.	40	1	\$41,400
8004	WB-2 Fairway Oaks (Pond 008) deck	20	21	\$21,100
8005	WB-3 Greensward (Pond 013) struct.	40	1	\$125,900
8006	WB-3 Greensward (Pond 013) deck	20	21	\$43,750
8007	WB-4 Marsh Hawk Tower struct.	40	34	\$45,500
8008	WB-4 Marsh Hawk Tower deck	20	14	\$15,750
8009	WB-5 Windswept (pond 034) struct.	40	1	\$96,150
8010	WB-5 Windswept (pond 034) deck	20	21	\$33,500
8011	WB-6 Turtle Cove (pond 038) struct.	40	4	\$66,700
8012	WB-6 Turtle Cove (pond 038) decking	20	24	\$23,150
8013	WB-7 Struct	40	37	\$95,350
8014	WB-7 Deck	20	17	\$5,150
8015	WB-8 Turtle Beach (pond 031) struct	40	1	\$91,800
8016	WB-8 Turtle Beach (pond 031) deck	20	21	\$31,850
8017	WB-9 Swamp Garden (pond 032) struct	40	34	\$10,090
8018	WB-9 Swamp Garden (pond 032) deck	20	14	\$3,500
8019	WB-10 Encl. Turtle Bch (pond 032) struct	40	14	\$70,600
8020	WB-10 Encl. Turtle Bch (pond 032) deck	20	0	\$24,500
8021	WB-11	40	19	\$25,950
8022	WB-11	20	0	\$9,005
8023	WB-12 41 Atl. Bch (near BW #29) struct	40	24	\$25,950
8024	WB-12 41 Atl. Bch (near BW #29) deck	20	9	\$9,005
8025	WB-13 Nature Path/RB Rd struct	40	19	\$139,000
8026	WB-13 Nature Path/RB Rd deck	20	9	\$48,200
8027	WB-14 Rhett's Bluff adj/Pavilion struct	40	17	\$8,925
8028	WB-14 Rhett's Bluff adj/Pavilion deck	20	9	\$3,090
8029	WB-15 Silver Moss to Atl Beach struct	40	15	\$118,300
8030	WB-15 Silver Moss to Atl Beach deck	20	4	\$41,050
8031	WB-16 Glen Abbey to Surfsong struct	40	1	\$171,500
8032	WB-16 Glen Abbey to Surfsong deck	20	21	\$59,500
8033	WB-17 Allee of Oaks/Canvassback struct	40	9	\$50,750
8034	WB-17 Allee of Oaks/Canvassback deck	20	9	\$17,600
8035	WB-18 Marsh Island Park struct	40	0	\$250,000
8036	WB-18 Marsh Island Park deck	20	21	\$43,500
8037	WB-19 Blue Heron b/w 113-115 struct	40	16	\$40,500
8038	WB-19 Blue Heron b/w 113-115 deck	20	16	\$14,050
8039	WB-20 Blue Heron b/w 127-129 struct	40	16	\$64,550
8040	WB-20 Blue Heron b/w 127-129 deck	20	4	\$22,400
8041	WB-21 Blue Heron b/w 118-119 struct	40	16	\$20,050
8042	WB-21 Blue Heron b/w 118-119 deck	20	6	\$6,950
8043	WB-22 Blue Heron near 128 struct	40	16	\$48,500
8044	WB-22 Blue Heron near 128 deck	20	16	\$16,850
8045	WB-23 Canopied Bridge struct	40	16	\$28,050
8046	WB-23 Canopied Bridge deck	20	15	\$9,745

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8047 WB-24 Blue Heron (behind 21) struct	40	16	\$113,400
8048 WB-24 Blue Heron (behind 21) deck	20	16	\$39,400
8049 WB-25 Grey Widgeon (near 7) struct	40	16	\$27,550
8050 WB-25 Grey Widgeon (near 7) deck	20	16	\$9,580
8051 WB-26 Grey Widgeon parking area struct	40	16	\$23,150
8052 WB-26 Grey Widgeon parking area deck	20	16	\$8,035
8053 WB-27 Cinder Creek structure & conc deck	40	30	\$475,000
8054 WB-28 Falcon Pt/Slat Cedar struct	40	17	\$129,500
8055 WB-28 Falcon Pt/Slat Cedar deck	20	15	\$96,000
8056 WB-29 Willet Pond struct	40	8	\$11,845
8057 WB-29 Willet Pond deck	20	15	\$4,120
8058 WB-30 Bull Thistle deck	20	12	\$33,350
8059 WB-30 Bull Thistle structure	40	35	\$13,250
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	20	13	\$8,865
8061 WB-32	20	9	\$46,350
8062 WB-33	20	14	\$46,350
8063 WB-34	20	14	\$46,350
8064 WB-35 Structure	40	19	\$156,000
8065 WB-35 Deck	20	9	\$50,050
735 Total Funded Components			

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