



Kiawah Island Community Association, Inc
Kiawah Island, SC
Level of Service: Update "No-Site-Visit"

Report #: 23847-2
of Units: 4,000

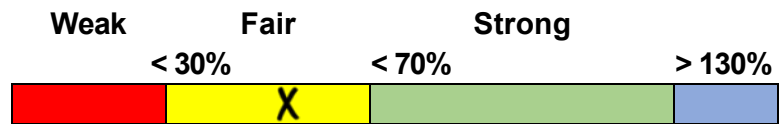
January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Project Starting Reserve Balance	\$12,823,543
Currently Fully Funding Reserve Balance	\$23,336,585
Average Reserve Deficit (Surplus) Per Unit	\$2,628
Percent Funded	55.0 %
Recommended 2023 Fully Funding Contributions	\$4,360,000
Recommended 2023 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$1,533,193

Reserve Fund Strength: 55.0%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.50 %
Annual Inflation Rate	5.00 %

This report is an "Update, No-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2021 Fiscal Year.

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.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$4,360,000 in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table.

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.

This report was delivered in May 2022 as an interim reserve study until the actual financials are provided later in 2022. This will allow KICA to have a fresh set of financial information once more projects have been completed with actual project costs.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
101 Site Drainage System - Allowance	1	0	\$1,210,000
202 Emergency Repair - Allowance	1	0	\$113,500
303 Concrete Curbs & Gutters - Repair	1	0	\$100,000
404 Asphalt(Trails) - Repair Allowance	1	0	\$150,000
2119 Brick Pavers Main Gate	40	35	\$171,500
2119 Brick Pavers Main Gate (2022)	40	39	\$30,000
2119 Brick Pavers- Repair/Part Replace	15	3	\$17,950
2119 Brick Pavers V-Gate - Inbound	40	35	\$38,450
2119 Brick Pavers V-Gate - Outbound	40	39	\$34,500
2119 Main Gate (Concrete) Inbound Lane	40	39	\$80,000
2139 Night Heron Park Split Rail-Replace	25	16	\$22,650
2139 Preserve Split Rail Fence-Replace	25	20	\$230,500
2149 Pavilion (Kestrel Court) - Replace	25	22	\$31,000
2161 Timber Landscape Wall-Replace BH-13	20	10	\$3,350
2161 Timber Landscape Wall-Replace BH-14	20	10	\$2,435
2161 Timber Landscape Wall-Replace BH-15	20	0	\$16,000
2161 Timber Landscape Wall-Replace BH-16	20	10	\$4,635
2161 Timber Landscape Wall-Replace BH-19	20	11	\$5,875
2161 Timber Landscape Wall-Replace BH-20	20	4	\$3,650
2161 Timber Landscape Wall-Replace BH-5	20	9	\$7,185
2161 Timber Landscape Wall-Replace BH-7	20	0	\$3,180
2161 Timber Landscape Wall-Replace BH-8	20	8	\$5,055
2161 Timber Landscape Wall-Replace BH-9	20	15	\$3,920
2161 Timber Landscape Wall-Allowance(33%)	7	2	\$7,445
2170 Beach Regulation Signs - Replace	30	25	\$32,550
2170 Community Signs	40	33	\$113,300
2170 Roadway Signage - Replace	25	21	\$283,500
2185 Landscaping - Refurbish	1	0	\$283,500
2264 Revetment Cinder Ck-Replace	40	5	\$306,500
2265 Revetment Bass Ck/Ocean Crs-Replace	40	9	\$184,000
2266 Revetment Pond/Ocean Crs-Replace	40	11	\$20,000
2267 Revetment Pond/Ocean Crs-Replace	40	18	\$9,470
2268 Revetment Willet Pnd/Ocean Crs-Repl	40	18	\$3,460
2269 Revetment Willet Pnd/Ocean Crs-Repl	40	11	\$26,200
2270 Revetment Bass Pond/Rhetts Bluff-Re	40	23	\$20,450
2271 Bulkhead Cinder Creek Dock-Replace	40	27	\$103,750
2272 Bulkhead Cinder Creek Bridge-Replac	40	28	\$330,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2273 Bulkhead Sparrow Pond (pond 2)	40	31	\$111,500
2274 Bulkhead Flyway Drive Pond 50 Side	40	9	\$50,750
2275 Bulkhead Flyway Drive Pond 59 Side	40	32	\$50,750
2276 Envirolok Bank Stabilize (Flyway)	40	32	\$51,100
2277 Envirolok Bank (Canvasback Dock)	40	32	\$51,100
2278 Envirolok Bank Stabiliz(InletCove)1	40	36	\$102,000
2278 Envirolok Bank Stabiliz(InletCove)2	40	38	\$100,000
2278 Envirolok Bank Stabiliz(InletCove)3	40	39	\$120,000
2278 Envirolok Bank Stabiliz(Pond92)	40	37	\$131,000
2278 Envirolok Bank System-Repl Pond92	40	37	\$126,500
2278 Pintail Pond - Wooden Bulkhead	40	38	\$70,000
2591 Irrigation System-Partial Repairs	1	0	\$4,545
4001 Weather Controller - Replace (1)	12	0	\$6,185
4001 Weather Controller - Replace (2)	12	0	\$6,185
4001 Weather Controller - Replace (3)	12	0	\$6,185
4001 Weather Controller - Replace (4)	12	3	\$6,185
Asphalt Roadways			
2123 Asphalt - Annual Repair Costs	1	0	\$110,050
2124 Engineering and Design-Allowance	1	0	\$45,500
2124 Road Repairs (One-time)- Allowance	50	0	\$386,000
2125 Airy Hall	20	19	\$73,550
2125 Amaranth Road	20	19	\$35,900
2125 Angler Hall	20	16	\$36,150
2125 Anhinga Court	20	19	\$11,800
2125 Arrowhead Hall	20	17	\$35,600
2125 Atlantic Beach Court	20	18	\$48,000
2125 Atlantic Beach Court (Entrance)	20	17	\$21,200
2125 Augusta National	20	17	\$63,000
2125 Avocet Lane	20	16	\$48,750
2125 Baldpate Ct.	20	12	\$18,350
2125 Ballyunion Drive	20	19	\$36,100
2125 Bank Swallow Way	20	19	\$40,750
2125 Bass Creek Lane	20	19	\$75,800
2125 Belmeade Hall	20	19	\$63,750
2125 Belted Kingfisher	20	17	\$50,200
2125 Berkshire Hall	20	19	\$40,400
2125 Bittern Court	20	19	\$18,800
2125 Black Duck Court	20	4	\$13,700
2125 Blubill Court	20	16	\$42,050
2125 Blue Heron Pond Rd (Southside)	20	8	\$215,000
2125 Blue Heron Pond Road (Northside)	20	19	\$204,000
2125 Bobcat Lane	20	17	\$100,900

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Broomsedge Lane	20	13	\$68,950
2125 Bufflehead Drive	20	19	\$443,000
2125 Bull Thistle Lane	20	15	\$115,000
2125 Bulrush Lane	20	19	\$24,550
2125 Burroughs Hall	20	19	\$63,800
2125 Carolina Shores Lane	20	17	\$92,500
2125 Catbriar Court	20	12	\$20,400
2125 Cedar Waxwing	20	11	\$14,800
2125 Chinaberry Lane	20	16	\$72,000
2125 Clay Hall	20	17	\$50,000
2125 Club Cottage Lane	20	7	\$36,450
2125 Conifer Lane	20	17	\$58,850
2125 Cordgrass Court	20	4	\$13,300
2125 Cormorant Island Lane	20	19	\$39,200
2125 Cotton Hall	20	17	\$71,900
2125 Crested Flycatcher	20	19	\$22,750
2125 Curlew Court	20	19	\$29,250
2125 Diodia Ct	20	12	\$17,700
2125 Doral Open	20	19	\$56,700
2125 Duneside Road	20	16	\$86,150
2125 Duneside Road Speed Tales - Replace	20	16	\$28,400
2125 Dunganon Hall	20	16	\$44,750
2125 Eagle Point Lane	20	15	\$242,000
2125 Eugenia Avenue	20	16	\$200,500
2125 Evening Bend Road	20	19	\$11,900
2125 Falcon Point Road	20	19	\$222,500
2125 Fiddlers Reach Court	20	17	\$34,300
2125 Fish Hawk Lane	20	17	\$56,800
2125 Fletcher Hall	20	19	\$49,850
2125 Flying Squirrel Court	20	14	\$23,250
2125 Flyway Drive / 100-Gov - MAJOR	20	15	\$350,000
2125 Flyway Drive/97 jk-100 - MAJOR	20	15	\$91,500
2125 Flyway Drive/Gov-97 - MAJOR	20	15	\$273,000
2125 Forestay Court	20	17	\$44,300
2125 Fountain Grass Lane	20	17	\$19,500
2125 Friendfield Hall	20	19	\$23,500
2125 Gadwall Lane	20	19	\$39,600
2125 Gallinule Court	20	17	\$21,050
2125 Glen Abbey	20	17	\$212,500
2125 Glen Eagle Court	20	19	\$38,850
2125 Glossy Ibis Lane	20	19	\$166,000
2125 Goldeneye Drive	20	14	\$84,150

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Goldenrod Court	20	17	\$34,800
2125 Gov Dr past Flyway 2" overlay - MAJ	20	7	\$784,500
2125 Gov Dr to Flyway 2" overlay - MAJOR	20	18	\$450,000
2125 Governors Flyway	20	17	\$48,250
2125 Green Dolphin Way	20	16	\$226,000
2125 Green Winged Teal	20	5	\$131,000
2125 Greensward Road	20	16	\$213,000
2125 Grey Fox Den	20	17	\$17,300
2125 Grey Widgeon Lane	20	17	\$68,500
2125 Halona Lane	20	15	\$68,650
2125 High Dunes Lane	20	16	\$196,000
2125 Hooded Merganser	20	17	\$31,950
2125 Horned Grebe Court	20	17	\$21,500
2125 Jackstay Court	20	17	\$54,300
2125 Kestrel Ct & Sora Rail Rd Entrance	20	17	\$97,200
2125 Kiawah Beach Drive	20	19	\$237,500
2125 Kiawah Island base and subbase	20	19	\$61,550
2125 Kiawah Island Parkway	20	14	\$825,000
2125 Kildeer Court	20	17	\$15,900
2125 Kings Island	20	17	\$41,150
2125 Low Oak Woods Road	20	13	\$42,050
2125 Low Oak Woods Road	20	19	\$65,100
2125 Main Gate Truck Pull Off	20	17	\$58,500
2125 Maingate (Truck Pull Off/Parking)	20	17	\$64,500
2125 Marsh Cottage Lane	20	19	\$21,700
2125 Marsh Cove Road	20	19	\$71,700
2125 Marsh Edge Lane	20	17	\$61,400
2125 Marsh Elder Ct	20	17	\$31,000
2125 Marsh Hawk Lane	20	19	\$62,050
2125 Marsh Island Drive	20	16	\$117,000
2125 Marsh Wren Ct.	20	19	\$19,900
2125 Masters Court	20	17	\$28,800
2125 Moon Tide Lane	20	17	\$76,300
2125 Muirfield Lane	20	5	\$30,850
2125 Needlerush Court	20	17	\$19,500
2125 New Settlement Road	20	19	\$43,400
2125 Nicklaus Lane	20	19	\$31,000
2125 Night Heron: Baldpate	20	9	\$18,400
2125 Ocean Course	20	17	\$29,500
2125 Ocean Course Dr (Ocean Prk section)	20	16	\$163,000
2125 Ocean Course Dr 2" overlay - MAJOR	20	16	\$596,000
2125 Ocean Green Drive	20	17	\$75,950

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Ocean Marsh Road	20	19	\$59,350
2125 Ocean Oaks Court	20	19	\$79,750
2125 Old Dock Road	20	17	\$62,050
2125 Osprey Cottage Lane	20	7	\$21,150
2125 Osprey Point Lane	20	9	\$37,700
2125 Otter Island Road	20	19	\$128,000
2125 Oyster Rake Drive	20	16	\$147,000
2125 Oyster Shell Road	20	2	\$72,000
2125 Painted Bunting Lane	20	19	\$14,500
2125 Palm Warbler Road	20	12	\$57,750
2125 Park Lane Drive	20	8	\$47,650
2125 Pepper Vine	20	19	\$15,850
2125 Persimmon Court	20	19	\$33,200
2125 Pete Dye Place	20	17	\$68,200
2125 Pine Siskin Court	20	17	\$16,600
2125 Piping Plover Lane	20	8	\$51,400
2125 Pleasant Valley	20	19	\$77,150
2125 Red Bay Road	20	15	\$38,200
2125 Red Cedar Lane	20	19	\$39,800
2125 Rhetts Bluff (Entry- RC Lane to NS)	20	19	\$95,100
2125 Rhetts Bluff Road	20	19	\$151,000
2125 River Marsh Lane	20	19	\$75,950
2125 Royal Beach Court	20	17	\$37,400
2125 Ruddy Duck Court	20	17	\$13,100
2125 Ruddy Turnstone Road	20	19	\$47,700
2125 Ryder Cup	20	17	\$26,300
2125 Salt Cedar Lane	20	19	\$167,000
2125 Salt Meadow Cove	20	19	\$40,050
2125 Saltgrass Court	20	19	\$11,700
2125 Sand Fiddler Court	20	19	\$36,200
2125 Sanderling Court	20	17	\$17,200
2125 Sandwedge Court	20	19	\$27,900
2125 Savanna Pt.	20	16	\$38,200
2125 Sawgrass Lane	20	17	\$23,550
2125 Scaup Court	20	17	\$14,750
2125 Sea Elder Court	20	5	\$58,750
2125 Sea Forest Drive	20	16	\$312,000
2125 Sea Lavender Court	20	14	\$31,000
2125 Sea Marsh Drive	20	16	\$281,000
2125 Sea Myrtle Court	20	19	\$11,700
2125 Sea Rocket Court	20	14	\$31,850
2125 Shell Creek Landing	20	17	\$31,950

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Shipwatch Rd (Entry @ Straw Market)	20	17	\$24,450
2125 Shipwatch Road	20	17	\$78,350
2125 Shoolbred Court	20	12	\$26,550
2125 Shoveler Court	20	17	\$11,600
2125 Silver Moss Circle	20	17	\$25,100
2125 Skimmer Court	20	3	\$11,950
2125 Snowy Egret Lane	20	17	\$108,000
2125 Sora Rail Road	20	19	\$64,750
2125 Sparrow Hawk Road	20	17	\$42,750
2125 Sparrow Road	20	12	\$31,650
2125 Spartina Court	20	19	\$46,450
2125 Spotted Sandpiper	20	19	\$19,900
2125 Summer Duck Way	20	19	\$85,500
2125 Summer Islands Way	20	19	\$181,000
2125 Summer Tanager Court	20	17	\$22,800
2125 Sundown Bend Road	20	19	\$13,500
2125 Sunlet Bend Road	20	19	\$85,250
2125 Surfscoter Lane	20	19	\$62,600
2125 Surfsong Rd- 307 Surfsong to Flyway	20	18	\$165,000
2125 Surfsong Rd- Gov Dr to 307 Surfsong	20	16	\$313,500
2125 Surfwatch Drive	20	19	\$140,000
2125 Sweet Gum Lane	20	17	\$15,100
2125 Sweetgrass Lane	20	17	\$32,400
2125 Sweetspire Lane	20	17	\$22,850
2125 Tallow Tree Lane	20	19	\$46,550
2125 Tennis Club Lane	20	11	\$136,500
2125 Terrapin Court	20	17	\$13,300
2125 Terrapin Island Lane	20	19	\$168,000
2125 Thrasher Court	20	17	\$23,700
2125 Treeduck Court	20	17	\$19,300
2125 Trumpet Creeper Lane	20	17	\$45,950
2125 Turnberry Lane	20	17	\$41,150
2125 Turtle Beach Lane	20	17	\$70,900
2125 Turtle Point Lane	20	5	\$42,650
2125 Vetch Court	20	17	\$26,900
2125 Victory Bay Lane	20	15	\$160,000
2125 Victory Bay Lane - crossing 1	20	17	\$7,665
2125 Victory Bay Lane - crossing 2	20	17	\$7,110
2125 Virginia Rail Road	20	17	\$70,900
2125 Walker Cup Lane	20	15	\$26,550
2125 Warbler Court	20	17	\$14,200
2125 Wax Myrtle Court	20	17	\$46,200

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Whimbrel Road	20	8	\$59,100
2125 Winged Foot	20	17	\$18,800
2125 Woodcock Court	20	19	\$13,050
2125 Yellowthroat Lane	20	17	\$72,000
Drainage System Components			
9001 Culvert work engineering surveying road patching allowance	1	0	\$59,050
9002 Misc. repairs to 15 water control structures based on 2015 inspection	1	0	\$23,600
9003 WC-001 Interior Headwall concrete	40	0	\$14,450
9004 WC-001 48" Exterior Flapgate cast iron	25	1	\$21,600
9005 WC-001 48" Exterior Combo gate cast iron	25	2	\$21,600
9006 WC-001 30" Gate Valve cast iron	25	13	\$124,450
9007 WC-028 Weir Structure concrete	40	0	\$5,565
9008 WC-028 Flapgate aluminum	15	0	\$5,170
9009 WC-028 24" Pipe RCP	40	0	\$13,800
9010 WC-035 Exterior Headwall concrete	40	20	\$4,030
9011 WC-035 Weir Structure concrete	40	19	\$5,565
9012 WC-035 42" Exterior Flapgate cast iron	25	0	\$8,820
9013 WC-035 42" Flap Gate aluminum	15	0	\$8,820
9014 WC-0-35 30" Gate Valve cast iron	25	2	\$124,450
9015 WC-056 24" Interior Flapgate aluminum	15	0	\$5,170
9016 WC-056 30" Interior Flapgate cast iron	25	6	\$6,130
9017 WC-069 Weir Structure concrete	40	27	\$5,565
9018 WC-069 18" Flapgate rubber	20	7	\$4,265
9019 WC-069 Pipe corrugated plastic	40	27	\$8,230
9020 WC-072 Exterior Headwall concrete	40	2	\$4,600
9021 WC-072 Weir Structure concrete	40	2	\$5,565
9022 WC-072 30" Gate Valve cast iron	25	6	\$28,635
9023 WC-072 42" Flapgate cast iron	25	0	\$8,820
9024 WC-073 Exterior Headwall concrete	40	2	\$4,265
9025 WC-073 Weir Structure concrete	25	6	\$5,620
9026 WC-073 30" Gate Valve aluminum	15	0	\$124,950
9027 WC-073 36" Exterior Flapgate aluminum	15	0	\$15,300
9028 WC-073 36" Pipe RCP	40	2	\$27,250
9029 WC-073 36" Pipe corrugated metal	30	0	\$7,380
9030 WC-074 Exterior Headwall concrete	40	2	\$4,265
9031 WC-074 Weir Structure concrete	40	2	\$5,620
9032 WC-074 30" Gate Valve aluminum	15	0	\$124,350
9033 WC-074 Exterior Flapgate aluminum	15	0	\$12,290
9034 WC-074 36" Pipe RCP	40	2	\$20,700
9035 WC-074 36" Pipe corrugated metal	30	0	\$5,390
9036 WC-075 Exterior Headwall concrete	40	0	\$11,495
9037 WC-075 Interior Headwall concrete	40	0	\$11,495

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
9038 WC-075 30" Gate Valve cast iron	25	0	\$57,400
9039 WC-075 48" Combo Gate cast iron	25	1	\$21,600
9040 WC-075 48" Ext. Flapgate cast iron	25	6	\$21,600
9041 WC-093 Interior Headwall concrete	40	19	\$7,155
9042 WC-093 36" Ext. Flapgate aluminum	15	0	\$22,950
9043 WC-093 36" Interior Flapgate aluminum	15	0	\$22,950
9044 WC-093 30" Gate Valve cast iron	25	0	\$62,450
9045 WC-094 Interior Headwall	40	19	\$7,210
9046 WC-094 Weir Structure	40	19	\$53,650
9047 WC-094 30" Gate Valve cast iron	25	6	\$62,250
9048 WC-094 36" Exterior Flapgate aluminum	15	0	\$30,600
9049 WC-094 36" Interior Flapgate alum.	15	5	\$22,950
9050 WC-094 32" Pipe HDPE	40	19	\$47,200
9051 WC-094 16" Pipe HDPE	40	19	\$5,280
9052 WC-096 30" Exterior Flapgate alum.	15	0	\$6,135
9053 WC-096 24" Gate Valve alum	14	0	\$56,050
9054 Automated gate @ Beachwalker system	40	38	\$169,500
9055 Automated gate @ Canvasback system	40	39	\$210,000
9056 Trumpet Creeper Tidal Inlet-Dredge	30	27	\$332,500
9057 Pond 30 outfall-Outfall system(NEW)	40	38	\$436,000
Timber Bridges (Vehicle)			
7001 Bridges and bulkheads allowance	1	0	\$30,100
7002 Blue Heron Pond Rd - concrete substructure	50	25	\$860,500
7003 Blue Heron Pond Rd deck	20	5	\$362,000
7004 Blue Heron Pond Rd - timber superstructure	30	5	\$269,000
7005 Terrapin Island - concrete substructure	50	24	\$392,500
7006 Terrapin Island deck	20	15	\$553,500
7007 Terrapin Island - timber superstructure	30	3	\$1,225,500
7008 Eagle Pt 2 -concrete substructure	50	25	\$346,500
7009 Eagle Pt 2 - Decking	20	17	\$328,000
7010 Eagle Pt 2- timber superstructure	30	17	\$1,084,000
7011 Eagle Pt 1 - concrete substructure	50	25	\$308,500
7012 Eagle Pt 1 Bridge Deck	20	16	\$435,000
7013 Eagle Pt 1- Timber Superstructure	30	4	\$966,500
7014 Falcon Point Road - concrete substructure	50	25	\$763,500
7015 Falcon Point Road deck	20	0	\$116,000
7016 Falcon Point Road - timber superstructure	30	4	\$240,000
7017 Sumer Island Road - concrete substructure	50	25	\$725,000
7018 Sumer Island bridge deck	20	1	\$1,026,000
7019 Sumer Island bridge deck reinforcement	100	94	\$494,500
7020 Summer Island Rd - timber structure	30	21	\$2,265,000
7021 Cormorant Island -concrete substr	50	25	\$117,300

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
7022 Entrance Cormorant Island deck	20	13	\$165,500
7023 Entrance Cormorant Island - timber superstr	30	4	\$366,000
7024 Timber Bridge Deck Board Replacement Allowance	1	0	\$30,100
7025 Little Bear Way Bridge Decking	20	14	\$189,500
7026 Little Bear Way Bridge Concrete	50	44	\$227,000
Main Gate House			
2344 Siding&Trim(Wood) - Replace	30	9	\$24,750
2367 Windows&Doors-Replace	40	9	\$39,600
2384 Roofs (Copper)- Replace	40	19	\$67,000
2387 Gutter & Downspout(Copper)-Replace	40	19	\$7,380
2549 Generator-Replace	20	12	\$14,250
2551 Electric Service Panel	35	14	\$4,715
2750 Bathroom - Remodel Allowance	20	7	\$6,535
Vanderhoorst Gate House			
2344 Siding&Trim(Wood)-Replace	30	9	\$15,950
2367 Windows&Doors-Replace	30	9	\$30,550
2384 Roof (Metal) - Replace	40	19	\$35,250
2387 Gutter&Downspout(Alum)-Replace	40	19	\$3,550
2750 Bathroom - Remodel Allowance	20	7	\$6,535
Guardrails			
6001 KI Pkwy (Golf Tunnel #1)	40	27	\$29,250
6002 KI Pkwy (Golf Tunnel #2)	40	27	\$29,750
6003 KI Pkwy (Golf Tunnel #3)	40	27	\$30,900
6004 Marsh Hawk La	40	11	\$7,245
6005 Rhett's Bluff	40	14	\$53,400
6006 Guardrails Replace (2042)-Replace	40	19	\$37,600
6007 IbisWillet Pond (1&2) Ocean Course	40	14	\$18,050
6008 Cinder Creek Bridge	40	18	\$36,150
Eagle Point Common Areas			
2107 Boat Ramp Concrete-Replace	40	24	\$27,850
2161 Eagle Point Boat Landing - Bulkhead	30	29	\$94,000
2193 Wood Decking - Replace	20	2	\$28,100
2195 Floating Dock - Replace	35	24	\$79,150
Viewing Towers (VT)			
3000 Viewing Tower (VT) -Repair	2	0	\$8,540
3001 Blue Heron Pond Tower - Replace	45	20	\$51,100
3002 Blue Heron Pond Deck&Rails-Replace	15	7	\$28,400
3004 Blue Heron Pond Roof-Replace	20	0	\$4,545
3005 Marsh Island Park Tower - Replace	45	20	\$51,100
3006 Marsh Isl. Park Deck&Rails-Replace	15	7	\$28,400
3008 Marsh Island Park Roof-Replace	20	0	\$4,545
3009 Marsh View Tower - Replace	45	4	\$51,100

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3010 View Tower Hawk Deck&Rails-Replace	15	7	\$28,400
3011 Marsh Hawk View Spiral Stairs-Repl	30	18	\$14,250
Cinder Creek Common Areas			
4001 Roof Cedar Shingles - Replace	30	5	\$26,800
4002 Birch Bark Siding/Trim - Replace	35	10	\$24,050
4005 Kayak Pavilion Roof (Metal)-Replace	30	6	\$30,350
4006 Pavilion Siding (Bark/Trim) Replace	35	10	\$14,500
4007 Kayak Pavilion Wood Lattice-Replace	30	6	\$5,000
4009 Bathrooms - Refurbish	25	1	\$9,675
4011 West Dock Pavilion Roof(Cedar)-Repl	30	4	\$6,535
4013 West Dock Structure-Replace	30	6	\$109,200
4014 West Dock Decking(Wood)-Replace	20	5	\$26,700
4016 East Dock Structure-Replace	30	17	\$51,850
4017 East Dock Deck(Wood)-Replace	20	7	\$14,350
4019 East Dock Gangways - Replace	25	2	\$10,555
4020 East Floating Dock-Replace	25	12	\$79,800
4022 Kayak Floating Dock-Replace	25	15	\$11,390
4023 East Floating Dock Pilings-Replace	35	22	\$6,475
Rhett's Bluff Common Areas			
101 Boat Ramp Concrete	40	7	\$98,400
101 Boat Ramp Concrete (New)	40	39	\$100,000
102 East Dock Structure-Replace	35	10	\$137,500
103 East Dock Decking-Replace	15	10	\$36,400
104 East Dock Pavilion-Replace	35	10	\$20,400
105 East Dock Pavilion Roof-Replace	25	21	\$6,645
106 East Dock Gangway-Replace	20	14	\$5,285
107 East Dock Floating Dock-Replace	30	24	\$33,350
108 East Dock Electrical-Refurb	15	9	\$5,675
109 West Dock Structure-Replace	35	12	\$87,400
110 West Dock Decking(Wood)-Replace	15	0	\$29,050
111 West Dock Railings-Replace	20	0	\$30,800
112 West Dock Pavilion-Replace	40	12	\$5,110
113 West Dock Pav. Roof-Replace	25	0	\$3,690
114 West Dock Gangway-Replace	20	14	\$5,285
115 West Dock Floating Dock-Replace	30	24	\$76,950
116 West Dock Electrical-Refurb	15	2	\$5,675
117 Pavilion Decking - Replace	25	7	\$32,200
118 Pavilion Structure-Replace	45	17	\$77,400
119 Bathhouse Roof-Replace	25	9	\$14,600
120 Bathhouse Decking-Replace	20	4	\$9,925
121 Bathhouse Deck Structure-Replace	35	24	\$35,750
122 Bathhouse Siding-Replace	35	22	\$8,175

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
123 Bathhouse Window&Doors-Replace	35	22	\$6,535
124 Bathrooms - Refurbish	25	9	\$21,700
3003 Fish Cleaning Station - Refurbish	10	7	\$4,355
Beachwalker Center			
2107 Concrete Sidewalk-Part. Repair(10%)	10	0	\$8,845
2108 Concrete Entry Ramp Guard Railings	40	28	\$11,760
2108 Concrete Entry Wall Railings	30	9	\$3,575
2109 Concrete Curbs&Gutters-Repair(10%)	8	4	\$11,815
2109 Concrete Wheel Stops	30	4	\$3,685
2113 Drainage System - Allowance	30	4	\$34,050
2123 Asphalt - Seal/Repair	5	0	\$9,710
2125 Asphalt - Resurface	25	1	\$117,650
2139 Split-Rail Fence-Replace	25	19	\$7,715
2171 Entry Signage - Replace	20	12	\$9,665
2303 Entry Grounds Lights-Replace	25	0	\$16,400
2307 Entry Awning(Metal Roof) - Replace	50	40	\$26,400
2320 Rear Wood Deck - Decking/Rails	20	0	\$22,000
2320 Rear Wood Deck - Structure	40	14	\$40,900
2341 EFIS - Repair Allowance (~10%)	12	0	\$14,050
2345 Soffit - Repair/Replace	25	2	\$12,390
2345 Wood Fascia - Replace	25	2	\$13,400
2367 Entry Doors - Replace Allowance	20	12	\$5,450
2367 Entry Storefront Doors -Replace	50	24	\$23,800
2371 Aluminum Doors - Replace	50	24	\$4,545
2373 9x8 OH Doors - Replace	30	6	\$14,050
2381 Roof (Asphalt Shingle) - Replace	20	0	\$7,040
2381 Roof (Asphalt Shingle) - Replace	30	23	\$110,100
2387 Gutters/Downspouts- Replace	30	7	\$7,550
2509 OH Door Operators-Replace	25	1	\$5,000
2549 Diesel Pump	15	2	\$5,675
2551 Electrical System - Repair	50	24	\$51,100
2557 Fire Alarm System - Modernize	30	5	\$17,050
2558 Exit Lights-Replace	25	5	\$5,335
2559 Emergency Lights - Replace	25	5	\$5,565
2591 Irrigation System - Repair Allowan	10	2	\$4,660
2701 Interior Surfaces - Repaint	15	7	\$14,900
2703 Wallcoverings - Replace	30	4	\$11,050
2705 Fluorescent Lights - Replace	40	14	\$46,450
2705 Recessed Lights - Replace	40	14	\$7,155
2705 Track Lights - Replace	40	14	\$10,285
2709 Tile Flooring - Replace	60	34	\$47,150
2711 Carpeting - Replace	15	9	\$83,350

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2715 Wood Floor-Replace	40	14	\$22,900
2719 Ceiling Tiles - Replace	40	14	\$77,800
2745 Projection Screens - Replace	30	4	\$20,400
2747 Kitchen - Refurbish	30	17	\$18,200
2750 Bathrooms - Remodel	20	12	\$27,250
3000 Infrastructure Allowance	40	14	\$272,500
5074 Metal hurricane shutters	35	31	\$34,050
Maintenance Area Components			
5001 Drainage repairs to back lot	1	0	\$34,050
5002 Roof metal	30	15	\$67,400
5003 Windows	30	15	\$68,200
5004 Exit Doors	25	10	\$5,675
5005 Shutters	25	10	\$55,850
5007 Kitchen Cabinets	20	5	\$7,950
5008 Bathroom Refurbish	20	5	\$11,390
5009 Flooring	10	5	\$19,300
5015 Maint Shop roof-metal	30	11	\$40,900
5016 Maint Shop siding	20	0	\$27,450
5017 Maint Shop windows	30	11	\$8,850
5018 Maint Shop exit doors	25	6	\$4,545
5019 Maint Shop overhead doors	20	1	\$17,050
5023 Wood Storage roof - metal	20	0	\$6,640
5024 Wood Storage siding	30	9	\$10,660
5026 Paint Storage siding	30	9	\$5,455
5028 Vehicle Storage roof	20	0	\$19,650
5029 Vehicle Storage siding	30	9	\$20,400
5030 Vehicle Wash Down area	25	9	\$31,800
5031 Chemical Storage roof	20	0	\$2,950
5032 Chemical Storage siding	30	9	\$10,085
5033 Chemical Storage door	15	9	\$6,585
5034 Tool Storage roof	20	0	\$16,850
5035 Tool Storage siding	30	9	\$20,400
5036 Tool Storage door	20	0	\$2,270
5037 Lake Storage roof	20	0	\$14,200
5038 Lake Storage siding	30	9	\$17,450
5039 Lake Storage door	20	0	\$2,270
5040 Storage Container	20	0	\$6,245
5041 Document Room roof	20	0	\$2,950
5042 Document Room siding	30	9	\$8,175
5043 Document Room door	20	0	\$2,270
5044 Dog Pen	25	4	\$3,860
5045 Entrance Walkway structure	50	22	\$20,650

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5046 Entrance Walkway decking	25	0	\$12,900
5047 Entrance Walkway railing	25	0	\$16,500
5048 Covered Deck structure	50	19	\$11,655
5049 Covered Deck decking	25	0	\$7,265
5050 Covered Deck railing	25	0	\$4,360
5051 Covered Deck roof	20	0	\$3,775
5052 Main Deck structure	50	19	\$8,740
5053 Main Deck decking	25	0	\$5,455
5054 Main Deck railing	25	0	\$3,640
5055 Rear Deck structure	50	19	\$1,360
5056 Rear Deck decking	25	0	\$851
5057 Rear Deck railing	25	0	\$1,540
5058 Maint Yard Fence 6'cl	25	1	\$52,150
5059 New Woodshop Addition Metal Structure	50	41	\$28,400
5060 New Woodshop Addition Windows	40	31	\$2,040
5061 New Woodshop Addition Doors	25	16	\$3,405
5062 Green House Primary Structure	25	16	\$10,575
5063 Green House Cover System	10	1	\$13,400
5064 Green House Doors	25	16	\$2,270
5065 Green House Ventilation System	15	6	\$6,585
5066 Green House Heating System	15	6	\$2,160
5067 Green House Controller	15	6	\$3,515
5068 Green House Automatic Shade System	10	1	\$12,700
5069 Green House Bench System	25	16	\$4,315
5070 Green House Irrigation System	15	6	\$3,405
5071 Green House Safety Equipment	15	6	\$4,315
5073 Additional shed building	35	31	\$73,850
5075 Down island maintenance site building	35	30	\$13,600
5076 Cleanup of dump site	1	0	\$11,390
The Sandcastle (Exteriors & Interiors)			
1100 Roof (Asphalt Shingle) - Replace	25	18	\$158,000
1101 Gutters/Downspouts(Cu)- Replace	25	18	\$10,335
1102 Wood Trim/Soffits-Replace	40	11	\$22,950
1103 East & South Siding cedar shingle	30	1	\$81,700
1104 East & South Trim cedar	30	1	\$20,750
1105 West & North Siding cedar shingle	35	6	\$82,250
1106 West & North Trim cedar	35	6	\$20,750
1107 Windows wood w/insul glass	25	0	\$71,300
1108 Ext. Double Doors wood & glass	40	33	\$24,200
1109 Verandah Decking-Replace	40	33	\$57,850
1110 Verandah Post&Rails-Replace	30	23	\$15,900
1111 Railings (SS wire)-Replace	30	23	\$12,130

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1112 Entrance Deck structure	40	11	\$7,325
1113 Entrance Deck-Replace	40	33	\$13,400
1114 Entrance Rails (SS Wire)-Replace	20	13	\$9,630
1115 Entrance Rail (Wood)-Replace	30	23	\$9,295
1116 HC Ramp structure	40	13	\$5,390
1117 SRH HC Ramp decking	40	35	\$8,285
1118 SRH HC Ramp railing	25	20	\$9,660
1119 SRH HC Ramp Mahogany Rail	30	25	\$9,350
1120 HVAC Deck structure	40	13	\$7,725
1121 HVAC Deck decking	15	0	\$12,545
1122 Bar Area Deck structure	40	13	\$9,650
1123 Bar Area Deck decking	40	35	\$14,900
1124 Hardwood (Hallway 2nd Floor)	15	10	\$47,450
1125 Hardwood (Library 2nd Floor)	15	10	\$27,000
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	8	3	\$38,300
1127 Marble Floor (1st floor)	30	25	\$38,650
1128 Fitness Room Flooring	10	5	\$35,750
1129 Teraflex Aerobic Flooring	15	10	\$9,975
1130 Window Treatment	10	5	\$23,800
1131 Built-in Desks	25	20	\$14,300
1132 Ballroom lighting improvements	20	15	\$4,545
1133 Restroom Fixtures 1st floor	20	15	\$7,210
1134 Restroom Finishes 2nd floor	20	15	\$4,545
1135 Restroom Fixtures 2nd floor	20	15	\$7,210
1136 Elevator hydraulic pump system	25	0	\$8,930
1137 Elevator control system	25	0	\$13,750
1138 Elevator cab refurbishment	20	15	\$17,200
1139 SVC Elevator hydraulic pump system	25	7	\$13,100
1140 SVC Elevator control system	25	7	\$31,850
1141 SVC Elevator cab refurbishment	20	2	\$17,300
1142 Fire Alarm/Suppress. System	12	0	\$19,050
1143 Sound System 1st floor	10	0	\$11,175
1144 Sound System 2nd floor	10	0	\$32,900
1145 Shelves & Counters SS	30	3	\$49,900
1153 Exhaust Hood	25	0	\$9,085
1154 Makeup Air fans (intake)	10	0	\$28,200
1155 Propane Tank 500 gal.	20	15	\$8,980
1156 Ballroom lighting improvements	40	35	\$5,845
Family Pool Area			
2316 Heater Decks - Replace	25	23	\$29,500
2767 Kool Deck Surface-Recoat	10	7	\$69,250
2769 Pool - Resurface	8	5	\$122,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2769 Pool Deck (Concrete) - Replace	35	18	\$178,500
2770 Pool Coping Tile-Replace	16	13	\$60,100
2771 Pool Fence (Aluminum)-Replace	30	18	\$38,900
2772 Lighting-Replace	15	2	\$14,250
2773 Pool Shell-Rebuild	50	28	\$725,000
2773 Wading Pool - Resurface	8	0	\$2,840
2773 Wading Pool Shell-Rebuild	50	28	\$25,850
2774 Pool Tiles -Replace	16	1	\$29,000
2774 Wading Pool Coping Tile-Replace	20	12	\$3,975
2781 Pool Heater - Replace	10	8	\$45,000
2797 Playground Surface-Replace	20	1	\$36,000
2801 Playsystem - Replace	20	1	\$39,750
Adult Pool Area			
2139 Landscape Fence - Replace	30	25	\$13,500
2177 Bollard Lights - Replace	15	10	\$12,150
2750 Bathrooms-Refurbish	15	10	\$17,050
2763 Pool Deck(Ipe Wood)-Replace	40	35	\$71,400
2763 Pool Deck Furniture - Replace	8	4	\$39,650
2767 Pool Structure-Rebuild	50	45	\$806,500
2769 Pool - Resurface	10	5	\$16,950
2769 Pool Deck (Concrete)-Replace	40	35	\$19,700
2773 Unnderwater Pool Lights-Replace	10	5	\$5,675
2774 Pool Lane Tiles-Replace	20	15	\$6,815
2774 Pool Tiles -Replace	20	15	\$16,050
2781 Pool Heater - Replace	10	7	\$32,650
2781 Pool Heater Platform - Replace	20	17	\$18,500
2792 HC Pool Lift	15	11	\$10,790
3001 Pool Fountains-Replace	15	10	\$9,335
Bar Area Components			
1901 Bar Area-Refurbish	30	25	\$83,050
1904 Sinks-Replace	30	25	\$13,650
1905 Drink Dispenser-Replace	20	15	\$15,950
Sandcastle Grounds			
2109 Concrete Curbs & Gutters - Repair	30	25	\$66,650
2113 Parking Lot Drainage-Allowance	20	15	\$62,450
2119 Parking Lot Pavers-Replace	30	25	\$508,500
2125 Parking Lot (Asphalt)-Resurface	20	15	\$126,000
2169 Main Entry Sign-Replace	20	15	\$5,675
2175 Lighting Fixtures-Replace	20	15	\$78,100
2175 Pole Lights - Replace	35	30	\$54,050
Castle Grill Area			
2316 Patio Deck (Structure)-Replace	40	24	\$27,450

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2316 Patio Deck(Wood)-Replace	20	4	\$10,740
2326 Patio Railing(SS Wire)-Replace	20	4	\$12,450
2326 Patio Rails(Wood/Wire)-Replace	30	20	\$15,300
2345 Flood Panels	20	4	\$7,840
2345 Siding & Trim(Wood)-Replace	25	9	\$9,660
2371 Exterior Doors	20	11	\$6,475
2381 Roof (Asphalt Shingle) - Replace	25	9	\$20,650
2387 Gutters/Downspouts(Cu)- Replace	25	9	\$3,460
2551 Electrical Service Panels	25	9	\$6,590
2557 Fire Suppression/Alarm	15	0	\$5,965
2709 Tile Flooring - Replace	35	19	\$26,250
2750 Bathrooms - Remodel	20	4	\$44,250
3009 Remodel-Allowance	20	4	\$7,380
3010 Exhaust Hood	25	9	\$42,590
Community Docks			
2193 Dock - Resurface CD-01 Beachwalker	20	23	\$3,260
2193 Dock - Resurface CD-02 Beachwalker	20	22	\$3,260
2193 Dock - Resurface CD-04 Surfsong Rd	20	10	\$2,725
2193 Dock - Resurface CD-05 Bufflehead	20	10	\$2,440
2193 Dock - Resurface CD-06Flyway/Osprey	20	5	\$3,180
2193 Dock - Resurface CD-07 Canvasback	20	4	\$2,955
2193 Dock - Resurface CD-10 Egret Pond	20	9	\$7,950
2193 Dock - Resurface CD-11 Falcon Point	20	9	\$12,650
2193 Dock - Resurface CD-12 Salt Cedar	20	10	\$8,495
2193 Dock - Resurface CD-13 Blue Heron	20	3	\$23,900
2193 Dock - Resurface CD-17	20	12	\$2,840
2193 Dock - Resurface CD-19	20	12	\$2,840
2193 Dock -Resurface CD-03 Bass Pond/Rhe	20	15	\$27,500
2193 Dock-Resurface CD-08 Canvasb/Govern	20	9	\$2,955
2193 Dock-Resurface CD-9 Canvasback/Gov2	20	10	\$8,175
2194 Dock - Replace/Rebuild - CD - 01	30	3	\$9,395
2194 Dock - Replace/Rebuild CD - 02	30	2	\$9,420
2194 Dock - Replace/Rebuild CD - 03	30	15	\$80,200
2194 Dock - Replace/Rebuild CD - 04	30	10	\$7,850
2194 Dock - Replace/Rebuild CD - 05	30	20	\$7,035
2194 Dock - Replace/Rebuild CD - 07	30	4	\$4,595
2194 Dock - Replace/Rebuild CD - 08	30	9	\$4,905
2194 Dock - Replace/Rebuild CD - 09	30	10	\$23,500
2194 Dock - Replace/Rebuild CD - 10	30	9	\$22,900
2194 Dock - Replace/Rebuild CD - 11	30	9	\$36,500
2194 Dock - Replace/Rebuild CD - 12	30	10	\$24,450
2194 Dock - Replace/Rebuild CD - 13	30	3	\$68,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2194 Dock - Replace/Rebuild CD - 17	30	12	\$22,750
2194 Dock - Replace/Rebuild CD - 19	30	12	\$22,750
2194 Dock - Replace/Rebuild CD -06	30	5	\$9,125
Boardwalks			
2187 BW-1 Duneside Villas	30	20	\$149,500
2187 BW-10 Eugenia (21-23)	30	21	\$52,900
2187 BW-12 Eugenia (51-53)	30	24	\$112,200
2187 BW-13 Eugenia (51-53)	30	23	\$71,300
2187 BW-14 Eugenia (61B-63A)	30	23	\$56,750
2187 BW-15 Eugenia (69-71)	30	23	\$75,150
2187 BW-16 Eugenia (77)	30	23	\$31,800
2187 BW-22 Windswept	30	24	\$142,000
2187 BW-27 Turtle Beach (18)	30	24	\$144,000
2187 BW-28 Turtle Beach (7-8)	30	20	\$74,550
2187 BW-29 Atlantic Beach	30	22	\$63,200
2187 BW-30 Nicklaus La (9-10)	30	25	\$98,950
2187 BW-31 Surfsong (341/342)	30	22	\$108,000
2187 BW-32 Surfsong (55/56)	30	6	\$176,000
2187 BW-33 Surfsong (63/64)	30	22	\$178,500
2187 BW-34 Flyway (81/82)	30	22	\$188,500
2187 BW-35 Jackstay (92)	30	23	\$135,000
2187 BW-38 Flyway (114/120)	30	7	\$226,000
2187 BW-39 Flyway (157/162)	30	7	\$211,000
2187 BW-40 Sand Fiddler (208)	30	24	\$193,500
2187 BW-42 Ocean Course	30	25	\$41,400
2187 BW-7 Seascape Villas	30	21	\$122,500
2187 BW-8 Sandcastle Private	30	25	\$138,500
2187 BW-8B Sandcastle Public	30	25	\$60,150
2187 BW-9 Eugenia (7-9)	30	19	\$100,800
2189 Lift and Extend Boardwalks Allowance	3	0	\$56,750
Walking Bridges			
8001 WB-1 Inlet Cove Channel Struct.	40	25	\$58,850
8002 WB-1 Inlet Cove Channel Deck	20	15	\$34,050
8003 WB-2 FairwayOaks(Pond 008) struct.	40	8	\$45,650
8004 WB-2 Fairway Oaks (Pond 008) deck	20	19	\$23,250
8005 WB-3 Greensward (Pond 013) struct.	40	8	\$139,000
8006 WB-3 Greensward (Pond 013) deck	20	12	\$48,250
8007 WB-4 Marsh Hawk Tower struct.	40	32	\$50,150
8008 WB-4 Marsh Hawk Tower deck	20	12	\$17,350
8009 WB-5 Windswept (pond 034) struct.	40	8	\$106,050
8010 WB-5 Windswept (pond 034) deck	20	19	\$36,900
8011 WB-6 Turtle Cove (pond 038) struct.	40	2	\$73,550

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8012 WB-6 Turtle Cove (pond 038) decking	20	22	\$25,500
8013 WB-7 Struct	40	35	\$104,950
8014 WB-7 Deck	20	15	\$5,675
8015 WB-8 Turtle Beach (pond 031) struct	40	8	\$101,000
8016 WB-8 Turtle Beach (pond 031) deck	20	19	\$35,100
8017 WB-9 Swamp Garden (pond 032) struct	40	32	\$11,150
8018 WB-9 Swamp Garden (pond 032) deck	20	12	\$3,860
8019 WB-10 Encl. Turtle Bch (pond 032) struct	40	12	\$77,800
8020 WB-10 Encl. Turtle Bch (pond 032) deck	20	0	\$27,000
8021 WB-11	40	17	\$28,600
8022 WB-11	20	0	\$9,925
8023 WB-12 41 Atl. Bch (near BW #29) struct	40	22	\$28,600
8024 WB-12 41 Atl. Bch (near BW #29) deck	20	7	\$9,925
8025 WB-13 Nature Path/RB Rd struct	40	17	\$153,000
8026 WB-13 Nature Path/RB Rd deck	20	7	\$53,150
8027 WB-14 Rhett's Bluff adj/Pavilion struct	40	15	\$9,835
8028 WB-14 Rhett's Bluff adj/Pavilion deck	20	7	\$3,405
8029 WB-15 Silver Moss to Atl Beach struct	40	13	\$130,500
8030 WB-15 Silver Moss to Atl Beach deck	20	2	\$45,300
8031 WB-16 Glen Abbey to Surfsong struct	40	8	\$189,000
8032 WB-16 Glen Abbey to Surfsong deck	20	13	\$65,600
8033 WB-17 Allee of Oaks/Canvassback struct	40	7	\$55,950
8034 WB-17 Allee of Oaks/Canvassback deck	20	7	\$19,400
8035 WB-18 Marsh Island Park struct	40	39	\$250,000
8036 WB-18 Marsh Island Park deck	20	19	\$48,000
8037 WB-19 Blue Heron b/w 113-115 struct	40	14	\$44,650
8038 WB-19 Blue Heron b/w 113-115 deck	20	14	\$15,450
8039 WB-20 Blue Heron b/w 127-129 struct	40	14	\$71,150
8040 WB-20 Blue Heron b/w 127-129 deck	20	2	\$24,700
8041 WB-21 Blue Heron b/w 118-119 struct	40	14	\$22,100
8042 WB-21 Blue Heron b/w 118-119 deck	20	4	\$7,660
8043 WB-22 Blue Heron near 128 struct	40	14	\$53,450
8044 WB-22 Blue Heron near 128 deck	20	14	\$18,600
8045 WB-23 Canopied Bridge struct	40	14	\$30,950
8046 WB-23 Canopied Bridge deck	20	13	\$10,745
8047 WB-24 Blue Heron (behind 21) struct	40	14	\$125,000
8048 WB-24 Blue Heron (behind 21) deck	20	14	\$43,400
8049 WB-25 Grey Widgeon (near 7) struct	40	14	\$30,350
8050 WB-25 Grey Widgeon (near 7) deck	20	14	\$10,575
8051 WB-26 Grey Widgeon parking area struct	40	14	\$25,550
8052 WB-26 Grey Widgeon parking area deck	20	14	\$8,845
8053 WB-27 Cinder Creek structure & conc deck	40	28	\$524,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8054 WB-28 Falcon Pt/Slat Cedar struct	40	15	\$143,000
8055 WB-28 Falcon Pt/Slat Cedar deck	20	13	\$105,850
8056 WB-29 Willet Pond struct	40	6	\$13,100
8057 WB-29 Willet Pond deck	20	13	\$4,545
8058 WB-30 Bull Thistle deck	20	10	\$36,750
8059 WB-30 Bull Thistle structure	40	33	\$14,600
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	20	11	\$9,760
8061 WB-32	20	7	\$51,100
8062 WB-33	20	12	\$51,100
8063 WB-34	20	12	\$51,100
8064 WB-35 Structure	40	17	\$171,750
8065 WB-35 Deck	20	7	\$55,200

742 Total Funded Components

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