



Kiawah Island Community Association, Inc
Kiawah Island, SC
Level of Service: Update "With-Site-Visit"

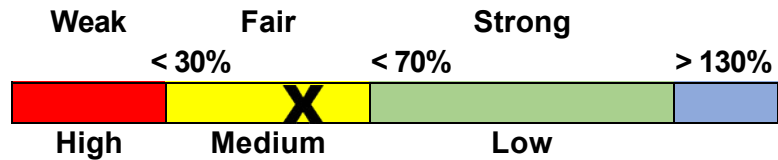
Report #: 23847-3
of Units: 4,000
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Project Starting Reserve Balance	\$15,018,245
Currently Fully Funding Reserve Balance	\$26,409,291
Average Reserve Deficit (Surplus) Per Unit	\$2,848
Percent Funded	56.9 %
Recommended 2024 Funding Contributions**	\$4,600,000
Recommended 2024 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$1,533,193

Reserve Fund Strength: 56.9%



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, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2023 Fiscal Year. We performed the site inspection on 2/27/2023

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 56.9 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium. The objective of your multi-year Funding Plan is adequately fund your Reserves, where KICA will enjoy a low risk of such Reserve cash flow problems. Due to the high reserve contributions on a consistent basis, the risk is low at this time.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$4,600,000** in the upcoming fiscal year. As we advance, 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 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 offset this annual deterioration cost ideally. The end goal after 30 years is 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.

** Please note that this recommendation of \$4,600,000 should include ALL of the contributions into the reserve account. This includes annual reserve assessments, investment income, CTR's and vehicle access fees. We can only use the current reserve assessment (\$1,533,193) for the purpose of this report but know that the association continues to contribute far above this funding level listed above.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
101 Site Drainage System - Allowance	1	0	\$1,250,000
202 Emergency Repair - Allowance	1	0	\$120,000
303 Concrete Curbs & Gutters - Repair	1	0	\$112,500
404 Asphalt(Trails) - Repair Allowance	1	0	\$160,000
2119 Brick Pavers Main Gate	40	34	\$177,000
2119 Brick Pavers Main Gate (2022)	40	38	\$30,950
2119 Brick Pavers- Repair/Part Replace	15	2	\$18,450
2119 Brick Pavers V-Gate - Inbound	40	34	\$39,600
2119 Brick Pavers V-Gate - Outbound	40	38	\$88,200
2119 Main Gate (Concrete) Inbound Lane	40	38	\$82,400
2139 Night Heron Park Split Rail-Replace	25	15	\$23,350
2139 Preserve Split Rail Fence-Replace	25	19	\$237,500
2149 Pavilion (Kestrel Court) - Replace	25	21	\$31,950
2161 Timber Landscape Wall-Replace BH-13	20	9	\$3,450
2161 Timber Landscape Wall-Replace BH-14	20	9	\$2,505
2161 Timber Landscape Wall-Replace BH-15	20	0	\$16,450
2161 Timber Landscape Wall-Replace BH-16	20	9	\$4,775
2161 Timber Landscape Wall-Replace BH-19	20	10	\$6,055
2161 Timber Landscape Wall-Replace BH-20	20	3	\$3,760
2161 Timber Landscape Wall-Replace BH-5	20	8	\$7,400
2161 Timber Landscape Wall-Replace BH-7	20	0	\$3,280
2161 Timber Landscape Wall-Replace BH-8	20	7	\$5,205
2161 Timber Landscape Wall-Replace BH-9	20	14	\$4,035
2161 Timber Landscape Wall-Allowance(33%)	7	1	\$7,670
2170 Beach Regulation Signs - Replace	30	24	\$33,550
2170 Community Signs	40	32	\$116,650
2170 Roadway Signage - Replace	25	20	\$292,000
2185 Landscaping - Refurbish	1	0	\$300,000
2264 Revetment Cinder Ck-Replace	40	4	\$315,500
2265 Revetment Bass Ck/Ocean Crs-Replace	40	8	\$189,500
2266 Revetment Pond/Ocean Crs-Replace	40	10	\$20,600
2267 Revetment Pond/Ocean Crs-Replace	40	17	\$9,730
2268 Revetment Willet Pnd/Ocean Crs-Repl	40	17	\$3,565
2269 Revetment Willet Pnd/Ocean Crs-Repl	40	10	\$27,000
2270 Revetment Bass Pond/Rhetts Bluff-Re	40	22	\$21,100
2271 Bulkhead Cinder Creek Dock-Replace	40	26	\$107,000
2272 Bulkhead Cinder Creek Bridge-Replac	40	27	\$340,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2273 Bulkhead Sparrow Pond (pond 2)	40	30	\$115,000
2274 Bulkhead Flyway Drive Pond 50 Side	40	8	\$52,300
2275 Bulkhead Flyway Drive Pond 59 Side	40	31	\$52,300
2276 Envirolok Bank Stabilize (Flyway)	40	31	\$52,650
2277 Envirolok Bank (Canvasback Dock)	40	31	\$52,650
2278 Envirolok Bank Stabiliz(InletCove)1	40	35	\$104,900
2278 Envirolok Bank Stabiliz(InletCove)2	40	37	\$102,850
2278 Envirolok Bank Stabiliz(InletCove)3	40	38	\$123,500
2278 Envirolok Bank Stabiliz(Pond92)	40	36	\$134,500
2278 Envirolok Bank System-Repl Pond92	40	36	\$130,000
2278 Pintail Pond - Wooden Bulkhead	40	37	\$72,100
2591 Irrigation System-Partial Repairs	1	0	\$4,680
4001 Weather Controller - Replace (1)	12	0	\$6,370
4001 Weather Controller - Replace (2)	12	0	\$6,370
4001 Weather Controller - Replace (3)	12	0	\$6,370
4001 Weather Controller - Replace (4)	12	2	\$6,370
Asphalt Roadways			
2123 Asphalt - Annual Repair Allowance	1	0	\$125,000
2124 Engineering and Design-Allowance	1	0	\$50,000
2125 Airy Hall	15	14	\$75,750
2125 Amaranth Road	15	13	\$37,000
2125 Angler Hall	15	10	\$37,250
2125 Anhinga Court	15	13	\$12,150
2125 Arrowhead Hall	15	11	\$36,700
2125 Atlantic Beach Court	15	12	\$49,450
2125 Atlantic Beach Court (Entrance)	15	11	\$21,850
2125 Augusta National	15	11	\$64,900
2125 Avocet Lane	15	10	\$50,200
2125 Baldpate Ct.	15	6	\$18,900
2125 Ballybunion Drive	15	13	\$37,200
2125 Bank Swallow Way	15	13	\$41,950
2125 Bass Creek Lane	15	13	\$78,050
2125 Belmeade Hall	15	13	\$65,650
2125 Belted Kingfisher	15	11	\$51,750
2125 Berkshire Hall	15	13	\$41,600
2125 Bittern Court	15	13	\$19,350
2125 Black Duck Court	15	13	\$14,150
2125 Blubill Court	15	10	\$43,300
2125 Blue Heron Pond Rd (Southside)	15	4	\$221,500
2125 Blue Heron Pond Rd To Intersection	15	13	\$27,000
2125 Blue Heron Pond Road (Northside)	15	13	\$210,000
2125 Bobcat Lane	15	11	\$103,750

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Broomsedge Lane	15	7	\$71,050
2125 Bufflehead Drive	15	13	\$456,500
2125 Bull Thistle Lane	15	9	\$118,500
2125 Bulrush Lane	15	13	\$25,300
2125 Burroughs Hall	15	14	\$65,700
2125 Carolina Shores Lane	15	11	\$95,250
2125 Catbriar Court	15	6	\$21,000
2125 Cedar Waxwing	15	5	\$15,250
2125 Chinaberry Lane	15	10	\$74,150
2125 Clay Hall	15	11	\$51,500
2125 Club Cottage Lane	15	1	\$37,550
2125 Conifer Lane	15	11	\$60,600
2125 Cordgrass Court	15	3	\$13,700
2125 Cormorant Island Lane	15	13	\$40,400
2125 Cotton Hall	15	11	\$74,050
2125 Crested Flycatcher	15	13	\$23,450
2125 Curlew Court	15	13	\$30,150
2125 Diodia Ct	15	6	\$18,250
2125 Doral Open	15	13	\$58,400
2125 Duneside Road	15	10	\$88,750
2125 Duneside Road Speed Tales - Replace	15	10	\$29,250
2125 Dunganon Hall	15	10	\$46,100
2125 Eagle Point Lane	15	9	\$249,500
2125 Eugenia Avenue	15	10	\$206,500
2125 Evening Bend Road	15	13	\$12,250
2125 Falcon Point Road	15	13	\$229,000
2125 Fiddlers Reach Court	15	11	\$35,300
2125 Fish Hawk Lane	15	11	\$58,500
2125 Fletcher Hall	15	13	\$51,300
2125 Flying Squirrel Court	15	8	\$23,950
2125 Flyway Drive / 100-Gov - MAJOR	15	9	\$360,500
2125 Flyway Drive/97 jk-100 - MAJOR	15	9	\$94,250
2125 Flyway Drive/Gov-97 - MAJOR	15	9	\$281,000
2125 Forestay Court	15	11	\$45,650
2125 Fountain Grass Lane	15	11	\$20,050
2125 Friendfield Hall	15	13	\$24,200
2125 Gadwall Lane	15	13	\$40,800
2125 Gallinule Court	15	11	\$21,700
2125 Glen Abbey	15	11	\$219,000
2125 Glen Eagle Court	15	13	\$40,000
2125 Glossy Ibis Lane	15	13	\$170,500
2125 Goldeneye Drive	15	8	\$86,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Goldenrod Court	15	11	\$35,850
2125 Gov Dr past Flyway 2" overlay - MAJ	15	1	\$808,000
2125 Gov Dr to Flyway 2" overlay - MAJOR	15	12	\$464,000
2125 Governors Flyway	15	11	\$49,700
2125 Green Dolphin Way	15	10	\$232,500
2125 Green Winged Teal	15	4	\$135,000
2125 Greensward Road	15	10	\$219,500
2125 Grey Fox Den	15	11	\$17,850
2125 Grey Widgeon Lane	15	11	\$70,550
2125 Halona Lane	15	9	\$70,700
2125 High Dunes Lane	15	10	\$201,500
2125 Hooded Merganser	15	11	\$32,950
2125 Horned Grebe Court	15	11	\$22,150
2125 Jackstay Court	15	11	\$55,950
2125 Kestrel Ct & Sora Rail Rd Entrance	15	11	\$100,000
2125 Kiawah Beach Drive	15	13	\$244,500
2125 Kiawah Island base and subbase	15	13	\$63,400
2125 Kiawah Island Parkway	15	8	\$850,000
2125 Kildeer Court	15	11	\$16,350
2125 Kings Island	15	11	\$42,400
2125 Low Oak Woods Road	15	7	\$43,300
2125 Low Oak Woods Road	15	13	\$67,100
2125 Main Gate Truck Pull Off	15	11	\$60,250
2125 Maingate (Truck Pull Off/Parking)	15	11	\$66,450
2125 Marsh Cottage Lane	15	13	\$22,350
2125 Marsh Cove Road	15	14	\$73,850
2125 Marsh Edge Lane	15	11	\$63,250
2125 Marsh Elder Ct	15	11	\$31,900
2125 Marsh Hawk Lane	15	13	\$63,950
2125 Marsh Island Drive	15	10	\$120,500
2125 Marsh Wren Ct.	15	13	\$20,500
2125 Masters Court	15	11	\$29,700
2125 Moon Tide Lane	15	11	\$78,600
2125 Muirfield Lane	15	4	\$31,750
2125 Needlerush Court	15	11	\$20,050
2125 New Settlement Road	15	13	\$44,700
2125 Nicklaus Lane	15	13	\$31,900
2125 Night Heron: Baldpate	15	3	\$18,950
2125 Ocean Course	15	11	\$30,400
2125 Ocean Course Dr (Ocean Prk section)	15	10	\$167,500
2125 Ocean Course Dr 2" overlay - MAJOR	15	10	\$614,000
2125 Ocean Green Drive	15	11	\$78,200

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Ocean Marsh Road	15	13	\$61,150
2125 Ocean Oaks Court	15	13	\$82,100
2125 Old Dock Road	15	11	\$63,950
2125 Osprey Cottage Lane	15	1	\$21,800
2125 Osprey Point Lane	15	3	\$38,800
2125 Otter Island Road	15	13	\$131,500
2125 Oyster Rake Drive	15	10	\$151,500
2125 Oyster Shell Road	15	13	\$74,150
2125 Painted Bunting Lane	15	13	\$14,950
2125 Palm Warbler Road	15	6	\$59,500
2125 Park Lane Drive	15	2	\$49,100
2125 Pepper Vine	15	13	\$16,300
2125 Persimmon Court	15	13	\$34,200
2125 Pete Dye Place	15	11	\$70,250
2125 Pine Siskin Court	15	11	\$17,050
2125 Piping Plover Lane	15	2	\$52,950
2125 Pleasant Valley	15	13	\$79,500
2125 Red Bay Road	15	9	\$39,350
2125 Red Cedar Lane	15	13	\$41,000
2125 Rhetts Bluff (Entry- RC Lane to NS)	15	13	\$97,900
2125 Rhetts Bluff Road	15	13	\$155,500
2125 River Marsh Lane	15	13	\$78,200
2125 Royal Beach Court	15	11	\$38,500
2125 Ruddy Duck Court	15	11	\$13,500
2125 Ruddy Turnstone Road	15	13	\$49,150
2125 Ryder Cup	15	11	\$27,100
2125 Salt Cedar Lane	15	13	\$172,500
2125 Salt Meadow Cove	15	13	\$41,250
2125 Saltgrass Court	15	13	\$12,050
2125 Sand Fiddler Court	15	13	\$37,300
2125 Sanderling Court	15	11	\$17,750
2125 Sandwedge Court	15	13	\$28,750
2125 Savanna Pt.	15	10	\$39,350
2125 Sawgrass Lane	15	11	\$24,250
2125 Scaup Court	15	11	\$15,200
2125 Sea Elder Court	15	4	\$60,500
2125 Sea Forest Drive	15	10	\$321,000
2125 Sea Lavender Court	15	8	\$31,900
2125 Sea Marsh Drive	15	10	\$289,500
2125 Sea Myrtle Court	15	13	\$12,050
2125 Sea Rocket Court	15	8	\$32,850
2125 Shell Creek Landing	15	11	\$32,950

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Shipwatch Rd (Entry @ Straw Market)	15	11	\$25,200
2125 Shipwatch Road	15	11	\$80,700
2125 Shoolbred Court	15	6	\$27,350
2125 Shoveler Court	15	11	\$11,950
2125 Silver Moss Circle	15	11	\$25,850
2125 Skimmer Court	15	2	\$12,300
2125 Snowy Egret Lane	15	11	\$111,450
2125 Sora Rail Road	15	13	\$95,200
2125 Sparrow Hawk Road	15	11	\$44,050
2125 Sparrow Road	15	6	\$32,600
2125 Spartina Court	15	13	\$47,850
2125 Spotted Sandpiper	15	13	\$20,500
2125 Summer Duck Way	15	13	\$88,050
2125 Summer Islands Lane	15	13	\$186,500
2125 Summer Tanager Court	15	11	\$23,500
2125 Sundown Bend Road	15	13	\$13,900
2125 Sunlet Bend Road	15	13	\$87,800
2125 Surfscoter Lane	15	13	\$64,500
2125 Surfsong Rd- 307 Surfsong to Flyway	15	12	\$170,000
2125 Surfsong Rd- Gov Dr to 307 Surfsong	15	10	\$322,500
2125 Surfwatch Drive	15	13	\$144,500
2125 Sweet Gum Lane	15	12	\$15,550
2125 Sweetgrass Lane	15	11	\$33,400
2125 Sweetspire Lane	15	11	\$23,550
2125 Tallow Tree Lane	15	13	\$47,950
2125 Tennis Club Lane	15	5	\$141,000
2125 Terrapin Court	15	11	\$13,700
2125 Terrapin Island Lane	15	13	\$173,500
2125 Thrasher Court	15	11	\$24,400
2125 Treeduck Court	15	11	\$19,850
2125 Trumpet Creeper Lane	15	11	\$47,300
2125 Turnberry Lane	15	11	\$42,400
2125 Turtle Beach Lane	15	11	\$73,000
2125 Turtle Point Lane	15	4	\$43,900
2125 Vetch Court	15	11	\$27,700
2125 Victory Bay Lane	15	9	\$164,500
2125 Victory Bay Lane - crossing 1	15	11	\$7,895
2125 Victory Bay Lane - crossing 2	15	11	\$7,325
2125 Virginia Rail Road	15	11	\$73,000
2125 Walker Cup Lane	15	9	\$27,350
2125 Warbler Court	15	11	\$14,650
2125 Wax Myrtle Court	15	11	\$47,550

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2125 Whimbrel Road	15	2	\$60,900
2125 Winged Foot	15	11	\$19,350
2125 Woodcock Court	15	13	\$13,450
2125 Yellowthroat Lane	15	11	\$74,150
Drainage System Components			
9001 Culvert engineering - allowance	1	0	\$65,000
9002 Misc. repairs to 15 water control	1	0	\$30,200
9003 WC-001 Interior Headwall concrete	40	0	\$14,850
9004 WC-001 48" Exterior Flapgate cast iron	25	0	\$22,250
9005 WC-001 48" Exterior Combo gate cast iron	25	1	\$22,250
9006 WC-001 30" Gate Valve cast iron	25	12	\$128,000
9007 WC-028 Weir Structure concrete	40	0	\$5,730
9008 WC-028 Flapgate aluminum	15	0	\$5,325
9009 WC-028 24" Pipe RCP	40	0	\$14,200
9010 WC-035 Exterior Headwall concrete	40	19	\$4,155
9011 WC-035 Weir Structure concrete	40	18	\$5,730
9012 WC-035 42" Exterior Flapgate cast iron	25	0	\$9,075
9013 WC-035 42" Flap Gate aluminum	15	0	\$9,075
9014 WC-0-35 30" Gate Valve cast iron	25	1	\$128,000
9015 WC-056 24" Interior Flapgate aluminum	15	0	\$5,325
9016 WC-056 30" Interior Flapgate cast iron	25	5	\$6,315
9017 WC-069 Weir Structure concrete	40	26	\$5,730
9018 WC-069 18" Flapgate rubber	20	6	\$4,390
9019 WC-069 Pipe corrugated plastic	40	26	\$8,490
9020 WC-072 Exterior Headwall concrete	40	1	\$4,735
9021 WC-072 Weir Structure concrete	40	1	\$5,730
9022 WC-072 30" Gate Valve cast iron	25	5	\$29,495
9023 WC-072 42" Flapgate cast iron	25	0	\$9,075
9024 WC-073 Exterior Headwall concrete	40	1	\$4,390
9025 WC-073 Weir Structure concrete	25	5	\$5,790
9026 WC-073 30" Gate Valve aluminum	15	0	\$129,000
9027 WC-073 36" Exterior Flapgate aluminum	15	0	\$15,800
9028 WC-073 36" Pipe RCP	40	1	\$28,100
9029 WC-073 36" Pipe corrugated metal	30	0	\$7,605
9030 WC-074 Exterior Headwall concrete	40	1	\$4,390
9031 WC-074 Weir Structure concrete	40	1	\$5,790
9032 WC-074 30" Gate Valve aluminum	15	0	\$128,000
9033 WC-074 Exterior Flapgate aluminum	15	0	\$12,650
9034 WC-074 36" Pipe RCP	40	1	\$21,300
9035 WC-074 36" Pipe corrugated metal	30	0	\$5,550
9036 WC-075 Exterior Headwall concrete	40	0	\$11,835
9037 WC-075 Interior Headwall concrete	40	0	\$11,835

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
9038 WC-075 30" Gate Valve cast iron	25	0	\$59,150
9039 WC-075 48" Combo Gate cast iron	25	0	\$22,250
9040 WC-075 48" Ext. Flapgate cast iron	25	5	\$22,250
9041 WC-093 Interior Headwall concrete	40	18	\$7,370
9042 WC-093 36" Ext. Flapgate aluminum	15	0	\$23,650
9043 WC-093 36" Interior Flapgate aluminum	15	0	\$23,650
9044 WC-093 30" Gate Valve cast iron	25	0	\$64,350
9045 WC-094 Interior Headwall	40	18	\$7,425
9046 WC-094 Weir Structure	40	18	\$55,250
9047 WC-094 30" Gate Valve cast iron	25	5	\$64,100
9048 WC-094 36" Exterior Flapgate aluminum	15	0	\$31,500
9049 WC-094 36" Interior Flapgate alum.	15	4	\$23,650
9050 WC-094 32" Pipe HDPE	40	18	\$48,600
9051 WC-094 16" Pipe HDPE	40	18	\$5,440
9052 WC-096 30" Exterior Flapgate alum.	15	0	\$6,320
9053 WC-096 24" Gate Valve alum	14	0	\$57,700
9054 Automated gate @ Beachwalker system	40	37	\$174,500
9055 Automated gate @ Canvasback system	40	38	\$216,000
9056 Trumpet Creeper Tidal Inlet-Dredge	30	26	\$342,500
9057 Pond 30 outfall-Outfall system(NEW)	40	37	\$449,000
Timber Bridges (Vehicle)			
7001 Bridges and bulkheads allowance	1	0	\$31,000
7002 Blue Heron Pond Rd - concrete substructure	50	24	\$885,500
7003 Blue Heron Pond Rd deck	20	4	\$373,000
7004 Blue Heron Pond Rd - timber superstructure	30	4	\$277,000
7005 Terrapin Island - concrete substructure	50	23	\$404,000
7006 Terrapin Island deck	20	14	\$570,000
7007 Terrapin Island - timber superstructure	30	2	\$1,260,000
7008 Eagle Pt 2 -concrete substructure	50	24	\$357,000
7009 Eagle Pt 2 - Decking	20	16	\$338,000
7010 Eagle Pt 2- timber superstructure	30	16	\$1,117,000
7011 Eagle Pt 1 - concrete substructure	50	24	\$317,500
7012 Eagle Pt 1 Bridge Deck	20	15	\$448,000
7013 Eagle Pt 1- Timber Superstructure	30	3	\$998,000
7014 Falcon Point Road - concrete substructure	50	24	\$786,500
7015 Falcon Point Road deck	20	0	\$119,500
7016 Falcon Point Road - timber superstructure	30	3	\$247,500
7017 Sumer Island Road - concrete substructure	50	24	\$746,500
7018 Sumer Island bridge deck	20	0	\$557,500
7019 Sumer Island bridge deck reinforcement	100	93	\$509,500
7020 Summer Island Rd - timber structure	30	20	\$2,330,000
7021 Cormorant Island -concrete substr	50	24	\$120,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
7022 Entrance Cormorant Island deck	20	12	\$170,500
7023 Entrance Cormorant Island - timber superstr	30	3	\$377,000
7024 Timber Bridge Deck Board Replacement Allowance	1	0	\$31,000
7025 Little Bear Way Bridge Decking	20	13	\$195,000
7026 Little Bear Way Bridge Concrete	50	43	\$234,000
Main Gate House			
2344 Siding&Trim(Wood) - Replace	30	8	\$25,500
2367 Windows&Doors-Replace	40	8	\$40,750
2384 Roofs (Copper)- Replace	40	18	\$69,000
2387 Gutter & Downspout(Copper)-Replace	40	18	\$7,600
2549 Generator-Replace	20	11	\$14,650
2551 Electric Service Panel	35	13	\$4,855
2750 Bathroom - Remodel Allowance	20	6	\$6,730
Vanderhoorst Gate House			
2344 Siding&Trim(Wood)-Replace	30	8	\$16,450
2367 Windows&Doors-Replace	30	8	\$31,450
2384 Roof (Metal) - Replace	40	18	\$36,300
2387 Gutter&Downspout(Alum)-Replace	40	18	\$3,660
2750 Bathroom - Remodel Allowance	20	6	\$6,730
Guardrails			
6001 KI Pkwy (Golf Tunnel #1)	40	26	\$30,150
6002 KI Pkwy (Golf Tunnel #2)	40	26	\$30,650
6003 KI Pkwy (Golf Tunnel #3)	40	26	\$31,850
6004 Marsh Hawk La	40	10	\$7,465
6005 Rhett's Bluff	40	13	\$55,000
6006 Guardrails Replace (2042)-Replace	40	18	\$38,750
6007 IbisWillet Pond (1&2) Ocean Course	40	13	\$18,600
6008 Cinder Creek Bridge	40	17	\$37,200
Eagle Point Common Areas			
2107 Boat Ramp Concrete-Replace	40	23	\$28,700
2161 Eagle Point (Extended) - Bulkhead	30	29	\$90,000
2161 Eagle Point Boat Landing - Bulkhead	30	28	\$96,750
2193 Wood Decking - Replace	20	1	\$28,950
2195 Floating Dock - Replace	35	23	\$81,550
Viewing Towers (VT)			
3000 Viewing Tower (VT) -Repair	2	0	\$8,775
3001 Blue Heron Pond Tower - Replace	45	19	\$52,650
3002 Blue Heron Pond Deck&Rails-Replace	15	6	\$29,300
3004 Blue Heron Pond Roof-Replace	20	0	\$4,680
3005 Marsh Island Park Tower - Replace	45	19	\$52,650
3006 Marsh Isl. Park Deck&Rails-Replace	15	6	\$29,300
3008 Marsh Island Park Roof-Replace	20	0	\$4,680

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3009 Marsh View Tower - Replace	45	3	\$52,650
3010 View Tower Hawk Deck&Rails-Replace	15	6	\$29,300
3011 Marsh Hawk View Spiral Stairs-Repl	30	17	\$14,650
Cinder Creek Common Areas			
4001 Roof Cedar Shingles - Replace	30	4	\$27,650
4002 Birch Bark Siding/Trim - Replace	35	9	\$24,750
4005 Kayak Pavilion Roof (Metal)-Replace	30	5	\$31,250
4006 Pavilion Siding (Bark/Trim) Replace	35	9	\$14,950
4007 Kayak Pavilion Wood Lattice-Replace	30	5	\$5,150
4009 Bathrooms - Refurbish	25	0	\$9,945
4011 West Dock Pavilion Roof(Cedar)-Repl	30	3	\$6,730
4013 West Dock Structure-Replace	30	5	\$112,500
4014 West Dock Decking(Wood)-Replace	20	4	\$27,500
4016 East Dock Structure-Replace	30	16	\$53,400
4017 East Dock Deck(Wood)-Replace	20	6	\$14,750
4019 East Dock Gangways - Replace	25	1	\$10,855
4020 East Floating Dock-Replace	25	11	\$82,200
4022 Kayak Floating Dock-Replace	25	14	\$11,725
4023 East Floating Dock Pilings-Replace	35	21	\$6,670
4024 Kayak Launch - Replacement	30	29	\$16,500
Rhett's Bluff Common Areas			
101 Boat Ramp Concrete	40	6	\$101,600
101 Boat Ramp Concrete (New)	40	38	\$103,200
102 East Dock Structure-Replace	35	9	\$141,500
103 East Dock Decking-Replace	15	9	\$37,500
104 East Dock Pavilion-Replace	35	9	\$21,000
105 East Dock Pavilion Roof-Replace	25	20	\$6,845
106 East Dock Gangway-Replace	20	13	\$5,440
107 East Dock Floating Dock-Replace	30	23	\$34,350
108 East Dock Electrical-Refurb	15	8	\$5,845
109 West Dock Structure-Replace	35	11	\$89,950
110 West Dock Decking(Wood)-Replace	15	0	\$29,900
111 West Dock Railings-Replace	20	0	\$31,700
112 West Dock Pavilion-Replace	40	11	\$5,260
113 West Dock Pav. Roof-Replace	25	0	\$3,805
114 West Dock Gangway-Replace	20	13	\$5,440
115 West Dock Floating Dock-Replace	30	23	\$79,300
116 West Dock Electrical-Refurb	15	1	\$5,845
117 Pavilion Decking - Replace	25	6	\$33,200
118 Pavilion Structure-Replace	45	16	\$79,700
119 Bathhouse Roof-Replace	25	8	\$15,050
120 Bathhouse Decking-Replace	20	3	\$10,245

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
121 Bathhouse Deck Structure-Replace	35	23	\$36,850
122 Bathhouse Siding-Replace	35	21	\$8,420
123 Bathhouse Window&Doors-Replace	35	21	\$6,730
124 Bathrooms - Refurbish	25	8	\$22,350
3003 Fish Cleaning Station - Refurbish	10	6	\$4,490
Beachwalker Center			
2107 Concrete Sidewalk-Part. Repair(10%)	10	0	\$9,100
2108 Concrete Entry Ramp Guard Railings	40	27	\$12,100
2108 Concrete Entry Wall Railings	30	8	\$3,685
2109 Concrete Curbs&Gutters-Repair(10%)	8	3	\$12,155
2109 Concrete Wheel Stops	30	3	\$3,795
2113 Drainage System - Allowance	30	3	\$35,050
2123 Asphalt - Seal/Repair	5	0	\$10,025
2125 Asphalt - Resurface	25	0	\$121,050
2139 Split-Rail Fence-Replace	25	12	\$7,950
2171 Entry Signage - Replace	20	11	\$9,945
2303 Entry Grounds Lights-Replace	25	0	\$16,900
2307 Entry Awning(Metal Roof) - Replace	50	39	\$27,150
2320 Rear Wood Deck - Decking/Rails	20	0	\$22,650
2320 Rear Wood Deck - Structure	40	13	\$42,150
2341 EFIS - Repair Allowance (~10%)	12	8	\$14,450
2345 Soffit - Repair/Replace	25	1	\$12,750
2345 Wood Fascia - Replace	25	1	\$13,800
2367 Entry Doors - Replace Allowance	20	11	\$5,610
2367 Entry Storefront Doors -Replace	50	23	\$24,550
2371 Aluminum Doors - Replace	50	23	\$4,680
2373 9x8 OH Doors - Replace	30	5	\$14,450
2381 Roof (Asphalt Shingle) - Replace	20	0	\$7,250
2381 Roof (Asphalt Shingle) - Replace	30	22	\$113,400
2387 Gutters/Downspouts- Replace	30	6	\$7,775
2509 OH Door Operators-Replace	25	0	\$5,150
2549 Diesel Pump	15	1	\$5,845
2551 Electrical System - Repair	50	23	\$52,600
2557 Fire Alarm System - Modernize	30	4	\$17,550
2558 Exit Lights-Replace	25	4	\$5,495
2559 Emergency Lights - Replace	25	4	\$5,730
2591 Irrigation System - Repair Allowan	10	1	\$4,800
2701 Interior Surfaces - Repaint	15	6	\$19,100
2705 Fluorescent Lights - Replace	40	13	\$47,850
2705 Recessed Lights - Replace	40	13	\$7,370
2705 Track Lights - Replace	40	13	\$10,610
2709 Tile Flooring - Replace	60	33	\$48,550

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2711 Carpeting - Replace	15	8	\$80,300
2715 Wood Floor-Replace	40	13	\$23,550
2719 Ceiling Tiles - Replace	40	13	\$80,150
2745 Flat Screen TVs - Replace	12	10	\$8,000
2747 Kitchen - Refurbish	30	16	\$18,700
2750 Bathrooms - Remodel	20	11	\$34,100
3000 Infrastructure Allowance	40	13	\$281,000
5074 Metal hurricane shutters - Replace	35	30	\$35,050
Maintenance Area Components			
5001 Drainage repairs to back lot	1	0	\$35,050
5002 Roof metal	30	14	\$69,400
5003 Windows	30	14	\$70,250
5004 Exit Doors	25	9	\$5,845
5005 Shutters	25	9	\$57,500
5007 Kitchen Cabinets	20	4	\$8,190
5008 Bathroom Refurbish	20	4	\$11,725
5009 Flooring	10	4	\$19,900
5015 Maint Shop roof-metal	30	10	\$42,150
5016 Maint Shop siding	20	0	\$28,300
5017 Maint Shop windows	30	10	\$9,105
5018 Maint Shop exit doors	25	5	\$4,680
5019 Maint Shop overhead doors	20	0	\$17,550
5023 Wood Storage roof - metal	20	0	\$6,840
5024 Wood Storage siding	30	8	\$10,990
5026 Paint Storage siding	30	8	\$5,620
5028 Vehicle Storage roof	20	0	\$20,250
5029 Vehicle Storage siding	30	8	\$21,000
5030 Vehicle Wash Down area	25	8	\$32,750
5031 Chemical Storage roof	20	0	\$3,040
5032 Chemical Storage siding	30	8	\$10,405
5033 Chemical Storage door	15	8	\$6,785
5034 Tool Storage roof	20	0	\$17,350
5035 Tool Storage siding	30	8	\$21,000
5036 Tool Storage door	20	0	\$2,335
5037 Lake Storage roof	20	0	\$14,600
5038 Lake Storage siding	30	8	\$17,950
5039 Lake Storage door	20	0	\$2,335
5040 Storage Container	20	0	\$6,435
5041 Document Room roof	20	0	\$3,040
5042 Document Room siding	30	8	\$8,420
5043 Document Room door	20	0	\$2,335
5044 Dog Pen	25	3	\$3,975

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5045 Entrance Walkway structure	50	21	\$21,250
5046 Entrance Walkway decking	25	0	\$13,300
5047 Entrance Walkway railing	25	0	\$17,000
5048 Covered Deck structure	50	18	\$11,995
5049 Covered Deck decking	25	0	\$7,480
5050 Covered Deck railing	25	0	\$4,490
5051 Covered Deck roof	20	0	\$3,890
5052 Main Deck structure	50	18	\$8,995
5053 Main Deck decking	25	0	\$5,620
5054 Main Deck railing	25	0	\$3,750
5055 Rear Deck structure	50	18	\$1,400
5056 Rear Deck decking	25	0	\$876
5057 Rear Deck railing	25	0	\$1,590
5058 Maint Yard Fence 6'cl	25	0	\$53,750
5059 New Woodshop Addition Metal Structure	50	40	\$29,250
5060 New Woodshop Addition Windows	40	30	\$2,100
5061 New Woodshop Addition Doors	25	15	\$3,505
5062 Green House Primary Structure	25	15	\$10,900
5063 Green House Cover System	10	0	\$13,800
5064 Green House Doors	25	15	\$2,335
5065 Green House Ventilation System	15	5	\$6,785
5066 Green House Heating System	15	5	\$2,225
5067 Green House Controller	15	5	\$3,620
5068 Green House Automatic Shade System	10	0	\$13,100
5069 Green House Bench System	25	15	\$4,445
5070 Green House Irrigation System	15	5	\$3,505
5071 Green House Safety Equipment	15	5	\$4,445
5073 Additional shed building	35	30	\$76,100
5075 Down island maintenance site building	35	29	\$14,000
5076 Cleanup of dump site	1	0	\$11,725
The Sandcastle (Exteriors & Interiors)			
1103 East & South Siding cedar shingle	30	0	\$84,350
1104 East & South Trim cedar	30	0	\$21,400
1105 West & North Siding cedar shingle	35	5	\$84,850
1106 West & North Trim cedar	35	5	\$21,400
1107 Windows wood w/insul glass	25	0	\$73,450
1109 Verandah Decking-Replace	40	32	\$59,600
1110 Verandah Post&Rails-Replace	30	22	\$16,400
1111 Railings (SS wire)-Replace	30	22	\$12,475
1112 Entrance Deck structure	40	10	\$7,545
1113 Entrance Deck-Replace	40	32	\$13,800
1114 Entrance Rails (SS Wire)-Replace	20	12	\$9,895

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1115 Entrance Rail (Wood)-Replace	30	22	\$9,555
1116 HC Ramp structure	40	12	\$5,550
1117 SRH HC Ramp decking	40	34	\$8,540
1118 SRH HC Ramp railing	25	19	\$9,925
1119 SRH HC Ramp Mahogany Rail	30	24	\$9,615
1120 HVAC Deck structure	40	12	\$7,955
1121 HVAC Deck decking	15	0	\$12,950
1122 Bar Area Deck structure	40	12	\$9,915
1123 Bar Area Deck decking	40	34	\$15,350
1124 Hardwood (Hallway 2nd Floor)	15	9	\$48,850
1125 Hardwood (Library 2nd Floor)	15	9	\$27,800
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	8	2	\$39,450
1127 Hardwood (1st floor)	30	24	\$8,350
1128 Fitness Room Flooring	10	4	\$36,850
1129 Teraflex Aerobic Flooring	15	9	\$10,295
1130 Window Treatment	10	4	\$24,550
1131 Built-in Desks	25	19	\$14,700
1132 Ballroom lighting improvements	20	14	\$4,680
1133 Restroom Fixtures 1st floor	20	14	\$7,425
1134 Restroom Finishes 2nd floor	20	14	\$4,680
1135 Restroom Fixtures 2nd floor	20	14	\$7,425
1136 Elevator hydraulic pump system	25	0	\$9,185
1137 Elevator control system	25	0	\$14,150
1138 Elevator cab refurbishment	20	14	\$17,700
1139 SVC Elevator hydraulic pump system	25	6	\$13,500
1140 SVC Elevator control system	25	6	\$32,800
1141 SVC Elevator cab refurbishment	20	1	\$17,800
1142 Fire Alarm/Suppress. System	12	0	\$19,650
1143 Sound System 1st floor	10	0	\$11,510
1144 Sound System 2nd floor	10	0	\$33,900
1145 Shelves & Counters SS	30	2	\$51,400
1153 Exhaust Hood	25	0	\$9,345
1154 Makeup Air fans (intake)	10	0	\$29,050
1155 Propane Tank 500 gal.	20	14	\$9,235
2345 Wood Trim/Soffits - Replace	40	10	\$23,650
2370 Entry Double Doors	40	32	\$24,950
2381 Roof (Asphalt Shingle) - Replace	20	17	\$163,000
2387 Gutters/Downspouts- Replace	25	17	\$10,670
2705 Ballroom Lighting Improvements	40	34	\$6,020
Family Pool Area			
2316 Heater Decks - Replace	25	22	\$30,400
2767 Kool Deck Surface-Recoat	10	6	\$71,300

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2769 Pool - Resurface	8	4	\$126,000
2769 Pool Deck (Concrete) - Replace	35	17	\$184,000
2770 Pool Coping Tile-Replace	16	12	\$61,950
2771 Pool Fence (Aluminum)-Replace	30	17	\$40,050
2772 Lighting-Replace	15	1	\$14,650
2773 Pool Shell-Rebuild	50	27	\$747,000
2773 Wading Pool - Resurface	8	0	\$2,925
2773 Wading Pool Shell-Rebuild	50	27	\$26,600
2774 Pool Tiles -Replace	16	0	\$29,900
2774 Wading Pool Coping Tile-Replace	20	11	\$4,095
2781 Pool Heater - Replace	10	7	\$46,350
2797 Playground Surface-Replace	20	0	\$37,100
2801 Playsystem - Replace	20	0	\$40,950
Adult Pool Area			
2139 Landscape Fence - Replace	30	24	\$13,950
2177 Bollard Lights - Replace	15	9	\$12,500
2750 Bathrooms-Refurbish	15	9	\$17,550
2763 Pool Deck(Ipe Wood)-Replace	40	34	\$73,550
2763 Pool Deck Furniture - Replace	8	3	\$40,850
2767 Pool Structure-Rebuild	50	44	\$831,000
2769 Pool - Resurface	10	4	\$17,450
2769 Pool Deck (Concrete)-Replace	40	34	\$20,300
2773 Unnderwater Pool Lights-Replace	10	4	\$5,845
2774 Pool Lane Tiles-Replace	20	14	\$7,020
2774 Pool Tiles -Replace	20	14	\$16,550
2781 Pool Heater - Replace	10	6	\$33,650
2781 Pool Heater Platform - Replace	20	16	\$19,100
2781 Pool Heater Platform (New)- Replace	20	19	\$28,200
2792 HC Pool Lift	15	10	\$11,125
3001 Pool Fountains-Replace	15	9	\$9,595
Bar Area Components			
1901 Bar Area-Refurbish	30	24	\$85,550
1904 Sinks-Replace	30	24	\$14,050
1905 Drink Dispenser-Replace	20	14	\$16,400
Sandcastle Grounds			
2109 Concrete Curbs & Gutters - Repair	30	24	\$68,650
2113 Parking Lot Drainage-Allowance	20	14	\$64,300
2119 Parking Lot Pavers-Replace	30	24	\$523,500
2125 Parking Lot (Asphalt)-Resurface	20	14	\$129,500
2169 Main Entry Sign-Replace	20	14	\$5,845
2175 Lighting Fixtures-Replace	20	14	\$80,450
2175 Pole Lights - Replace	35	29	\$55,650

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Castle Grill Area			
2316 Patio Deck (Structure)-Replace	40	23	\$28,300
2316 Patio Deck(Wood)-Replace	20	3	\$11,070
2326 Patio Railing(SS Wire)-Replace	20	3	\$12,800
2326 Patio Rails(Wood/Wire)-Replace	30	19	\$15,800
2345 Flood Panels	20	3	\$8,075
2345 Siding & Trim(Wood)-Replace	25	8	\$9,925
2371 Exterior Doors	20	10	\$6,670
2381 Roof (Asphalt Shingle) - Replace	25	8	\$21,300
2387 Gutters/Downspouts(Cu)- Replace	25	8	\$3,565
2551 Electrical Service Panels	25	8	\$6,790
2557 Fire Suppression/Alarm	15	0	\$6,140
2709 Tile Flooring - Replace	35	18	\$27,050
2750 Bathrooms - Remodel	20	3	\$45,600
3009 Remodel-Allowance	20	3	\$7,600
3010 Exhaust Hood	25	8	\$43,875
Community Docks			
2193 Dock - Resurface CD-01 Beachwalker	20	22	\$3,360
2193 Dock - Resurface CD-02 Beachwalker	20	21	\$3,360
2193 Dock - Resurface CD-04 Surfsong Rd	20	9	\$2,810
2193 Dock - Resurface CD-05 Bufflehead	20	9	\$2,515
2193 Dock - Resurface CD-06Flyway/Osprey	20	4	\$3,275
2193 Dock - Resurface CD-07 Canvasback	20	3	\$3,045
2193 Dock - Resurface CD-10 Egret Pond	20	8	\$8,190
2193 Dock - Resurface CD-11 Falcon Point	20	8	\$13,050
2193 Dock - Resurface CD-12 Salt Cedar	20	9	\$8,745
2193 Dock - Resurface CD-13 Blue Heron	20	2	\$24,650
2193 Dock - Resurface CD-17	20	11	\$2,925
2193 Dock - Resurface CD-19	20	11	\$2,925
2193 Dock -Resurface CD-03 Bass Pond/Rhe	20	14	\$28,300
2193 Dock-Resurface CD-08 Canvasb/Govern	20	8	\$3,045
2193 Dock-Resurface CD-9 Canvasback/Gov2	20	9	\$8,420
2194 Dock - Replace/Rebuild - CD - 01	30	2	\$9,655
2194 Dock - Replace/Rebuild CD - 02	30	1	\$9,680
2194 Dock - Replace/Rebuild CD - 03	30	14	\$82,600
2194 Dock - Replace/Rebuild CD - 04	30	9	\$8,085
2194 Dock - Replace/Rebuild CD - 05	30	19	\$7,250
2194 Dock - Replace/Rebuild CD - 07	30	3	\$4,735
2194 Dock - Replace/Rebuild CD - 08	30	8	\$5,055
2194 Dock - Replace/Rebuild CD - 09	30	9	\$24,250
2194 Dock - Replace/Rebuild CD - 10	30	8	\$23,550
2194 Dock - Replace/Rebuild CD - 11	30	8	\$37,600

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2194 Dock - Replace/Rebuild CD - 12	30	9	\$25,200
2194 Dock - Replace/Rebuild CD - 13	30	2	\$70,750
2194 Dock - Replace/Rebuild CD - 17	30	11	\$23,450
2194 Dock - Replace/Rebuild CD - 19	30	11	\$23,450
2194 Dock - Replace/Rebuild CD -06	30	4	\$9,385
Boardwalks			
2187 BW-1 Duneside Villas	30	19	\$154,000
2187 BW-10 Eugenia (21-23)	30	20	\$54,500
2187 BW-12 Eugenia (51-53)	30	23	\$115,500
2187 BW-13 Eugenia (51-53)	30	22	\$73,450
2187 BW-14 Eugenia (61B-63A)	30	22	\$58,450
2187 BW-15 Eugenia (69-71)	30	22	\$77,400
2187 BW-16 Eugenia (77)	30	22	\$32,750
2187 BW-22 Windswept	30	23	\$146,500
2187 BW-27 Turtle Beach (18)	30	23	\$148,500
2187 BW-28 Turtle Beach (7-8)	30	19	\$76,800
2187 BW-29 Atlantic Beach	30	21	\$65,100
2187 BW-30 Nicklaus La (9-10)	30	24	\$101,750
2187 BW-31 Surfsong (341/342)	30	21	\$111,450
2187 BW-32 Surfsong (55/56)	30	5	\$181,500
2187 BW-33 Surfsong (63/64)	30	21	\$184,000
2187 BW-34 Flyway (81/82)	30	21	\$194,000
2187 BW-35 Jackstay (92)	30	22	\$139,500
2187 BW-38 Flyway (114/120)	30	6	\$233,000
2187 BW-39 Flyway (157/162)	30	6	\$217,500
2187 BW-40 Sand Fiddler (208)	30	23	\$199,000
2187 BW-42 Ocean Course	30	24	\$42,650
2187 BW-7 Seascape Villas	30	20	\$126,000
2187 BW-8 Sandcastle Private	30	24	\$143,000
2187 BW-8B Sandcastle Public	30	24	\$61,950
2187 BW-9 Eugenia (7-9)	30	18	\$103,650
2189 Lift and Extend Boardwalks Allowance	3	0	\$58,450
Walking Bridges			
8001 WB-1 Inlet Cove Channel Struct.	40	24	\$60,600
8002 WB-1 Inlet Cove Channel Deck	20	14	\$35,050
8003 WB-2 FairwayOaks(Pond 008) struct.	40	7	\$47,050
8004 WB-2 Fairway Oaks (Pond 008) deck	20	18	\$23,950
8005 WB-3 Greensward (Pond 013) struct.	40	7	\$143,000
8006 WB-3 Greensward (Pond 013) deck	20	11	\$49,700
8007 WB-4 Marsh Hawk Tower struct.	40	31	\$51,650
8008 WB-4 Marsh Hawk Tower deck	20	11	\$17,850
8009 WB-5 Windswept (pond 034) struct.	40	7	\$109,300

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8010 WB-5 Windswept (pond 034) deck	20	18	\$38,000
8011 WB-6 Turtle Cove (pond 038) struct.	40	1	\$75,750
8012 WB-6 Turtle Cove (pond 038) decking	20	21	\$26,250
8013 WB-7 Struct	40	34	\$168,000
8014 WB-7 Deck	20	14	\$5,845
8015 WB-8 Turtle Beach (pond 031) struct	40	7	\$104,200
8016 WB-8 Turtle Beach (pond 031) deck	20	18	\$36,150
8017 WB-9 Swamp Garden (pond 032) struct	40	31	\$11,480
8018 WB-9 Swamp Garden (pond 032) deck	20	11	\$3,975
8019 WB-10 Encl. Turtle Bch (pond 032) struct	40	11	\$80,100
8020 WB-10 Encl. Turtle Bch (pond 032) deck	20	0	\$27,800
8021 WB-11	40	16	\$29,450
8022 WB-11	20	0	\$10,245
8023 WB-12 41 Atl. Bch (near BW #29) struct	40	21	\$29,450
8024 WB-12 41 Atl. Bch (near BW #29) deck	20	6	\$10,245
8025 WB-13 Nature Path/RB Rd struct	40	16	\$158,000
8026 WB-13 Nature Path/RB Rd deck	20	6	\$54,750
8027 WB-14 Rhett's Bluff adj/Pavilion struct	40	14	\$10,150
8028 WB-14 Rhett's Bluff adj/Pavilion deck	20	6	\$3,505
8029 WB-15 Silver Moss to Atl Beach struct	40	12	\$134,500
8030 WB-15 Silver Moss to Atl Beach deck	20	1	\$46,650
8031 WB-16 Glen Abbey to Surfsong struct	40	7	\$195,000
8032 WB-16 Glen Abbey to Surfsong deck	20	12	\$67,600
8033 WB-17 Allee of Oaks/Canvassback struct	40	6	\$57,600
8034 WB-17 Allee of Oaks/Canvassback deck	20	6	\$20,000
8035 WB-18 Marsh Island Park struct	40	39	\$257,500
8036 WB-18 Marsh Island Park deck	20	18	\$49,450
8037 WB-19 Blue Heron b/w 113-115 struct	40	13	\$46,000
8038 WB-19 Blue Heron b/w 113-115 deck	20	13	\$15,950
8039 WB-20 Blue Heron b/w 127-129 struct	40	13	\$73,300
8040 WB-20 Blue Heron b/w 127-129 deck	20	1	\$25,450
8041 WB-21 Blue Heron b/w 118-119 struct	40	13	\$22,750
8042 WB-21 Blue Heron b/w 118-119 deck	20	3	\$7,890
8043 WB-22 Blue Heron near 128 struct	40	13	\$55,050
8044 WB-22 Blue Heron near 128 deck	20	13	\$19,150
8045 WB-23 Canopied Bridge struct	40	13	\$31,850
8046 WB-23 Canopied Bridge deck	20	12	\$11,075
8047 WB-24 Blue Heron (behind 21) struct	40	13	\$129,000
8048 WB-24 Blue Heron (behind 21) deck	20	13	\$44,700
8049 WB-25 Grey Widgeon (near 7) struct	40	13	\$31,250
8050 WB-25 Grey Widgeon (near 7) deck	20	13	\$10,900
8051 WB-26 Grey Widgeon parking area struct	40	13	\$26,300

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
8052 WB-26 Grey Widgeon parking area deck	20	13	\$9,100
8053 WB-27 Cinder Creek structure & conc deck	40	27	\$539,500
8054 WB-28 Falcon Pt/Slat Cedar struct	40	14	\$147,000
8055 WB-28 Falcon Pt/Slat Cedar deck	20	12	\$54,950
8056 WB-29 Willet Pond struct	40	5	\$13,500
8057 WB-29 Willet Pond deck	20	12	\$4,680
8058 WB-30 Bull Thistle deck	20	9	\$37,850
8059 WB-30 Bull Thistle structure	40	32	\$15,050
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	20	10	\$10,040
8061 WB-32	20	6	\$52,650
8062 WB-33	20	11	\$105,250
8063 WB-34	20	11	\$52,650
8064 WB-35 Structure	40	16	\$350,500
8065 WB-35 Deck	20	6	\$56,850

744 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.