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**Kiawah Island Community Association, Inc**  
***Kiawah Island, SC***



Report #: 23847-3  
Beginning: January 1, 2024  
Expires: December 31, 2024

**RESERVE STUDY**  
**Update "With-Site-Visit"**

March 28, 2023

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**  
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**  
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**  
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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

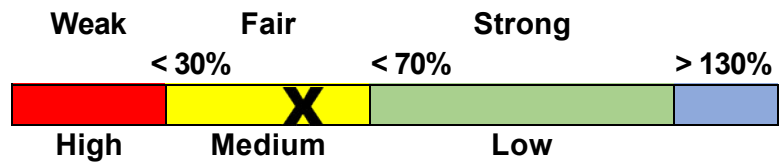
Report #: 23847-3  
# of Units: 4,000  
January 1, 2024 through December 31, 2024

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:

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
<b>Site and Grounds</b>			
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
<b>Asphalt Roadways</b>			
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
<b>Drainage System Components</b>			
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
<b>Timber Bridges (Vehicle)</b>			
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
<b>Main Gate House</b>			
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
<b>Vanderhoorst Gate House</b>			
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
<b>Guardrails</b>			
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
<b>Eagle Point Common Areas</b>			
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
<b>Viewing Towers (VT)</b>			
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
<b>Cinder Creek Common Areas</b>			
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
<b>Rhett's Bluff Common Areas</b>			
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
<b>Beachwalker Center</b>			
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
<b>Maintenance Area Components</b>			
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
<b>The Sandcastle (Exteriors &amp; Interiors)</b>			
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
<b>Family Pool Area</b>			
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
<b>Adult Pool Area</b>			
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
<b>Bar Area Components</b>			
1901 Bar Area-Refurbish	30	24	\$85,550
1904 Sinks-Replace	30	24	\$14,050
1905 Drink Dispenser-Replace	20	14	\$16,400
<b>Sandcastle Grounds</b>			
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
<b>Castle Grill Area</b>			
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
<b>Community Docks</b>			
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
<b>Boardwalks</b>			
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
<b>Walking Bridges</b>			
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.

## Introduction



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

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



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

## Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

## *Which Physical Assets are Funded by Reserves?*

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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



## Site Inspection Notes

During our site visit on 2/27/2023, we met with multiple team members to review the reserve study and tour the property. There have been numerous projects since our last site visit. Overall, this KICA team continues to work daily to maintain a high-quality standard throughout the island. Overall, the reserve component standards remain high. Many of the common area components are in fair to good condition overall. It was reported and encouraged that regular inspections continue, especially for the site and ground and structural components. Some significant projects are expected over the next few years and will be tracked in this reserve study.





## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

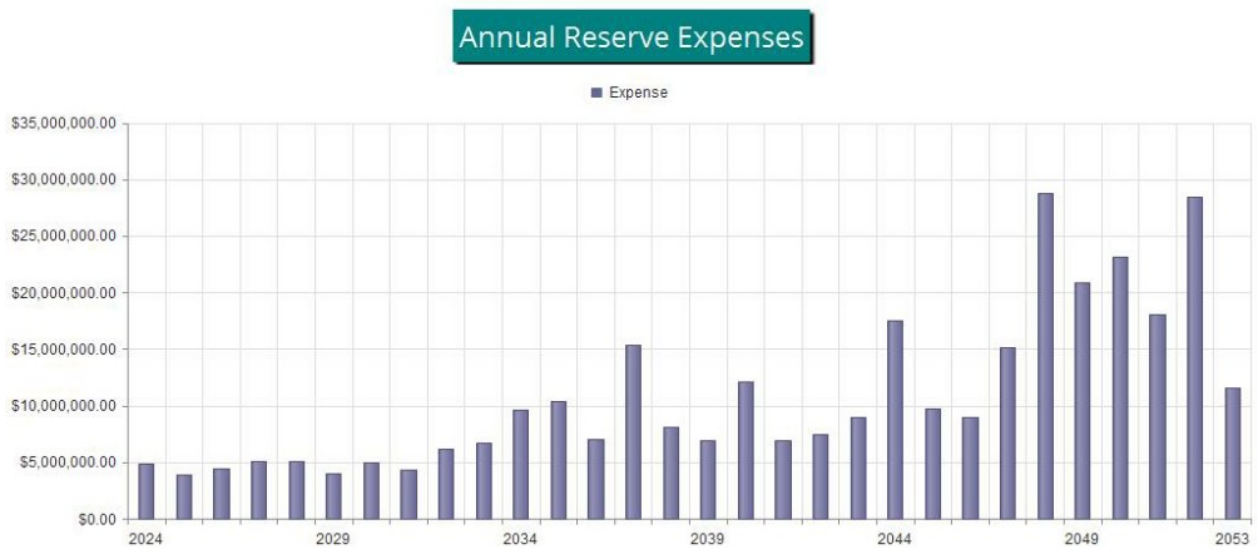


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$15,018,245 as-of the start of your Fiscal Year on 1/1/2024. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$26,409,291. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 56.9 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$4,600,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

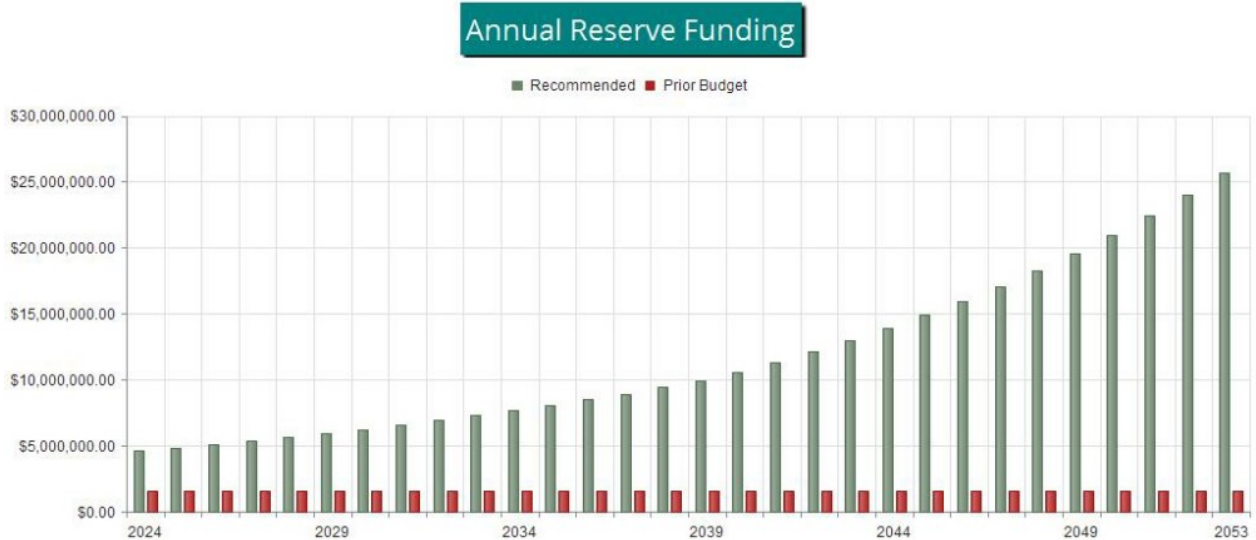


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

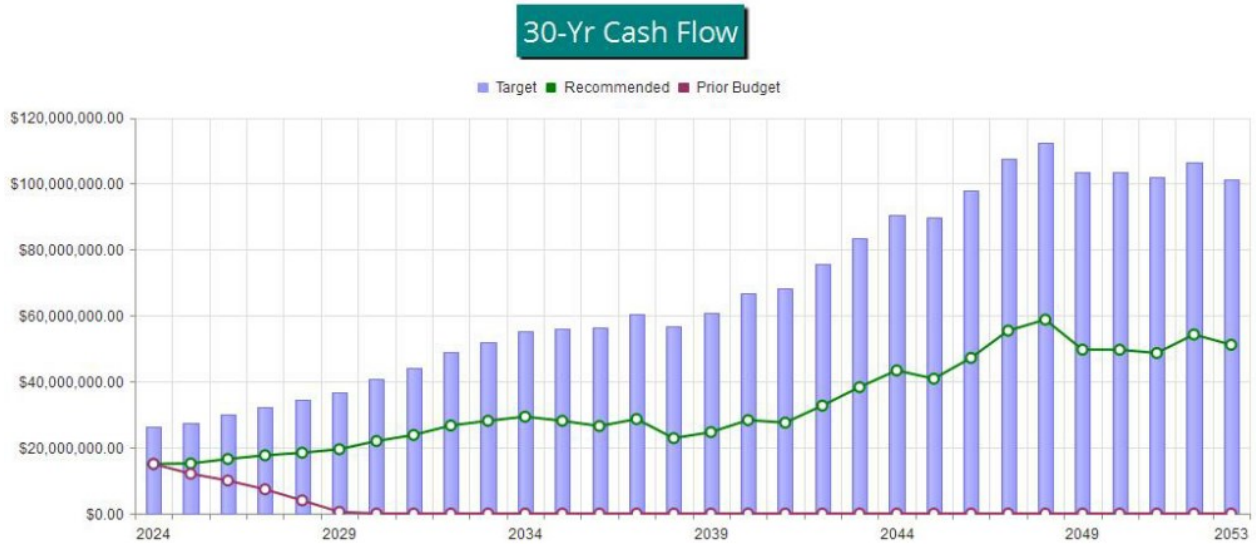


Figure 3

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

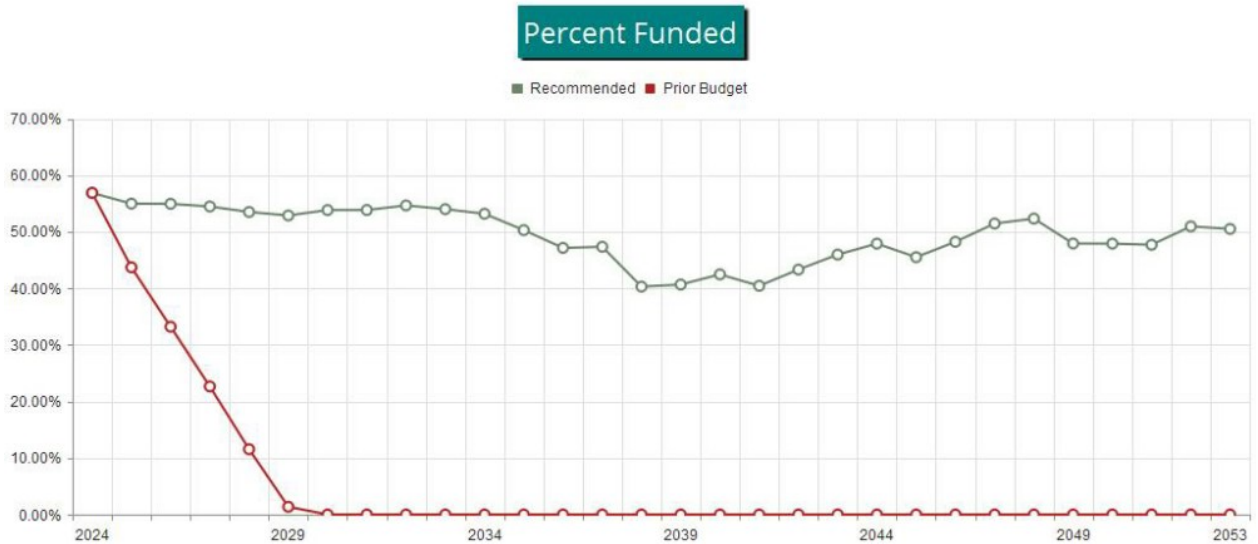


Figure 4



Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

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

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

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

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



	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
	Site and Grounds	1	40	0						
Asphalt Roadways	1	15	0	14	\$16,433,570	\$175,000	\$2,992,508	\$5,527,642	\$13,441,062	\$1,232,893
Drainage System Components	1	40	0	38	\$2,639,815	\$800,950	\$1,140,540	\$1,388,886	\$1,499,275	\$186,761
Timber Bridges (Vehicle)	1	100	0	93	\$13,801,200	\$739,000	\$3,913,717	\$7,656,409	\$9,887,483	\$492,529
Main Gate House	20	40	6	18	\$169,085	\$0	\$56,011	\$107,785	\$113,074	\$4,888
Vanderhoorst Gate House	20	40	6	18	\$94,590	\$0	\$39,838	\$61,816	\$54,752	\$2,872
Guardrails	40	40	10	26	\$249,665	\$0	\$0	\$130,409	\$249,665	\$6,113
Eagle Point Common Areas	20	40	1	29	\$325,950	\$0	\$27,503	\$77,110	\$298,448	\$10,499
Viewing Towers (VT)	2	45	0	19	\$278,635	\$18,135	\$120,015	\$187,203	\$158,620	\$14,410
Cinder Creek Common Areas	20	35	0	29	\$456,525	\$9,945	\$236,286	\$315,615	\$220,239	\$16,125
Rhett's Bluff Common Areas	10	45	0	38	\$925,515	\$65,405	\$356,831	\$529,236	\$568,684	\$30,479
Beachwalker Center	5	60	0	39	\$1,343,920	\$192,125	\$370,632	\$849,585	\$973,288	\$48,075
Maintenance Area Components	1	50	0	40	\$954,326	\$309,831	\$494,591	\$658,016	\$459,735	\$81,941
The Sandcastle (Exteriors & Interiors)	8	40	0	34	\$1,227,090	\$318,940	\$611,288	\$742,152	\$615,802	\$59,878
Family Pool Area	8	50	0	27	\$1,463,270	\$110,875	\$229,973	\$718,791	\$1,233,297	\$60,705
Adult Pool Area	8	50	3	44	\$1,158,235	\$0	\$72,535	\$201,423	\$1,085,700	\$36,392
Bar Area Components	20	30	14	24	\$116,000	\$0	\$0	\$24,840	\$116,000	\$4,054
Sandcastle Grounds	20	35	14	29	\$927,895	\$0	\$0	\$211,999	\$927,895	\$34,603
Castle Grill Area	15	40	0	23	\$254,560	\$6,140	\$136,623	\$170,917	\$117,937	\$10,210
Community Docks	20	30	1	22	\$483,310	\$0	\$239,956	\$327,493	\$243,354	\$17,714
Boardwalks	3	30	0	24	\$3,100,350	\$58,450	\$570,100	\$1,236,552	\$2,530,250	\$118,382
Walking Bridges	20	40	0	39	\$4,249,980	\$38,045	\$901,097	\$2,246,654	\$3,348,884	\$129,668
					\$55,889,076	\$4,828,861	\$15,018,245	\$26,409,291	\$40,870,830	\$4,600,000

Percent Funded: 56.9%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Site and Grounds</b>					
101	Site Drainage System - Allowance	(1) Allowance	1	0	\$1,250,000
202	Emergency Repair - Allowance	(1) Allowance	1	0	\$120,000
303	Concrete Curbs & Gutters - Repair	(1) Allowance	1	0	\$112,500
404	Asphalt(Trails) - Repair Allowance	(1) Allowance	1	0	\$160,000
2119	Brick Pavers Main Gate	3250 GSF	40	34	\$177,000
2119	Brick Pavers Main Gate (2022)	(1) Allowance	40	38	\$30,950
2119	Brick Pavers- Repair/Part Replace	Approx (10%) of 9750 GSF	15	2	\$18,450
2119	Brick Pavers V-Gate - Inbound	720 GSF	40	34	\$39,600
2119	Brick Pavers V-Gate - Outbound	720 GSF	40	38	\$88,200
2119	Main Gate (Concrete) Inbound Lane	(1) Allowance	40	38	\$82,400
2139	Night Heron Park Split Rail-Replace	795 LF	25	15	\$23,350
2139	Preserve Split Rail Fence-Replace	8131 LF	25	19	\$237,500
2149	Pavilion (Kestrel Court) - Replace	(1) Allowance	25	21	\$31,950
2161	Timber Landscape Wall-Replace BH-13	58 LF	20	9	\$3,450
2161	Timber Landscape Wall-Replace BH-14	42 LF	20	9	\$2,505
2161	Timber Landscape Wall-Replace BH-15	275 LF	20	0	\$16,450
2161	Timber Landscape Wall-Replace BH-16	80 LF	20	9	\$4,775
2161	Timber Landscape Wall-Replace BH-19	75 LF	20	10	\$6,055
2161	Timber Landscape Wall-Replace BH-20	63 LF	20	3	\$3,760
2161	Timber Landscape Wall-Replace BH-5	124 LF	20	8	\$7,400
2161	Timber Landscape Wall-Replace BH-7	53 LF	20	0	\$3,280
2161	Timber Landscape Wall-Replace BH-8	87 LF	20	7	\$5,205
2161	Timber Landscape Wall-Replace BH-9	67 LF	20	14	\$4,035
2161	Timber Landscpe Wall-Allowance(33%)	388 LF (Smaller Sections)	7	1	\$7,670
2170	Beach Regulation Signs - Replace	All Beach Signs	30	24	\$33,550
2170	Community Signs	Approx (30) Signs	40	32	\$116,650
2170	Roadway Signage - Replace	Common Roadsigns	25	20	\$292,000
2185	Landscaping - Refurbish	Numerous Areas	1	0	\$300,000
2264	Revetment Cinder Ck-Replace	15000 SF	40	4	\$315,500
2265	Revetment Bass Ck/Ocean Crs-Replace	9000 SF	40	8	\$189,500
2266	Revetment Pond/Ocean Crs-Replace	980 SF	40	10	\$20,600
2267	Revetment Pond/Ocean Crs-Replace	462 SF	40	17	\$9,730
2268	Revetment Willet Pnd/Ocean Crs-Repl	168 SF	40	17	\$3,565
2269	Revetment Willet Pnd/Ocean Crs-Repl	1280 SF	40	10	\$27,000
2270	Revetment Bass Pond/Rhett's Bluff-Re	1000 SF	40	22	\$21,100
2271	Bulkhead Cinder Creek Dock-Replace	220 LF	40	26	\$107,000
2272	Bulkhead Cinder Creek Bridge-Replac	700 LF	40	27	\$340,000
2273	Bulkhead Sparrow Pond (pond 2)	570 LF	40	30	\$115,000
2274	Bulkhead Flyway Drive Pond 50 Side	60 LF	40	8	\$52,300
2275	Bulkhead Flyway Drive Pond 59 Side	60 LF	40	31	\$52,300
2276	Envirolok Bank Stabilize (Flyway)	(1) Bank	40	31	\$52,650
2277	Envirolok Bank (Canvasback Dock)	(1) Bank	40	31	\$52,650
2278	Envirolok Bank Stabiliz(InletCove)1	Phase 1, 220 LF	40	35	\$104,900

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2278	Envirolok Bank Stabiliz(InletCove)2	Phase 2	40	37	\$102,850
2278	Envirolok Bank Stabiliz(InletCove)3	Phase 1	40	38	\$123,500
2278	Envirolok Bank Stabiliz(Pond92)	(1) Bank, 1900 LF	40	36	\$134,500
2278	Envirolok Bank System-Repl Pond92	(1) Bank	40	36	\$130,000
2278	Pintail Pond - Wooden Bulkhead	90 LF	40	37	\$72,100
2591	Irrigation System-Partial Repairs	Numerous Systems	1	0	\$4,680
4001	Weather Controller - Replace (1)	(1) Weather controller	12	0	\$6,370
4001	Weather Controller - Replace (2)	(1) Weather controller	12	0	\$6,370
4001	Weather Controller - Replace (3)	(1) Weather controller	12	0	\$6,370
4001	Weather Controller - Replace (4)	(1) Weather controller	12	2	\$6,370
<b>Asphalt Roadways</b>					
2123	Asphalt - Annual Repair Allowance	Approx 715,000 GSY	1	0	\$125,000
2124	Engineering and Design-Allowance	(1) Allowance	1	0	\$50,000
2125	Airy Hall	3324 SY	15	14	\$75,750
2125	Amaranth Road	1622 SY	15	13	\$37,000
2125	Angler Hall	1633 SY	15	10	\$37,250
2125	Anhinga Court	531 SY	15	13	\$12,150
2125	Arrowhead Hall	1607 SY	15	11	\$36,700
2125	Atlantic Beach Court	2805 SY	15	12	\$49,450
2125	Atlantic Beach Court (Entrance)	957 SY	15	11	\$21,850
2125	Augusta National	2784 SY	15	11	\$64,900
2125	Avocet Lane	2200 SY	15	10	\$50,200
2125	Baldpate Ct.	830 SY	15	6	\$18,900
2125	Ballybunion Drive	1630 SY	15	13	\$37,200
2125	Bank Swallow Way	1840 SY	15	13	\$41,950
2125	Bass Creek Lane	3422 SY	15	13	\$78,050
2125	Belmeade Hall	2881 SY	15	13	\$65,650
2125	Belted Kingfisher	2267 SY	15	11	\$51,750
2125	Berkshire Hall	1824 SY	15	13	\$41,600
2125	Bittern Court	850 SY	15	13	\$19,350
2125	Black Duck Court	620 SY	15	13	\$14,150
2125	Blubill Court	1900 SY	15	10	\$43,300
2125	Blue Heron Pond Rd (Southside)	9720 SY	15	4	\$221,500
2125	Blue Heron Pond Rd To Intersection	1200 SY	15	13	\$27,000
2125	Blue Heron Pond Road (Northside)	9200 SY	15	13	\$210,000
2125	Bobcat Lane	4571 SY	15	11	\$103,750
2125	Broomsedge Lane	3113 SY	15	7	\$71,050
2125	Bufflehead Drive	20020 SY	15	13	\$456,500
2125	Bull Thistle Lane	5200 SY	15	9	\$118,500
2125	Bulrush Lane	1107 SY	15	13	\$25,300
2125	Burroughs Hall	2883 SY	15	14	\$65,700
2125	Carolina Shores Lane	4177 SY	15	11	\$95,250
2125	Catbriar Court	920 SY	15	6	\$21,000
2125	Cedar Waxwing	669 SY	15	5	\$15,250
2125	Chinaberry Lane	3250 SY	15	10	\$74,150
2125	Clay Hall	2260 SY	15	11	\$51,500
2125	Club Cottage Lane	1650 SY	15	1	\$37,550
2125	Conifer Lane	2660 SY	15	11	\$60,600
2125	Cordgrass Court	600 SY	15	3	\$13,700

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2125	Cormorant Island Lane	1769 SY	15	13	\$40,400
2125	Cotton Hall	3245 SY	15	11	\$74,050
2125	Crested Flycatcher	1028 SY	15	13	\$23,450
2125	Curlew Court	1322 SY	15	13	\$30,150
2125	Diodia Ct	800 SY	15	6	\$18,250
2125	Doral Open	2562 SY	15	13	\$58,400
2125	Duneside Road	3891 SY	15	10	\$88,750
2125	Duneside Road Speed Tales - Replace	(3) Speed tables	15	10	\$29,250
2125	Dunganon Hall	2021 SY	15	10	\$46,100
2125	Eagle Point Lane	10941 SY	15	9	\$249,500
2125	Eugenia Avenue	9021 SY	15	10	\$206,500
2125	Evening Bend Road	536 SY	15	13	\$12,250
2125	Falcon Point Road	10024 SY	15	13	\$229,000
2125	Fiddlers Reach Court	1549 SY	15	11	\$35,300
2125	Fish Hawk Lane	2567 SY	15	11	\$58,500
2125	Fletcher Hall	2250 SY	15	13	\$51,300
2125	Flying Squirrel Court	1050 SY	15	8	\$23,950
2125	Flyway Drive / 100-Gov - MAJOR	15820 SY	15	9	\$360,500
2125	Flyway Drive/97 Jk-100 - MAJOR	4125 SY	15	9	\$94,250
2125	Flyway Drive/Gov-97 - MAJOR	12310 SY	15	9	\$281,000
2125	Forestay Court	2000 SY	15	11	\$45,650
2125	Fountain Grass Lane	881 SY	15	11	\$20,050
2125	Friendfield Hall	1060 SY	15	13	\$24,200
2125	Gadwall Lane	1789 SY	15	13	\$40,800
2125	Gallinule Court	947 SY	15	11	\$21,700
2125	Glen Abbey	9585 SY	15	11	\$219,000
2125	Glen Eagle Court	1755 SY	15	13	\$40,000
2125	Glossy Ibis Lane	7500 SY	15	13	\$170,500
2125	Goldeneye Drive	3800 SY	15	8	\$86,700
2125	Goldenrod Court	1570 SY	15	11	\$35,850
2125	Gov Dr past Flyway 2" overlay - MAJ	35456 SY	15	1	\$808,000
2125	Gov Dr to Flyway 2" overlay - MAJOR	25148 SY	15	12	\$464,000
2125	Governors Flyway	(1) Allowance	15	11	\$49,700
2125	Green Dolphin Way	10204 SY	15	10	\$232,500
2125	Green Winged Teal	5925 SY	15	4	\$135,000
2125	Greensward Road	9600 SY	15	10	\$219,500
2125	Grey Fox Den	780 SY	15	11	\$17,850
2125	Grey Widgeon Lane	3094 SY	15	11	\$70,550
2125	Halona Lane	3103 SY	15	9	\$70,700
2125	High Dunes Lane	8859 SY	15	10	\$201,500
2125	Hooded Merganser	1442 SY	15	11	\$32,950
2125	Horned Grebe Court	973 SY	15	11	\$22,150
2125	Jackstay Court	2450 SY	15	11	\$55,950
2125	Kestrel Ct & Sora Rail Rd Entrance	4400 SY	15	11	\$100,000
2125	Kiawah Beach Drive	10729 SY	15	13	\$244,500
2125	Kiawah Island base and subbase	2780 SY	15	13	\$63,400
2125	Kiawah Island Parkway	49000 SY	15	8	\$850,000
2125	Kildeer Court	720 SY	15	11	\$16,350
2125	Kings Island	1860 SY	15	11	\$42,400



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2125	Low Oak Woods Road	1900 SY	15	7	\$43,300
2125	Low Oak Woods Road	2938 SY	15	13	\$67,100
2125	Main Gate Truck Pull Off	(1) Allowance	15	11	\$60,250
2125	Maingate (Truck Pull Off/Parking)	(1) Area	15	11	\$66,450
2125	Marsh Cottage Lane	981 SY	15	13	\$22,350
2125	Marsh Cove Road	3240 SY	15	14	\$73,850
2125	Marsh Edge Lane	2773 SY	15	11	\$63,250
2125	Marsh Elder Ct	1400 SY	15	11	\$31,900
2125	Marsh Hawk Lane	2800 SY	15	13	\$63,950
2125	Marsh Island Drive	5300 SY	15	10	\$120,500
2125	Marsh Wren Ct.	900 SY	15	13	\$20,500
2125	Masters Court	1300 SY	15	11	\$29,700
2125	Moon Tide Lane	3445 SY	15	11	\$78,600
2125	Muirfield Lane	1392 SY	15	4	\$31,750
2125	Needlerush Court	880 SY	15	11	\$20,050
2125	New Settlement Road	1962 SY	15	13	\$44,700
2125	Nicklaus Lane	1400 SY	15	13	\$31,900
2125	Night Heron: Baldpate	830 SY	15	3	\$18,950
2125	Ocean Course	(1) Allowance	15	11	\$30,400
2125	Ocean Course Dr (Ocean Prk section)	7344 SY	15	10	\$167,500
2125	Ocean Course Dr 2" overlay - MAJOR	26899 SY	15	10	\$614,000
2125	Ocean Green Drive	3430 SY	15	11	\$78,200
2125	Ocean Marsh Road	2680 SY	15	13	\$61,150
2125	Ocean Oaks Court	3600 SY	15	13	\$82,100
2125	Old Dock Road	2800 SY	15	11	\$63,950
2125	Osprey Cottage Lane	954 SY	15	1	\$21,800
2125	Osprey Point Lane	1704 SY	15	3	\$38,800
2125	Otter Island Road	5772 SY	15	13	\$131,500
2125	Oyster Rake Drive	6660 SY	15	10	\$151,500
2125	Oyster Shell Road	3250 SY	15	13	\$74,150
2125	Painted Bunting Lane	655 SY	15	13	\$14,950
2125	Palm Warbler Road	2609 SY	15	6	\$59,500
2125	Park Lane Drive	2150 SY	15	2	\$49,100
2125	Pepper Vine	718 SY	15	13	\$16,300
2125	Persimmon Court	1500 SY	15	13	\$34,200
2125	Pete Dye Place	3081 SY	15	11	\$70,250
2125	Pine Siskin Court	750 SY	15	11	\$17,050
2125	Piping Plover Lane	2320 SY	15	2	\$52,950
2125	Pleasant Valley	3486 SY	15	13	\$79,500
2125	Red Bay Road	1725 SY	15	9	\$39,350
2125	Red Cedar Lane	1795 SY	15	13	\$41,000
2125	Rhetts Bluff (Entry- RC Lane to NS)	4286 SY	15	13	\$97,900
2125	Rhetts Bluff Road	6798 SY	15	13	\$155,500
2125	River Marsh Lane	3430 SY	15	13	\$78,200
2125	Royal Beach Court	1690 SY	15	11	\$38,500
2125	Ruddy Duck Court	591 SY	15	11	\$13,500
2125	Ruddy Turnstone Road	2155 SY	15	13	\$49,150
2125	Ryder Cup	1187 SY	15	11	\$27,100
2125	Salt Cedar Lane	7520 SY	15	13	\$172,500

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2125 Salt Meadow Cove	1811 SY	15	13	\$41,250
2125 Saltgrass Court	527 SY	15	13	\$12,050
2125 Sand Fiddler Court	1636 SY	15	13	\$37,300
2125 Sanderling Court	778 SY	15	11	\$17,750
2125 Sandwedge Court	1259 SY	15	13	\$28,750
2125 Savanna Pt.	1727 SY	15	10	\$39,350
2125 Sawgrass Lane	1063 SY	15	11	\$24,250
2125 Scaup Court	667 SY	15	11	\$15,200
2125 Sea Elder Court	2653 SY	15	4	\$60,500
2125 Sea Forest Drive	14081 SY	15	10	\$321,000
2125 Sea Lavender Court	1398 SY	15	8	\$31,900
2125 Sea Marsh Drive	12700 SY	15	10	\$289,500
2125 Sea Myrtle Court	529 SY	15	13	\$12,050
2125 Sea Rocket Court	1438 SY	15	8	\$32,850
2125 Shell Creek Landing	1440 SY	15	11	\$32,950
2125 Shipwatch Rd (Entry @ Straw Market)	1105 SY	15	11	\$25,200
2125 Shipwatch Road	3541 SY	15	11	\$80,700
2125 Shoolbred Court	1200 SY	15	6	\$27,350
2125 Shoveler Court	524 SY	15	11	\$11,950
2125 Silver Moss Circle	1134 SY	15	11	\$25,850
2125 Skimmer Court	540 SY	15	2	\$12,300
2125 Snowy Egret Lane	4880 SY	15	11	\$111,450
2125 Sora Rail Road	4219 SY	15	13	\$95,200
2125 Sparrow Hawk Road	1930 SY	15	11	\$44,050
2125 Sparrow Road	1430 SY	15	6	\$32,600
2125 Spartina Court	2096 SY	15	13	\$47,850
2125 Spotted Sandpiper	900 SY	15	13	\$20,500
2125 Summer Duck Way	3860 SY	15	13	\$88,050
2125 Summer Islands Lane	8160 SY	15	13	\$186,500
2125 Summer Tanager Court	1030 SY	15	11	\$23,500
2125 Sundown Bend Road	610 SY	15	13	\$13,900
2125 Sunlet Bend Road	3850 SY	15	13	\$87,800
2125 Surfscoter Lane	2829 SY	15	13	\$64,500
2125 Surfsong Rd- 307 Surfsong to Flyway	8038 SY	15	12	\$170,000
2125 Surfsong Rd- Gov Dr to 307 Surfsong	14170 SY	15	10	\$322,500
2125 Surfwatch Drive	6340 SY	15	13	\$144,500
2125 Sweet Gum Lane	680 SY	15	12	\$15,550
2125 Sweetgrass Lane	1462 SY	15	11	\$33,400
2125 Sweetspire Lane	1034 SY	15	11	\$23,550
2125 Tallow Tree Lane	2100 SY	15	13	\$47,950
2125 Tennis Club Lane	6169 SY	15	5	\$141,000
2125 Terrapin Court	600 SY	15	11	\$13,700
2125 Terrapin Island Lane	7592 SY	15	13	\$173,500
2125 Thrasher Court	1070 SY	15	11	\$24,400
2125 Treeduck Court	870 SY	15	11	\$19,850
2125 Trumpet Creeper Lane	2075 SY	15	11	\$47,300
2125 Turnberry Lane	1860 SY	15	11	\$42,400
2125 Turtle Beach Lane	3200 SY	15	11	\$73,000
2125 Turtle Point Lane	1924 SY	15	4	\$43,900

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2125	Vetch Court	1215 SY	15	11	\$27,700
2125	Victory Bay Lane	7242 SY	15	9	\$164,500
2125	Victory Bay Lane - crossing 1	346 SY	15	11	\$7,895
2125	Victory Bay Lane - crossing 2	321 SY	15	11	\$7,325
2125	Virginia Rail Road	3200 SY	15	11	\$73,000
2125	Walker Cup Lane	1200 SY	15	9	\$27,350
2125	Warbler Court	640 SY	15	11	\$14,650
2125	Wax Myrtle Court	2085 SY	15	11	\$47,550
2125	Whimbrel Road	2667 SY	15	2	\$60,900
2125	Winged Foot	847 SY	15	11	\$19,350
2125	Woodcock Court	590 SY	15	13	\$13,450
2125	Yellowthroat Lane	3250 SY	15	11	\$74,150
<b>Drainage System Components</b>					
9001	Culvert engineering - allowance	1 LS	1	0	\$65,000
9002	Misc. repairs to 15 water control	50 SF	1	0	\$30,200
9003	WC-001 Interior Headwall concrete	50 SF	40	0	\$14,850
9004	WC-001 48" Exterior Flapgate cast iron	2 EA	25	0	\$22,250
9005	WC-001 48" Exterior Combo gate cast iron	2 EA	25	1	\$22,250
9006	WC-001 30" Gate Valve cast iron	2 EA	25	12	\$128,000
9007	WC-028 Weir Structure concrete	1 EA	40	0	\$5,730
9008	WC-028 Flapgate aluminum	1 EA	15	0	\$5,325
9009	WC-028 24" Pipe RCP	100 LF	40	0	\$14,200
9010	WC-035 Exterior Headwall concrete	14 SF	40	19	\$4,155
9011	WC-035 Weir Structure concrete	1 EA	40	18	\$5,730
9012	WC-035 42" Exterior Flapgate cast iron	1 EA	25	0	\$9,075
9013	WC-035 42" Flap Gate aluminum	1 EA	15	0	\$9,075
9014	WC-0-35 30" Gate Valve cast iron	2 EA	25	1	\$128,000
9015	WC-056 24" Interior Flapgate aluminum	1 EA	15	0	\$5,325
9016	WC-056 30" Interior Flapgate cast iron	1 EA	25	5	\$6,315
9017	WC-069 Weir Structure concrete	1 EA	40	26	\$5,730
9018	WC-069 18" Flapgate rubber	1 EA	20	6	\$4,390
9019	WC-069 Pipe corrugated plastic	100 LF	40	26	\$8,490
9020	WC-072 Exterior Headwall concrete	16 SF	40	1	\$4,735
9021	WC-072 Weir Structure concrete	1 EA	40	1	\$5,730
9022	WC-072 30" Gate Valve cast iron	1 EA	25	5	\$29,495
9023	WC-072 42" Flapgate cast iron	1 EA	25	0	\$9,075
9024	WC-073 Exterior Headwall concrete	15 SF	40	1	\$4,390
9025	WC-073 Weir Structure concrete	1 EA	25	5	\$5,790
9026	WC-073 30" Gate Valve aluminum	2 EA	15	0	\$129,000
9027	WC-073 36" Exterior Flapgate aluminum	2 EA	15	0	\$15,800
9028	WC-073 36" Pipe RCP	150 LF	40	1	\$28,100
9029	WC-073 36" Pipe corrugated metal	50 LF	30	0	\$7,605
9030	WC-074 Exterior Headwall concrete	15 SF	40	1	\$4,390
9031	WC-074 Weir Structure concrete	1 EA	40	1	\$5,790
9032	WC-074 30" Gate Valve aluminum	2 EA	15	0	\$128,000
9033	WC-074 Exterior Flapgate aluminum	2 EA	15	0	\$12,650
9034	WC-074 36" Pipe RCP	114 LF	40	1	\$21,300
9035	WC-074 36" Pipe corrugated metal	36 LF	30	0	\$5,550
9036	WC-075 Exterior Headwall concrete	40 SF	40	0	\$11,835

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
9037	WC-075 Interior Headwall concrete	40 SF	40	0	\$11,835
9038	WC-075 30" Gate Valve cast iron	2 EA	25	0	\$59,150
9039	WC-075 48" Combo Gate cast iron	2 EA	25	0	\$22,250
9040	WC-075 48" Ext. Flapgate cast iron	2 EA	25	5	\$22,250
9041	WC-093 Interior Headwall concrete	25 SF	40	18	\$7,370
9042	WC-093 36" Ext. Flapgate aluminum	3 EA	15	0	\$23,650
9043	WC-093 36" Interior Flapgate aluminum	3 EA	15	0	\$23,650
9044	WC-093 30" Gate Valve cast iron	1 EA	25	0	\$64,350
9045	WC-094 Interior Headwall	25 SF	40	18	\$7,425
9046	WC-094 Weir Structure	1 EA	40	18	\$55,250
9047	WC-094 30" Gate Valve cast iron	1 EA	25	5	\$64,100
9048	WC-094 36" Exterior Flapgate aluminum	4 EA	15	0	\$31,500
9049	WC-094 36" Interior Flapgate alum.	3 EA	15	4	\$23,650
9050	WC-094 32" Pipe HDPE	331 LF	40	18	\$48,600
9051	WC-094 16" Pipe HDPE	85 LF	40	18	\$5,440
9052	WC-096 30" Exterior Flapgate alum.	1 EA	15	0	\$6,320
9053	WC-096 24" Gate Valve alum	1 EA	14	0	\$57,700
9054	Automated gate @ Beachwalker system	1 EA	40	37	\$174,500
9055	Automated gate @ Canvasback system	1 EA	40	38	\$216,000
9056	Trumpet Creeper Tidal Inlet-Dredge	1 EA	30	26	\$342,500
9057	Pond 30 outfall-Outfall system(NEW)	1 EA	40	37	\$449,000
<b>Timber Bridges (Vehicle)</b>					
7001	Bridges and bulkheads allowance	1 LS	1	0	\$31,000
7002	Blue Heron Pond Rd - concrete substructure	1584 SF	50	24	\$885,500
7003	Blue Heron Pond Rd deck	1584 SF	20	4	\$373,000
7004	Blue Heron Pond Rd - timber superstructure	1584 SF	30	4	\$277,000
7005	Terrapin Island - concrete substructure	7220 SF	50	23	\$404,000
7006	Terrapin Island deck	7220 SF	20	14	\$570,000
7007	Terrapin Island - timber superstructure	7220 SF	30	2	\$1,260,000
7008	Eagle Pt 2 -concrete substructure	6380 SF	50	24	\$357,000
7009	Eagle Pt 2 - Decking	6380 SF	20	16	\$338,000
7010	Eagle Pt 2- timber superstructure	6380 SF	30	16	\$1,117,000
7011	Eagle Pt 1 - concrete substructure	5676 SF	50	24	\$317,500
7012	Eagle Pt 1 Bridge Deck	5676 SF	20	15	\$448,000
7013	Eagle Pt 1- Timber Superstructure	5676 SF	30	3	\$998,000
7014	Falcon Point Road - concrete substructure	1408 SF	50	24	\$786,500
7015	Falcon Point Road deck	1408 SF	20	0	\$119,500
7016	Falcon Point Road - timber superstructure	1408 SF	30	3	\$247,500
7017	Sumer Island Road - concrete substructure	13376 SF	50	24	\$746,500
7018	Sumer Island bridge deck	13376 SF	20	0	\$557,500
7019	Sumer Island bridge deck reinforcement	13376 SF	100	93	\$509,500
7020	Summer Island Rd - timber structure	13376 SF	30	20	\$2,330,000
7021	Cormorant Island -concrete substr	2156 SF	50	24	\$120,700
7022	Entrance Cormorant Island deck	2156 SF	20	12	\$170,500
7023	Entrance Cormorant Island - timber superstr	2156 SF	30	3	\$377,000
7024	Timber Bridge Deck Board Replacement Allowance	1 LS	1	0	\$31,000
7025	Little Bear Way Bridge Decking	Approx 2325 SF	20	13	\$195,000
7026	Little Bear Way Bridge Concrete	Approx 2325 SF	50	43	\$234,000
<b>Main Gate House</b>					

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2344 Siding&Trim(Wood) - Replace	1620 SF	30	8	\$25,500
2367 Windows&Doors-Replace	580 SF	40	8	\$40,750
2384 Roofs (Copper)- Replace	1470 SF	40	18	\$69,000
2387 Gutter & Downspout(Copper)-Replace	232 LF	40	18	\$7,600
2549 Generator-Replace	1 EA	20	11	\$14,650
2551 Electric Service Panel	1 EA	35	13	\$4,855
2750 Bathroom - Remodel Allowance	(1) Bathroom	20	6	\$6,730
<b>Vanderhoorst Gate House</b>				
2344 Siding&Trim(Wood)-Replace	1040 SF	30	8	\$16,450
2367 Windows&Doors-Replace	460 SF	30	8	\$31,450
2384 Roof (Metal) - Replace	Approx 840 GSF	40	18	\$36,300
2387 Gutter&Downspout(Alum)-Replace	170 LF	40	18	\$3,660
2750 Bathroom - Remodel Allowance	(1) Bathroom	20	6	\$6,730
<b>Guardrails</b>				
6001 KI Pkwy (Golf Tunnel #1)	1006 LF	40	26	\$30,150
6002 KI Pkwy (Golf Tunnel #2)	1026 LF	40	26	\$30,650
6003 KI Pkwy (Golf Tunnel #3)	1066LF	40	26	\$31,850
6004 Marsh Hawk La	250LF	40	10	\$7,465
6005 Rhett's Bluff	1845 LF	40	13	\$55,000
6006 Guardrails Replace (2042)-Replace	1284 LF	40	18	\$38,750
6007 IbisWillet Pond (1&2) Ocean Course	622 LF	40	13	\$18,600
6008 Cinder Creek Bridge	1250 LF	40	17	\$37,200
<b>Eagle Point Common Areas</b>				
2107 Boat Ramp Concrete-Replace	750 SF	40	23	\$28,700
2161 Eagle Point (Extended) - Bulkhead	Numerous LF	30	29	\$90,000
2161 Eagle Point Boat Landing - Bulkhead	Approx 300 LF	30	28	\$96,750
2193 Wood Decking - Replace	990 SF	20	1	\$28,950
2195 Floating Dock - Replace	990 SF	35	23	\$81,550
<b>Viewing Towers (VT)</b>				
3000 Viewing Tower (VT) -Repair	General Allowance	2	0	\$8,775
3001 Blue Heron Pond Tower - Replace	(1) Viewing Tower	45	19	\$52,650
3002 Blue Heron Pond Deck&Rails-Replace	(1) Viewing Tower	15	6	\$29,300
3004 Blue Heron Pond Roof-Replace	Approx 290 GSF	20	0	\$4,680
3005 Marsh Island Park Tower - Replace	(1) Viewing Tower	45	19	\$52,650
3006 Marsh Isl. Park Deck&Rails-Replace	(1) Viewing Tower	15	6	\$29,300
3008 Marsh Island Park Roof-Replace	Approx 280 GSF	20	0	\$4,680
3009 Marsh View Tower - Replace	(1) Viewing Tower	45	3	\$52,650
3010 View Tower Hawk Deck&Rails-Replace	(1) Viewing Tower	15	6	\$29,300
3011 Marsh Hawk View Spiral Stairs-Repl	(1) Metal Staircase	30	17	\$14,650
<b>Cinder Creek Common Areas</b>				
4001 Roof Cedar Shingles - Replace	~ 2,300 GSF	30	4	\$27,650
4002 Birch Bark Siding/Trim - Replace	860 SF	35	9	\$24,750
4005 Kayak Pavilion Roof (Metal)-Replace	1780 SF	30	5	\$31,250
4006 Pavilion Siding (Bark/Trim) Replace	532 SF	35	9	\$14,950
4007 Kayak Pavilion Wood Lattice-Replace	628 SF	30	5	\$5,150
4009 Bathrooms - Refurbish	(2) Bathrooms	25	0	\$9,945
4011 West Dock Pavilion Roof(Cedar)-Repl	Approx 560 GSF	30	3	\$6,730
4013 West Dock Structure-Replace	940 GSF	30	5	\$112,500
4014 West Dock Decking(Wood)-Replace	940 SF	20	4	\$27,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
4016	East Dock Structure-Replace	504 GSF	30	16	\$53,400
4017	East Dock Deck(Wood)-Replace	504 SF	20	6	\$14,750
4019	East Dock Gangways - Replace	(2) Gangways, 25' Each	25	1	\$10,855
4020	East Floating Dock-Replace	850 SF	25	11	\$82,200
4022	Kayak Floating Dock-Replace	(1) Dock System	25	14	\$11,725
4023	East Floating Dock Pilings-Replace	(6) Pilings Counted	35	21	\$6,670
4024	Kayak Launch - Replacement	(1) Allowance	30	29	\$16,500
<b>Rhett's Bluff Common Areas</b>					
101	Boat Ramp Concrete	2480 SF	40	6	\$101,600
101	Boat Ramp Concrete (New)	2480 SF	40	38	\$103,200
102	East Dock Structure-Replace	1282 GSF	35	9	\$141,500
103	East Dock Decking-Replace	1282 SF	15	9	\$37,500
104	East Dock Pavilion-Replace	400 SF	35	9	\$21,000
105	East Dock Pavilion Roof-Replace	5.6 SQ	25	20	\$6,845
106	East Dock Gangway-Replace	1 LF	20	13	\$5,440
107	East Dock Floating Dock-Replace	420 SF	30	23	\$34,350
108	East Dock Electrical-Refurb	1 LS	15	8	\$5,845
109	West Dock Structure-Replace	1024 GSF	35	11	\$89,950
110	West Dock Decking(Wood)-Replace	1024 SF	15	0	\$29,900
111	West Dock Railings-Replace	339 LF	20	0	\$31,700
112	West Dock Pavilion-Replace	100 SF	40	11	\$5,260
113	West Dock Pav. Roof-Replace	1.4 SQ	25	0	\$3,805
114	West Dock Gangway-Replace	(1) Gangway	20	13	\$5,440
115	West Dock Floating Dock-Replace	930 SF	30	23	\$79,300
116	West Dock Electrical-Refurb	1 LS	15	1	\$5,845
117	Pavilion Decking - Replace	1135 SF	25	6	\$33,200
118	Pavilion Structure-Replace	1135 SF	45	16	\$79,700
119	Bathhouse Roof-Replace	12.5 SQ	25	8	\$15,050
120	Bathhouse Decking-Replace	348 SF	20	3	\$10,245
121	Bathhouse Deck Structure-Replace	348 SF	35	23	\$36,850
122	Bathhouse Siding-Replace	600 SF	35	21	\$8,420
123	Bathhouse Window&Doors-Replace	(1) Building	35	21	\$6,730
124	Bathrooms - Refurbish	(2) Bathrooms	25	8	\$22,350
3003	Fish Cleaning Station - Refurbish	(1) Cleaning station	10	6	\$4,490
<b>Beachwalker Center</b>					
2107	Concrete Sidewalk-Part. Repair(10%)	3900 SF	10	0	\$9,100
2108	Concrete Entry Ramp Guard Railings	94 LF	40	27	\$12,100
2108	Concrete Entry Wall Railings	57 LF	30	8	\$3,685
2109	Concrete Curbs&Gutters-Repair(10%)	1220 LF	8	3	\$12,155
2109	Concrete Wheel Stops	48 EA	30	3	\$3,795
2113	Drainage System - Allowance	(1) System	30	3	\$35,050
2123	Asphalt - Seal/Repair	5730 SY	5	0	\$10,025
2125	Asphalt - Resurface	5730 SY	25	0	\$121,050
2139	Split-Rail Fence-Replace	400 LF	25	12	\$7,950
2171	Entry Signage - Replace	48 SF	20	11	\$9,945
2303	Entry Grounds Lights-Replace	17 EA	25	0	\$16,900
2307	Entry Awning(Metal Roof) - Replace	155 SF	50	39	\$27,150
2320	Rear Wood Deck - Decking/Rails	900 SF,108 LF	20	0	\$22,650
2320	Rear Wood Deck - Structure	900 SF	40	13	\$42,150

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2341 EFIS - Repair Allowance (~10%)	8295 SF	12	8	\$14,450
2345 Soffit - Repair/Replace	986 LF	25	1	\$12,750
2345 Wood Fascia - Replace	986 LF	25	1	\$13,800
2367 Entry Doors - Replace Allowance	All Utility Doors	20	11	\$5,610
2367 Entry Storefront Doors -Replace	190 SF	50	23	\$24,550
2371 Aluminum Doors - Replace	4 EA	50	23	\$4,680
2373 9x8 OH Doors - Replace	4 EA	30	5	\$14,450
2381 Roof (Asphalt Shingle) - Replace	1350 GSF	20	0	\$7,250
2381 Roof (Asphalt Shingle) - Replace	20,700 GSF	30	22	\$113,400
2387 Gutters/Downspouts- Replace	607 LF	30	6	\$7,775
2509 OH Door Operators-Replace	4 EA	25	0	\$5,150
2549 Diesel Pump	1 EA	15	1	\$5,845
2551 Electrical System - Repair	(1) Building	50	23	\$52,600
2557 Fire Alarm System - Modernize	(1) System	30	4	\$17,550
2558 Exit Lights-Replace	17 EA	25	4	\$5,495
2559 Emergency Lights - Replace	14 EA	25	4	\$5,730
2591 Irrigation System - Repair Allowan	(1) System	10	1	\$4,800
2701 Interior Surfaces - Repaint	9,550 GSF	15	6	\$19,100
2705 Fluorescent Lights - Replace	190 EA	40	13	\$47,850
2705 Recessed Lights - Replace	36 EA	40	13	\$7,370
2705 Track Lights - Replace	(26) Total	40	13	\$10,610
2709 Tile Flooring - Replace	1860 SF	60	33	\$48,550
2711 Carpeting - Replace	1020 SY	15	8	\$80,300
2715 Wood Floor-Replace	504 SF	40	13	\$23,550
2719 Ceiling Tiles - Replace	13700 SF	40	13	\$80,150
2745 Flat Screen TVs - Replace	(1) Allowance	12	10	\$8,000
2747 Kitchen - Refurbish	(1) Ktchen	30	16	\$18,700
2750 Bathrooms - Remodel	(5) Bathrooms	20	11	\$34,100
3000 Infrastructure Allowance	(1) Building GSF	40	13	\$281,000
5074 Metal hurricane shutters - Replace	(1) Allowance	35	30	\$35,050
<b>Maintenance Area Components</b>				
5001 Drainage repairs to back lot	1 LS	1	0	\$35,050
5002 Roof metal	3960 SF	30	14	\$69,400
5003 Windows	1092 SF	30	14	\$70,250
5004 Exit Doors	5 EA	25	9	\$5,845
5005 Shutters	41 EA	25	9	\$57,500
5007 Kitchen Cabinets	1 LS	20	4	\$8,190
5008 Bathroom Refurbish	1 LS	20	4	\$11,725
5009 Flooring	1 LS	10	4	\$19,900
5015 Maint Shop roof-metal	2400 SF	30	10	\$42,150
5016 Maint Shop siding	1728 SF	20	0	\$28,300
5017 Maint Shop windows	142 SF	30	10	\$9,105
5018 Maint Shop exit doors	4 EA	25	5	\$4,680
5019 Maint Shop overhead doors	5 EA	20	0	\$17,550
5023 Wood Storage roof - metal	390 SF	20	0	\$6,840
5024 Wood Storage siding	670 SF	30	8	\$10,990
5026 Paint Storage siding	320 SF	30	8	\$5,620
5028 Vehicle Storage roof	1330 SF	20	0	\$20,250
5029 Vehicle Storage siding	1200 SF	30	8	\$21,000



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
5030	Vehicle Wash Down area	1 LS	25	8	\$32,750
5031	Chemical Storage roof	200 SF	20	0	\$3,040
5032	Chemical Storage siding	592 SF	30	8	\$10,405
5033	Chemical Storage door	1 EA	15	8	\$6,785
5034	Tool Storage roof	1140 SF	20	0	\$17,350
5035	Tool Storage siding	1200 SF	30	8	\$21,000
5036	Tool Storage door	1 EA	20	0	\$2,335
5037	Lake Storage roof	960 SF	20	0	\$14,600
5038	Lake Storage siding	1024 SF	30	8	\$17,950
5039	Lake Storage door	1 EA	20	0	\$2,335
5040	Storage Container	1 LS	20	0	\$6,435
5041	Document Room roof	200 SF	20	0	\$3,040
5042	Document Room siding	480 SF	30	8	\$8,420
5043	Document Room door	1 EA	20	0	\$2,335
5044	Dog Pen	1 EA	25	3	\$3,975
5045	Entrance Walkway structure	455 SF	50	21	\$21,250
5046	Entrance Walkway decking	455 SF	25	0	\$13,300
5047	Entrance Walkway railing	182 LF	25	0	\$17,000
5048	Covered Deck structure	256 SF	50	18	\$11,995
5049	Covered Deck decking	256 SF	25	0	\$7,480
5050	Covered Deck railing	48 LF	25	0	\$4,490
5051	Covered Deck roof	256 SF	20	0	\$3,890
5052	Main Deck structure	192 SF	50	18	\$8,995
5053	Main Deck decking	192 SF	25	0	\$5,620
5054	Main Deck railing	40 LF	25	0	\$3,750
5055	Rear Deck structure	30 SF	50	18	\$1,400
5056	Rear Deck decking	30 SF	25	0	\$876
5057	Rear Deck railing	17 LF	25	0	\$1,590
5058	Maint Yard Fence 6'cl	1435 LF	25	0	\$53,750
5059	New Woodshop Addition Metal Structure	1 LS	50	40	\$29,250
5060	New Woodshop Addition Windows	1 LS	40	30	\$2,100
5061	New Woodshop Addition Doors	1 LS	25	15	\$3,505
5062	Green House Primary Structure	1 LS	25	15	\$10,900
5063	Green House Cover System	1 LS	10	0	\$13,800
5064	Green House Doors	1 LS	25	15	\$2,335
5065	Green House Ventilation System	1 LS	15	5	\$6,785
5066	Green House Heating System	1 LS	15	5	\$2,225
5067	Green House Controller	1 LS	15	5	\$3,620
5068	Green House Automatic Shade System	1 LS	10	0	\$13,100
5069	Green House Bench System	1 LS	25	15	\$4,445
5070	Green House Irrigation System	1 LS	15	5	\$3,505
5071	Green House Safety Equipment	1 LS	15	5	\$4,445
5073	Additional shed building	1 LS	35	30	\$76,100
5075	Down island maintenance site building	1 LS	35	29	\$14,000
5076	Cleanup of dump site	1 LS	1	0	\$11,725
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103	East & South Siding cedar shingle	71.45 SQ	30	0	\$84,350
1104	East & South Trim cedar	2398 LF	30	0	\$21,400
1105	West & North Siding cedar shingle	71.45 SQ	35	5	\$84,850

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1106	West & North Trim cedar	2398 LF	35	5	\$21,400
1107	Windows wood w/insul glass	1223 SF	25	0	\$73,450
1109	Verandah Decking-Replace	2416 SF	40	32	\$59,600
1110	Verandah Post&Rails-Replace	195LF	30	22	\$16,400
1111	Railings (SS wire)-Replace	145 LF	30	22	\$12,475
1112	Entrance Deck structure	473 SF	40	10	\$7,545
1113	Entrance Deck-Replace	473 SF	40	32	\$13,800
1114	Entrance Rails (SS Wire)-Replace	114 LF	20	12	\$9,895
1115	Entrance Rail (Wood)-Replace	114 LF	30	22	\$9,555
1116	HC Ramp structure	350 SF	40	12	\$5,550
1117	SRH HC Ramp decking	350 SF	40	34	\$8,540
1118	SRH HC Ramp railing	115 LF	25	19	\$9,925
1119	SRH HC Ramp Mahogany Rail	115 LF	30	24	\$9,615
1120	HVAC Deck structure	504 SF	40	12	\$7,955
1121	HVAC Deck decking	504 SF	15	0	\$12,950
1122	Bar Area Deck structure	624 SF	40	12	\$9,915
1123	Bar Area Deck decking	624 SF	40	34	\$15,350
1124	Hardwood (Hallway 2nd Floor)	3915 SF	15	9	\$48,850
1125	Hardwood (Library 2nd Floor)	2223 SF	15	9	\$27,800
1126	Carpet (Ballrooms 1 2 & 3 2nd Floor)	693 SY	8	2	\$39,450
1127	Hardwood (1st floor)	670 SF	30	24	\$8,350
1128	Fitness Room Flooring	2115 SF	10	4	\$36,850
1129	Teraflex Aerobic Flooring	1390 SF	15	9	\$10,295
1130	Window Treatment	1 LS	10	4	\$24,550
1131	Built-in Desks	1 LS	25	19	\$14,700
1132	Ballroom lighting improvements	1 LS	20	14	\$4,680
1133	Restroom Fixtures 1st floor	1 LS	20	14	\$7,425
1134	Restroom Finishes 2nd floor	1 LS	20	14	\$4,680
1135	Restroom Fixtures 2nd floor	1 LS	20	14	\$7,425
1136	Elevator hydraulic pump system	1 EA	25	0	\$9,185
1137	Elevator control system	1 EA	25	0	\$14,150
1138	Elevator cab refurbishment	1 EA	20	14	\$17,700
1139	SVC Elevator hydraulic pump system	1 EA	25	6	\$13,500
1140	SVC Elevator control system	1 EA	25	6	\$32,800
1141	SVC Elevator cab refurbishment	1 EA	20	1	\$17,800
1142	Fire Alarm/Suppress. System	1 LS	12	0	\$19,650
1143	Sound System 1st floor	1 LS	10	0	\$11,510
1144	Sound System 2nd floor	1 LS	10	0	\$33,900
1145	Shelves & Counters SS	1 LS	30	2	\$51,400
1153	Exhaust Hood	3 LF	25	0	\$9,345
1154	Makeup Air fans (intake)	1 EA	10	0	\$29,050
1155	Propane Tank 500 gal.	1 EA	20	14	\$9,235
2345	Wood Trim/Soffits - Replace	886 LF;2140 GSF	40	10	\$23,650
2370	Entry Double Doors	12 PR	40	32	\$24,950
2381	Roof (Asphalt Shingle) - Replace	Approx 132.5 SQ	20	17	\$163,000
2387	Gutters/Downspouts- Replace	Approx 345 LF	25	17	\$10,670
2705	Ballroom Lighting Improvements	(1) Allowance	40	34	\$6,020
Family Pool Area					
2316	Heater Decks - Replace	(1) Allowance	25	22	\$30,400

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2767	Kool Deck Surface-Recoat	14340 SF	10	6	\$71,300
2769	Pool - Resurface	5300 SF	8	4	\$126,000
2769	Pool Deck (Concrete) - Replace	14340 SF	35	17	\$184,000
2770	Pool Coping Tile-Replace	330 LF	16	12	\$61,950
2771	Pool Fence (Aluminum)-Replace	548 LF	30	17	\$40,050
2772	Lighting-Replace	10 EA	15	1	\$14,650
2773	Pool Shell-Rebuild	5300 GSF	50	27	\$747,000
2773	Wading Pool - Resurface	190 SF	8	0	\$2,925
2773	Wading Pool Shell-Rebuild	190 GSF	50	27	\$26,600
2774	Pool Tiles -Replace	852 LF	16	0	\$29,900
2774	Wading Pool Coping Tile-Replace	50 LF	20	11	\$4,095
2781	Pool Heater - Replace	(1) Heater	10	7	\$46,350
2797	Playground Surface-Replace	Approx 1475 GSF	20	0	\$37,100
2801	Playsystem - Replace	(1) Playsystem	20	0	\$40,950
<b>Adult Pool Area</b>					
2139	Landscape Fence - Replace	350 LF	30	24	\$13,950
2177	Bollard Lights - Replace	13 EA	15	9	\$12,500
2750	Bathrooms-Refurbish	1 LS	15	9	\$17,550
2763	Pool Deck(Ipe Wood)-Replace	3069 SF	40	34	\$73,550
2763	Pool Deck Furniture - Replace	(80) Pieces	8	3	\$40,850
2767	Pool Structure-Rebuild	3300 SSF	50	44	\$831,000
2769	Pool - Resurface	3036 SF	10	4	\$17,450
2769	Pool Deck (Concrete)-Replace	1450 SF	40	34	\$20,300
2773	Unnderwater Pool Lights-Replace	4 ea	10	4	\$5,845
2774	Pool Lane Tiles-Replace	203 LF	20	14	\$7,020
2774	Pool Tiles -Replace	200 LF	20	14	\$16,550
2781	Pool Heater - Replace	(1) Heater	10	6	\$33,650
2781	Pool Heater Platform - Replace	(1) Heater Platform	20	16	\$19,100
2781	Pool Heater Platform (New)- Replace	(1) Heater Platform	20	19	\$28,200
2792	HC Pool Lift	1 ea	15	10	\$11,125
3001	Pool Fountains-Replace	2 ea	15	9	\$9,595
<b>Bar Area Components</b>					
1901	Bar Area-Refurbish	(1) Bar Area	30	24	\$85,550
1904	Sinks-Replace	(2) Total	30	24	\$14,050
1905	Drink Dispenser-Replace	(2) Total	20	14	\$16,400
<b>Sandcastle Grounds</b>					
2109	Concrete Curbs & Gutters - Repair	743 LF	30	24	\$68,650
2113	Parking Lot Drainage-Allowance	(1) System	20	14	\$64,300
2119	Parking Lot Pavers-Replace	23328 SF	30	24	\$523,500
2125	Parking Lot (Asphalt)-Resurface	3637 GSY	20	14	\$129,500
2169	Main Entry Sign-Replace	32 SF	20	14	\$5,845
2175	Lighting Fixtures-Replace	27 EA	20	14	\$80,450
2175	Pole Lights - Replace	27 EA	35	29	\$55,650
<b>Castle Grill Area</b>					
2316	Patio Deck (Structure)-Replace	448 SF	40	23	\$28,300
2316	Patio Deck(Wood)-Replace	448 SF	20	3	\$11,070
2326	Patio Railing(SS Wire)-Replace	88 LF	20	3	\$12,800
2326	Patio Rails(Wood/Wire)-Replace	88 LF	30	19	\$15,800
2345	Flood Panels	3 EA	20	3	\$8,075

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2345	Siding & Trim(Wood)-Replace	648 SF	25	8	\$9,925
2371	Exterior Doors	6 EA	20	10	\$6,670
2381	Roof (Asphalt Shingle) - Replace	1580 SF	25	8	\$21,300
2387	Gutters/Downspouts(Cu)- Replace	114 LF	25	8	\$3,565
2551	Electrical Service Panels	2 EA	25	8	\$6,790
2557	Fire Suppression/Alarm	(1) System	15	0	\$6,140
2709	Tile Flooring - Replace	Allowance	35	18	\$27,050
2750	Bathrooms - Remodel	1 LS	20	3	\$45,600
3009	Remodel-Allowance	Allowance	20	3	\$7,600
3010	Exhaust Hood	(1) Appliance	25	8	\$43,875
<b>Community Docks</b>					
2193	Dock - Resurface CD-01 Beachwalker	115 GSF	20	22	\$3,360
2193	Dock - Resurface CD-02 Beachwalker	115 GSF	20	21	\$3,360
2193	Dock - Resurface CD-04 Surfsong Rd	96 GSF	20	9	\$2,810
2193	Dock - Resurface CD-05 Bufflehead	86 GSF	20	9	\$2,515
2193	Dock - Resurface CD-06Flyway/Osprey	112 GSF	20	4	\$3,275
2193	Dock - Resurface CD-07 Canvasback	56 GSF	20	3	\$3,045
2193	Dock - Resurface CD-10 Egret Pond	280 GSF	20	8	\$8,190
2193	Dock - Resurface CD-11 Falcon Point	446 GSF	20	8	\$13,050
2193	Dock - Resurface CD-12 Salt Cedar	299 GSF	20	9	\$8,745
2193	Dock - Resurface CD-13 Blue Heron	840 GSF	20	2	\$24,650
2193	Dock - Resurface CD-17	Lump Sum	20	11	\$2,925
2193	Dock - Resurface CD-19	Lump Sum	20	11	\$2,925
2193	Dock -Resurface CD-03 Bass Pond/Rhe	980 GSF	20	14	\$28,300
2193	Dock-Resurface CD-08 Canvasb/Govern	60 GSF	20	8	\$3,045
2193	Dock-Resurface CD-9 Canvasback/Gov2	288 GSF	20	9	\$8,420
2194	Dock - Replace/Rebuild - CD - 01	115 GSF	30	2	\$9,655
2194	Dock - Replace/Rebuild CD - 02	115 GSF	30	1	\$9,680
2194	Dock - Replace/Rebuild CD - 03	980 GSF	30	14	\$82,600
2194	Dock - Replace/Rebuild CD - 04	96 GSF	30	9	\$8,085
2194	Dock - Replace/Rebuild CD - 05	86 GSF	30	19	\$7,250
2194	Dock - Replace/Rebuild CD - 07	56 GSF	30	3	\$4,735
2194	Dock - Replace/Rebuild CD - 08	60 GSF	30	8	\$5,055
2194	Dock - Replace/Rebuild CD - 09	288 GSF	30	9	\$24,250
2194	Dock - Replace/Rebuild CD - 10	280 GSF	30	8	\$23,550
2194	Dock - Replace/Rebuild CD - 11	446 GSF	30	8	\$37,600
2194	Dock - Replace/Rebuild CD - 12	299 GSF	30	9	\$25,200
2194	Dock - Replace/Rebuild CD - 13	840 GSF	30	2	\$70,750
2194	Dock - Replace/Rebuild CD - 17	Lump Sum	30	11	\$23,450
2194	Dock - Replace/Rebuild CD - 19	Lump Sum	30	11	\$23,450
2194	Dock - Replace/Rebuild CD -06	112 GSF	30	4	\$9,385
<b>Boardwalks</b>					
2187	BW-1 Duneside Villas	1960 GSF	30	19	\$154,000
2187	BW-10 Eugenia (21-23)	690 GSF	30	20	\$54,500
2187	BW-12 Eugenia (51-53)	1460 GSF	30	23	\$115,500
2187	BW-13 Eugenia (51-53)	930 GSF	30	22	\$73,450
2187	BW-14 Eugenia (61B-63A)	740 GSF	30	22	\$58,450
2187	BW-15 Eugenia (69-71)	980 GSF	30	22	\$77,400
2187	BW-16 Eugenia (77)	415 GSF	30	22	\$32,750

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2187	BW-22 Windswept	1850 GSF	30	23	\$146,500
2187	BW-27 Turtle Beach (18)	1875 GSF	30	23	\$148,500
2187	BW-28 Turtle Beach (7-8)	972 GSF	30	19	\$76,800
2187	BW-29 Atlantic Beach	825 GSF	30	21	\$65,100
2187	BW-30 Nicklaus La (9-10)	1290 GSF	30	24	\$101,750
2187	BW-31 Surfsong (341/342)	1410 GSF	30	21	\$111,450
2187	BW-32 Surfsong (55/56)	2290 GSF	30	5	\$181,500
2187	BW-33 Surfsong (63/64)	2335 GSF	30	21	\$184,000
2187	BW-34 Flyway (81/82)	2460 GSF	30	21	\$194,000
2187	BW-35 Jackstay (92)	1765 GSF	30	22	\$139,500
2187	BW-38 Flyway (114/120)	2950 GSF	30	6	\$233,000
2187	BW-39 Flyway (157/162)	2755 GSF	30	6	\$217,500
2187	BW-40 Sand Fiddler (208)	2525 GSF	30	23	\$199,000
2187	BW-42 Ocean Course	540 GSF	30	24	\$42,650
2187	BW-7 Seascape Villas	1598 GSF	30	20	\$126,000
2187	BW-8 Sandcastle Private	1814 GSF	30	24	\$143,000
2187	BW-8B Sandcastle Public	785 GSF	30	24	\$61,950
2187	BW-9 Eugenia (7-9)	1315 GSF	30	18	\$103,650
2189	Lift and Extend Boardwalks Allowance	(25) Boardwalks	3	0	\$58,450
<b>Walking Bridges</b>					
8001	WB-1 Inlet Cove Channel Struct.	720 GSF	40	24	\$60,600
8002	WB-1 Inlet Cove Channel Deck	Lump Sum	20	14	\$35,050
8003	WB-2 Fairway Oaks(Pond 008) struct.	558 GSF	40	7	\$47,050
8004	WB-2 Fairway Oaks ( Pond 008) deck	558 GSF	20	18	\$23,950
8005	WB-3 Greensward (Pond 013) struct.	1700 GSF	40	7	\$143,000
8006	WB-3 Greensward (Pond 013) deck	1700 GSF	20	11	\$49,700
8007	WB-4 Marsh Hawk Tower struct.	614 GSF	40	31	\$51,650
8008	WB-4 Marsh Hawk Tower deck	614 GSF	20	11	\$17,850
8009	WB-5 Windswept (pond 034) struct.	1300 GSF	40	7	\$109,300
8010	WB-5 Windswept (pond 034) deck	1300 GSF	20	18	\$38,000
8011	WB-6 Turtle Cove (pond 038) struct.	900 GSF	40	1	\$75,750
8012	WB-6 Turtle Cove (pond 038) decking	900 GSF	20	21	\$26,250
8013	WB-7 Struct	Lump Sum	40	34	\$168,000
8014	WB-7 Deck	Lump sum	20	14	\$5,845
8015	WB-8 Turtle Beach (pond 031) struct	1236 GSF	40	7	\$104,200
8016	WB-8 Turtle Beach (pond 031) deck	1236 GSF	20	18	\$36,150
8017	WB-9 Swamp Garden (pond 032) struct	136 GSF	40	31	\$11,480
8018	WB-9 Swamp Garden (pond 032) deck	136 GSF	20	11	\$3,975
8019	WB-10 Encl. Turtle Bch (pond 032) struct	952 GSF	40	11	\$80,100
8020	WB-10 Encl. Turtle Bch (pond 032) deck	952 GSF	20	0	\$27,800
8021	WB-11	Lump Sum	40	16	\$29,450
8022	WB-11	Lump Sum	20	0	\$10,245
8023	WB-12 41 Atl. Bch (near BW #29) struct	350 GSF	40	21	\$29,450
8024	WB-12 41 Atl. Bch (near BW #29) deck	350 GSF	20	6	\$10,245
8025	WB-13 Nature Path/RB Rd struct	1872 GSF	40	16	\$158,000
8026	WB-13 Nature Path/RB Rd deck	1872 GSF	20	6	\$54,750
8027	WB-14 Rhett's Bluff adj/Pavilion struct	120 GSF	40	14	\$10,150
8028	WB-14 Rhett's Bluff adj/Pavilion deck	120 GSF	20	6	\$3,505
8029	WB-15 Silver Moss to Atl Beach struct	1594 GSF	40	12	\$134,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
8030	WB-15 Silver Moss to Atl Beach deck	1594 GSF	20	1	\$46,650
8031	WB-16 Glen Abbey to Surfsong struct	2310 GSF	40	7	\$195,000
8032	WB-16 Glen Abbey to Surfsong deck	2310 GSF	20	12	\$67,600
8033	WB-17 Allee of Oaks/Canvassback struct	684 GSF	40	6	\$57,600
8034	WB-17 Allee of Oaks/Canvassback deck	684 GSF	20	6	\$20,000
8035	WB-18 Marsh Island Park struct	1688 GSF	40	39	\$257,500
8036	WB-18 Marsh Island Park deck	1688 GSF	20	18	\$49,450
8037	WB-19 Blue Heron b/w 113-115 struct	546 GSF	40	13	\$46,000
8038	WB-19 Blue Heron b/w 113-115 deck	546 GSF	20	13	\$15,950
8039	WB-20 Blue Heron b/w 127-129 struct	870 GSF	40	13	\$73,300
8040	WB-20 Blue Heron b/w 127-129 deck	870 GSF	20	1	\$25,450
8041	WB-21 Blue Heron b/w 118-119 struct	270 GSF	40	13	\$22,750
8042	WB-21 Blue Heron b/w 118-119 deck	270 GSF	20	3	\$7,890
8043	WB-22 Blue Heron near 128 struct	654 GSF	40	13	\$55,050
8044	WB-22 Blue Heron near 128 deck	654 GSF	20	13	\$19,150
8045	WB-23 Canopied Bridge struct	378 GSF	40	13	\$31,850
8046	WB-23 Canopied Bridge deck	378 GSF	20	12	\$11,075
8047	WB-24 Blue Heron (behind 21) struct	1530 GSF	40	13	\$129,000
8048	WB-24 Blue Heron (behind 21) deck	1530 GSF	20	13	\$44,700
8049	WB-25 Grey Widgeon (near 7) struct	372 GSF	40	13	\$31,250
8050	WB-25 Grey Widgeon (near 7) deck	372 GSF	20	13	\$10,900
8051	WB-26 Grey Widgeon parking area struct	312 GSF	40	13	\$26,300
8052	WB-26 Grey Widgeon parking area deck	312 GSF	20	13	\$9,100
8053	WB-27 Cinder Creek structure & conc deck	6400 GSF	40	27	\$539,500
8054	WB-28 Falcon Pt/Slat Cedar struct	1746 GSF	40	14	\$147,000
8055	WB-28 Falcon Pt/Slat Cedar deck	1746 GSF	20	12	\$54,950
8056	WB-29 Willet Pond struct	160 GSF	40	5	\$13,500
8057	WB-29 Willet Pond deck	160 GSF	20	12	\$4,680
8058	WB-30 Bull Thistle deck	450 GSF	20	9	\$37,850
8059	WB-30 Bull Thistle structure	515 GSF	40	32	\$15,050
8060	WB-31- 7/8 Turtle Bch (to BW-28)-deck	375 GSF	20	10	\$10,040
8061	WB-32	Lump Sum	20	6	\$52,650
8062	WB-33	Lump Sum	20	11	\$105,250
8063	WB-34	Lump Sum	20	11	\$52,650
8064	WB-35 Structure	Lump sum	40	16	\$350,500
8065	WB-35 Deck	Lump Sum	20	6	\$56,850
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744	Total Funded Components				

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Site and Grounds</b>				
101 Site Drainage System - Allowance	1	\$1,250,000	\$1,250,000	26.61 %
202 Emergency Repair - Allowance	1	\$120,000	\$120,000	2.55 %
303 Concrete Curbs & Gutters - Repair	1	\$112,500	\$112,500	2.40 %
404 Asphalt(Trails) - Repair Allowance	1	\$160,000	\$160,000	3.41 %
2119 Brick Pavers Main Gate	40	\$177,000	\$4,425	0.09 %
2119 Brick Pavers Main Gate (2022)	40	\$30,950	\$774	0.02 %
2119 Brick Pavers- Repair/Part Replace	15	\$18,450	\$1,230	0.03 %
2119 Brick Pavers V-Gate - Inbound	40	\$39,600	\$990	0.02 %
2119 Brick Pavers V-Gate - Outbound	40	\$88,200	\$2,205	0.05 %
2119 Main Gate (Concrete) Inbound Lane	40	\$82,400	\$2,060	0.04 %
2139 Night Heron Park Split Rail-Replace	25	\$23,350	\$934	0.02 %
2139 Preserve Split Rail Fence-Replace	25	\$237,500	\$9,500	0.20 %
2149 Pavilion (Kestrel Court) - Replace	25	\$31,950	\$1,278	0.03 %
2161 Timber Landscape Wall-Replace BH-13	20	\$3,450	\$173	0.00 %
2161 Timber Landscape Wall-Replace BH-14	20	\$2,505	\$125	0.00 %
2161 Timber Landscape Wall-Replace BH-15	20	\$16,450	\$823	0.02 %
2161 Timber Landscape Wall-Replace BH-16	20	\$4,775	\$239	0.01 %
2161 Timber Landscape Wall-Replace BH-19	20	\$6,055	\$303	0.01 %
2161 Timber Landscape Wall-Replace BH-20	20	\$3,760	\$188	0.00 %
2161 Timber Landscape Wall-Replace BH-5	20	\$7,400	\$370	0.01 %
2161 Timber Landscape Wall-Replace BH-7	20	\$3,280	\$164	0.00 %
2161 Timber Landscape Wall-Replace BH-8	20	\$5,205	\$260	0.01 %
2161 Timber Landscape Wall-Replace BH-9	20	\$4,035	\$202	0.00 %
2161 Timber Landscape Wall-Allowance(33%)	7	\$7,670	\$1,096	0.02 %
2170 Beach Regulation Signs - Replace	30	\$33,550	\$1,118	0.02 %
2170 Community Signs	40	\$116,650	\$2,916	0.06 %
2170 Roadway Signage - Replace	25	\$292,000	\$11,680	0.25 %
2185 Landscaping - Refurbish	1	\$300,000	\$300,000	6.39 %
2264 Revetment Cinder Ck-Replace	40	\$315,500	\$7,888	0.17 %
2265 Revetment Bass Ck/Ocean Crs-Replace	40	\$189,500	\$4,738	0.10 %
2266 Revetment Pond/Ocean Crs-Replace	40	\$20,600	\$515	0.01 %
2267 Revetment Pond/Ocean Crs-Replace	40	\$9,730	\$243	0.01 %
2268 Revetment Willet Pnd/Ocean Crs-Repl	40	\$3,565	\$89	0.00 %
2269 Revetment Willet Pnd/Ocean Crs-Repl	40	\$27,000	\$675	0.01 %
2270 Revetment Bass Pond/Rhett's Bluff-Re	40	\$21,100	\$528	0.01 %
2271 Bulkhead Cinder Creek Dock-Replace	40	\$107,000	\$2,675	0.06 %
2272 Bulkhead Cinder Creek Bridge-Replac	40	\$340,000	\$8,500	0.18 %
2273 Bulkhead Sparrow Pond (pond 2)	40	\$115,000	\$2,875	0.06 %
2274 Bulkhead Flyway Drive Pond 50 Side	40	\$52,300	\$1,308	0.03 %
2275 Bulkhead Flyway Drive Pond 59 Side	40	\$52,300	\$1,308	0.03 %
2276 Envirolok Bank Stabilize (Flyway)	40	\$52,650	\$1,316	0.03 %
2277 Envirolok Bank (Canvasback Dock)	40	\$52,650	\$1,316	0.03 %
2278 Envirolok Bank Stabiliz(InletCove)1	40	\$104,900	\$2,623	0.06 %
2278 Envirolok Bank Stabiliz(InletCove)2	40	\$102,850	\$2,571	0.05 %



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2278	Envirolok Bank Stabiliz(InletCove)3	40	\$123,500	\$3,088	0.07 %
2278	Envirolok Bank Stabiliz(Pond92)	40	\$134,500	\$3,363	0.07 %
2278	Envirolok Bank System-Repl Pond92	40	\$130,000	\$3,250	0.07 %
2278	Pintail Pond - Wooden Bulkhead	40	\$72,100	\$1,803	0.04 %
2591	Irrigation System-Partial Repairs	1	\$4,680	\$4,680	0.10 %
4001	Weather Controller - Replace (1)	12	\$6,370	\$531	0.01 %
4001	Weather Controller - Replace (2)	12	\$6,370	\$531	0.01 %
4001	Weather Controller - Replace (3)	12	\$6,370	\$531	0.01 %
4001	Weather Controller - Replace (4)	12	\$6,370	\$531	0.01 %
<b>Asphalt Roadways</b>					
2123	Asphalt - Annual Repair Allowance	1	\$125,000	\$125,000	2.66 %
2124	Engineering and Design-Allowance	1	\$50,000	\$50,000	1.06 %
2125	Airy Hall	15	\$75,750	\$5,050	0.11 %
2125	Amaranth Road	15	\$37,000	\$2,467	0.05 %
2125	Angler Hall	15	\$37,250	\$2,483	0.05 %
2125	Anhinga Court	15	\$12,150	\$810	0.02 %
2125	Arrowhead Hall	15	\$36,700	\$2,447	0.05 %
2125	Atlantic Beach Court	15	\$49,450	\$3,297	0.07 %
2125	Atlantic Beach Court (Entrance)	15	\$21,850	\$1,457	0.03 %
2125	Augusta National	15	\$64,900	\$4,327	0.09 %
2125	Avocet Lane	15	\$50,200	\$3,347	0.07 %
2125	Baldpate Ct.	15	\$18,900	\$1,260	0.03 %
2125	Ballybunion Drive	15	\$37,200	\$2,480	0.05 %
2125	Bank Swallow Way	15	\$41,950	\$2,797	0.06 %
2125	Bass Creek Lane	15	\$78,050	\$5,203	0.11 %
2125	Belmeade Hall	15	\$65,650	\$4,377	0.09 %
2125	Belted Kingfisher	15	\$51,750	\$3,450	0.07 %
2125	Berkshire Hall	15	\$41,600	\$2,773	0.06 %
2125	Bittern Court	15	\$19,350	\$1,290	0.03 %
2125	Black Duck Court	15	\$14,150	\$943	0.02 %
2125	Blubill Court	15	\$43,300	\$2,887	0.06 %
2125	Blue Heron Pond Rd (Southside)	15	\$221,500	\$14,767	0.31 %
2125	Blue Heron Pond Rd To Intersection	15	\$27,000	\$1,800	0.04 %
2125	Blue Heron Pond Road (Northside)	15	\$210,000	\$14,000	0.30 %
2125	Bobcat Lane	15	\$103,750	\$6,917	0.15 %
2125	Broomsedge Lane	15	\$71,050	\$4,737	0.10 %
2125	Bufflehead Drive	15	\$456,500	\$30,433	0.65 %
2125	Bull Thistle Lane	15	\$118,500	\$7,900	0.17 %
2125	Bulrush Lane	15	\$25,300	\$1,687	0.04 %
2125	Burroughs Hall	15	\$65,700	\$4,380	0.09 %
2125	Carolina Shores Lane	15	\$95,250	\$6,350	0.14 %
2125	Catbriar Court	15	\$21,000	\$1,400	0.03 %
2125	Cedar Waxwing	15	\$15,250	\$1,017	0.02 %
2125	Chinaberry Lane	15	\$74,150	\$4,943	0.11 %
2125	Clay Hall	15	\$51,500	\$3,433	0.07 %
2125	Club Cottage Lane	15	\$37,550	\$2,503	0.05 %
2125	Conifer Lane	15	\$60,600	\$4,040	0.09 %
2125	Cordgrass Court	15	\$13,700	\$913	0.02 %
2125	Cormorant Island Lane	15	\$40,400	\$2,693	0.06 %
2125	Cotton Hall	15	\$74,050	\$4,937	0.11 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2125 Crested Flycatcher	15	\$23,450	\$1,563	0.03 %
2125 Curlew Court	15	\$30,150	\$2,010	0.04 %
2125 Diodia Ct	15	\$18,250	\$1,217	0.03 %
2125 Doral Open	15	\$58,400	\$3,893	0.08 %
2125 Duneside Road	15	\$88,750	\$5,917	0.13 %
2125 Duneside Road Speed Tales - Replace	15	\$29,250	\$1,950	0.04 %
2125 Dunganon Hall	15	\$46,100	\$3,073	0.07 %
2125 Eagle Point Lane	15	\$249,500	\$16,633	0.35 %
2125 Eugenia Avenue	15	\$206,500	\$13,767	0.29 %
2125 Evening Bend Road	15	\$12,250	\$817	0.02 %
2125 Falcon Point Road	15	\$229,000	\$15,267	0.33 %
2125 Fiddlers Reach Court	15	\$35,300	\$2,353	0.05 %
2125 Fish Hawk Lane	15	\$58,500	\$3,900	0.08 %
2125 Fletcher Hall	15	\$51,300	\$3,420	0.07 %
2125 Flying Squirrel Court	15	\$23,950	\$1,597	0.03 %
2125 Flyway Drive / 100-Gov - MAJOR	15	\$360,500	\$24,033	0.51 %
2125 Flyway Drive/97 jk-100 - MAJOR	15	\$94,250	\$6,283	0.13 %
2125 Flyway Drive/Gov-97 - MAJOR	15	\$281,000	\$18,733	0.40 %
2125 Forestay Court	15	\$45,650	\$3,043	0.06 %
2125 Fountain Grass Lane	15	\$20,050	\$1,337	0.03 %
2125 Friendfield Hall	15	\$24,200	\$1,613	0.03 %
2125 Gadwall Lane	15	\$40,800	\$2,720	0.06 %
2125 Gallinule Court	15	\$21,700	\$1,447	0.03 %
2125 Glen Abbey	15	\$219,000	\$14,600	0.31 %
2125 Glen Eagle Court	15	\$40,000	\$2,667	0.06 %
2125 Glossy Ibis Lane	15	\$170,500	\$11,367	0.24 %
2125 Goldeneye Drive	15	\$86,700	\$5,780	0.12 %
2125 Goldenrod Court	15	\$35,850	\$2,390	0.05 %
2125 Gov Dr past Flyway 2" overlay - MAJ	15	\$808,000	\$53,867	1.15 %
2125 Gov Dr to Flyway 2" overlay - MAJOR	15	\$464,000	\$30,933	0.66 %
2125 Governors Flyway	15	\$49,700	\$3,313	0.07 %
2125 Green Dolphin Way	15	\$232,500	\$15,500	0.33 %
2125 Green Winged Teal	15	\$135,000	\$9,000	0.19 %
2125 Greensward Road	15	\$219,500	\$14,633	0.31 %
2125 Grey Fox Den	15	\$17,850	\$1,190	0.03 %
2125 Grey Widgeon Lane	15	\$70,550	\$4,703	0.10 %
2125 Halona Lane	15	\$70,700	\$4,713	0.10 %
2125 High Dunes Lane	15	\$201,500	\$13,433	0.29 %
2125 Hooded Merganser	15	\$32,950	\$2,197	0.05 %
2125 Horned Grebe Court	15	\$22,150	\$1,477	0.03 %
2125 Jackstay Court	15	\$55,950	\$3,730	0.08 %
2125 Kestrel Ct & Sora Rail Rd Entrance	15	\$100,000	\$6,667	0.14 %
2125 Kiawah Beach Drive	15	\$244,500	\$16,300	0.35 %
2125 Kiawah Island base and subbase	15	\$63,400	\$4,227	0.09 %
2125 Kiawah Island Parkway	15	\$850,000	\$56,667	1.21 %
2125 Kildeer Court	15	\$16,350	\$1,090	0.02 %
2125 Kings Island	15	\$42,400	\$2,827	0.06 %
2125 Low Oak Woods Road	15	\$43,300	\$2,887	0.06 %
2125 Low Oak Woods Road	15	\$67,100	\$4,473	0.10 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2125	Main Gate Truck Pull Off	15	\$60,250	\$4,017	0.09 %
2125	Maingate (Truck Pull Off/Parking)	15	\$66,450	\$4,430	0.09 %
2125	Marsh Cottage Lane	15	\$22,350	\$1,490	0.03 %
2125	Marsh Cove Road	15	\$73,850	\$4,923	0.10 %
2125	Marsh Edge Lane	15	\$63,250	\$4,217	0.09 %
2125	Marsh Elder Ct	15	\$31,900	\$2,127	0.05 %
2125	Marsh Hawk Lane	15	\$63,950	\$4,263	0.09 %
2125	Marsh Island Drive	15	\$120,500	\$8,033	0.17 %
2125	Marsh Wren Ct.	15	\$20,500	\$1,367	0.03 %
2125	Masters Court	15	\$29,700	\$1,980	0.04 %
2125	Moon Tide Lane	15	\$78,600	\$5,240	0.11 %
2125	Muirfield Lane	15	\$31,750	\$2,117	0.05 %
2125	Needlerush Court	15	\$20,050	\$1,337	0.03 %
2125	New Settlement Road	15	\$44,700	\$2,980	0.06 %
2125	Nicklaus Lane	15	\$31,900	\$2,127	0.05 %
2125	Night Heron: Baldpate	15	\$18,950	\$1,263	0.03 %
2125	Ocean Course	15	\$30,400	\$2,027	0.04 %
2125	Ocean Course Dr (Ocean Prk section)	15	\$167,500	\$11,167	0.24 %
2125	Ocean Course Dr 2" overlay - MAJOR	15	\$614,000	\$40,933	0.87 %
2125	Ocean Green Drive	15	\$78,200	\$5,213	0.11 %
2125	Ocean Marsh Road	15	\$61,150	\$4,077	0.09 %
2125	Ocean Oaks Court	15	\$82,100	\$5,473	0.12 %
2125	Old Dock Road	15	\$63,950	\$4,263	0.09 %
2125	Osprey Cottage Lane	15	\$21,800	\$1,453	0.03 %
2125	Osprey Point Lane	15	\$38,800	\$2,587	0.06 %
2125	Otter Island Road	15	\$131,500	\$8,767	0.19 %
2125	Oyster Rake Drive	15	\$151,500	\$10,100	0.22 %
2125	Oyster Shell Road	15	\$74,150	\$4,943	0.11 %
2125	Painted Bunting Lane	15	\$14,950	\$997	0.02 %
2125	Palm Warbler Road	15	\$59,500	\$3,967	0.08 %
2125	Park Lane Drive	15	\$49,100	\$3,273	0.07 %
2125	Pepper Vine	15	\$16,300	\$1,087	0.02 %
2125	Persimmon Court	15	\$34,200	\$2,280	0.05 %
2125	Pete Dye Place	15	\$70,250	\$4,683	0.10 %
2125	Pine Siskin Court	15	\$17,050	\$1,137	0.02 %
2125	Piping Plover Lane	15	\$52,950	\$3,530	0.08 %
2125	Pleasant Valley	15	\$79,500	\$5,300	0.11 %
2125	Red Bay Road	15	\$39,350	\$2,623	0.06 %
2125	Red Cedar Lane	15	\$41,000	\$2,733	0.06 %
2125	Rhetts Bluff (Entry- RC Lane to NS)	15	\$97,900	\$6,527	0.14 %
2125	Rhetts Bluff Road	15	\$155,500	\$10,367	0.22 %
2125	River Marsh Lane	15	\$78,200	\$5,213	0.11 %
2125	Royal Beach Court	15	\$38,500	\$2,567	0.05 %
2125	Ruddy Duck Court	15	\$13,500	\$900	0.02 %
2125	Ruddy Turnstone Road	15	\$49,150	\$3,277	0.07 %
2125	Ryder Cup	15	\$27,100	\$1,807	0.04 %
2125	Salt Cedar Lane	15	\$172,500	\$11,500	0.24 %
2125	Salt Meadow Cove	15	\$41,250	\$2,750	0.06 %
2125	Saltgrass Court	15	\$12,050	\$803	0.02 %
2125	Sand Fiddler Court	15	\$37,300	\$2,487	0.05 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2125 Sanderling Court	15	\$17,750	\$1,183	0.03 %
2125 Sandwedge Court	15	\$28,750	\$1,917	0.04 %
2125 Savanna Pt.	15	\$39,350	\$2,623	0.06 %
2125 Sawgrass Lane	15	\$24,250	\$1,617	0.03 %
2125 Scaup Court	15	\$15,200	\$1,013	0.02 %
2125 Sea Elder Court	15	\$60,500	\$4,033	0.09 %
2125 Sea Forest Drive	15	\$321,000	\$21,400	0.46 %
2125 Sea Lavender Court	15	\$31,900	\$2,127	0.05 %
2125 Sea Marsh Drive	15	\$289,500	\$19,300	0.41 %
2125 Sea Myrtle Court	15	\$12,050	\$803	0.02 %
2125 Sea Rocket Court	15	\$32,850	\$2,190	0.05 %
2125 Shell Creek Landing	15	\$32,950	\$2,197	0.05 %
2125 Shipwatch Rd (Entry @ Straw Market)	15	\$25,200	\$1,680	0.04 %
2125 Shipwatch Road	15	\$80,700	\$5,380	0.11 %
2125 Shoolbred Court	15	\$27,350	\$1,823	0.04 %
2125 Shoveler Court	15	\$11,950	\$797	0.02 %
2125 Silver Moss Circle	15	\$25,850	\$1,723	0.04 %
2125 Skimmer Court	15	\$12,300	\$820	0.02 %
2125 Snowy Egret Lane	15	\$111,450	\$7,430	0.16 %
2125 Sora Rail Road	15	\$95,200	\$6,347	0.14 %
2125 Sparrow Hawk Road	15	\$44,050	\$2,937	0.06 %
2125 Sparrow Road	15	\$32,600	\$2,173	0.05 %
2125 Spartina Court	15	\$47,850	\$3,190	0.07 %
2125 Spotted Sandpiper	15	\$20,500	\$1,367	0.03 %
2125 Summer Duck Way	15	\$88,050	\$5,870	0.12 %
2125 Summer Islands Lane	15	\$186,500	\$12,433	0.26 %
2125 Summer Tanager Court	15	\$23,500	\$1,567	0.03 %
2125 Sundown Bend Road	15	\$13,900	\$927	0.02 %
2125 Sunlet Bend Road	15	\$87,800	\$5,853	0.12 %
2125 Surfscoter Lane	15	\$64,500	\$4,300	0.09 %
2125 Surfsong Rd- 307 Surfsong to Flyway	15	\$170,000	\$11,333	0.24 %
2125 Surfsong Rd- Gov Dr to 307 Surfsong	15	\$322,500	\$21,500	0.46 %
2125 Surfwatch Drive	15	\$144,500	\$9,633	0.21 %
2125 Sweet Gum Lane	15	\$15,550	\$1,037	0.02 %
2125 Sweetgrass Lane	15	\$33,400	\$2,227	0.05 %
2125 Sweetspire Lane	15	\$23,550	\$1,570	0.03 %
2125 Tallow Tree Lane	15	\$47,950	\$3,197	0.07 %
2125 Tennis Club Lane	15	\$141,000	\$9,400	0.20 %
2125 Terrapin Court	15	\$13,700	\$913	0.02 %
2125 Terrapin Island Lane	15	\$173,500	\$11,567	0.25 %
2125 Thrasher Court	15	\$24,400	\$1,627	0.03 %
2125 Treeduck Court	15	\$19,850	\$1,323	0.03 %
2125 Trumpet Creeper Lane	15	\$47,300	\$3,153	0.07 %
2125 Turnberry Lane	15	\$42,400	\$2,827	0.06 %
2125 Turtle Beach Lane	15	\$73,000	\$4,867	0.10 %
2125 Turtle Point Lane	15	\$43,900	\$2,927	0.06 %
2125 Vetch Court	15	\$27,700	\$1,847	0.04 %
2125 Victory Bay Lane	15	\$164,500	\$10,967	0.23 %
2125 Victory Bay Lane - crossing 1	15	\$7,895	\$526	0.01 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2125 Victory Bay Lane - crossing 2	15	\$7,325	\$488	0.01 %
2125 Virginia Rail Road	15	\$73,000	\$4,867	0.10 %
2125 Walker Cup Lane	15	\$27,350	\$1,823	0.04 %
2125 Warbler Court	15	\$14,650	\$977	0.02 %
2125 Wax Myrtle Court	15	\$47,550	\$3,170	0.07 %
2125 Whimbrel Road	15	\$60,900	\$4,060	0.09 %
2125 Winged Foot	15	\$19,350	\$1,290	0.03 %
2125 Woodcock Court	15	\$13,450	\$897	0.02 %
2125 Yellowthroat Lane	15	\$74,150	\$4,943	0.11 %
<b>Drainage System Components</b>				
9001 Culvert engineering - allowance	1	\$65,000	\$65,000	1.38 %
9002 Misc. repairs to 15 water control	1	\$30,200	\$30,200	0.64 %
9003 WC-001 Interior Headwall concrete	40	\$14,850	\$371	0.01 %
9004 WC-001 48" Exterior Flapgate cast iron	25	\$22,250	\$890	0.02 %
9005 WC-001 48" Exterior Combo gate cast iron	25	\$22,250	\$890	0.02 %
9006 WC-001 30" Gate Valve cast iron	25	\$128,000	\$5,120	0.11 %
9007 WC-028 Weir Structure concrete	40	\$5,730	\$143	0.00 %
9008 WC-028 Flapgate aluminum	15	\$5,325	\$355	0.01 %
9009 WC-028 24" Pipe RCP	40	\$14,200	\$355	0.01 %
9010 WC-035 Exterior Headwall concrete	40	\$4,155	\$104	0.00 %
9011 WC-035 Weir Structure concrete	40	\$5,730	\$143	0.00 %
9012 WC-035 42" Exterior Flapgate cast iron	25	\$9,075	\$363	0.01 %
9013 WC-035 42" Flap Gate aluminum	15	\$9,075	\$605	0.01 %
9014 WC-0-35 30" Gate Valve cast iron	25	\$128,000	\$5,120	0.11 %
9015 WC-056 24" Interior Flapgate aluminum	15	\$5,325	\$355	0.01 %
9016 WC-056 30" Interior Flapgate cast iron	25	\$6,315	\$253	0.01 %
9017 WC-069 Weir Structure concrete	40	\$5,730	\$143	0.00 %
9018 WC-069 18" Flapgate rubber	20	\$4,390	\$220	0.00 %
9019 WC-069 Pipe corrugated plastic	40	\$8,490	\$212	0.00 %
9020 WC-072 Exterior Headwall concrete	40	\$4,735	\$118	0.00 %
9021 WC-072 Weir Structure concrete	40	\$5,730	\$143	0.00 %
9022 WC-072 30" Gate Valve cast iron	25	\$29,495	\$1,180	0.03 %
9023 WC-072 42" Flapgate cast iron	25	\$9,075	\$363	0.01 %
9024 WC-073 Exterior Headwall concrete	40	\$4,390	\$110	0.00 %
9025 WC-073 Weir Structure concrete	25	\$5,790	\$232	0.00 %
9026 WC-073 30" Gate Valve aluminum	15	\$129,000	\$8,600	0.18 %
9027 WC-073 36" Exterior Flapgate aluminum	15	\$15,800	\$1,053	0.02 %
9028 WC-073 36" Pipe RCP	40	\$28,100	\$703	0.01 %
9029 WC-073 36" Pipe corrugated metal	30	\$7,605	\$254	0.01 %
9030 WC-074 Exterior Headwall concrete	40	\$4,390	\$110	0.00 %
9031 WC-074 Weir Structure concrete	40	\$5,790	\$145	0.00 %
9032 WC-074 30" Gate Valve aluminum	15	\$128,000	\$8,533	0.18 %
9033 WC-074 Exterior Flapgate aluminum	15	\$12,650	\$843	0.02 %
9034 WC-074 36" Pipe RCP	40	\$21,300	\$533	0.01 %
9035 WC-074 36" Pipe corrugated metal	30	\$5,550	\$185	0.00 %
9036 WC-075 Exterior Headwall concrete	40	\$11,835	\$296	0.01 %
9037 WC-075 Interior Headwall concrete	40	\$11,835	\$296	0.01 %
9038 WC-075 30" Gate Valve cast iron	25	\$59,150	\$2,366	0.05 %
9039 WC-075 48" Combo Gate cast iron	25	\$22,250	\$890	0.02 %
9040 WC-075 48" Ext. Flapgate cast iron	25	\$22,250	\$890	0.02 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
9041 WC-093 Interior Headwall concrete	40	\$7,370	\$184	0.00 %
9042 WC-093 36" Ext. Flapgate aluminum	15	\$23,650	\$1,577	0.03 %
9043 WC-093 36" Interior Flapgate aluminum	15	\$23,650	\$1,577	0.03 %
9044 WC-093 30" Gate Valve cast iron	25	\$64,350	\$2,574	0.05 %
9045 WC-094 Interior Headwall	40	\$7,425	\$186	0.00 %
9046 WC-094 Weir Structure	40	\$55,250	\$1,381	0.03 %
9047 WC-094 30" Gate Valve cast iron	25	\$64,100	\$2,564	0.05 %
9048 WC-094 36" Exterior Flapgate aluminum	15	\$31,500	\$2,100	0.04 %
9049 WC-094 36" Interior Flapgate alum.	15	\$23,650	\$1,577	0.03 %
9050 WC-094 32" Pipe HDPE	40	\$48,600	\$1,215	0.03 %
9051 WC-094 16" Pipe HDPE	40	\$5,440	\$136	0.00 %
9052 WC-096 30" Exterior Flapgate alum.	15	\$6,320	\$421	0.01 %
9053 WC-096 24" Gate Valve alum	14	\$57,700	\$4,121	0.09 %
9054 Automated gate @ Beachwalker system	40	\$174,500	\$4,363	0.09 %
9055 Automated gate @ Canvasback system	40	\$216,000	\$5,400	0.11 %
9056 Trumpet Creeper Tidal Inlet-Dredge	30	\$342,500	\$11,417	0.24 %
9057 Pond 30 outfall-Outfall system(NEW)	40	\$449,000	\$11,225	0.24 %
<b>Timber Bridges (Vehicle)</b>				
7001 Bridges and bulkheads allowance	1	\$31,000	\$31,000	0.66 %
7002 Blue Heron Pond Rd - concrete substructure	50	\$885,500	\$17,710	0.38 %
7003 Blue Heron Pond Rd deck	20	\$373,000	\$18,650	0.40 %
7004 Blue Heron Pond Rd - timber superstructure	30	\$277,000	\$9,233	0.20 %
7005 Terrapin Island - concrete substructure	50	\$404,000	\$8,080	0.17 %
7006 Terrapin Island deck	20	\$570,000	\$28,500	0.61 %
7007 Terrapin Island - timber superstructure	30	\$1,260,000	\$42,000	0.89 %
7008 Eagle Pt 2 -concrete substructure	50	\$357,000	\$7,140	0.15 %
7009 Eagle Pt 2 - Decking	20	\$338,000	\$16,900	0.36 %
7010 Eagle Pt 2- timber superstructure	30	\$1,117,000	\$37,233	0.79 %
7011 Eagle Pt 1 - concrete substructure	50	\$317,500	\$6,350	0.14 %
7012 Eagle Pt 1 Bridge Deck	20	\$448,000	\$22,400	0.48 %
7013 Eagle Pt 1- Timber Superstructure	30	\$998,000	\$33,267	0.71 %
7014 Falcon Point Road - concrete substructure	50	\$786,500	\$15,730	0.33 %
7015 Falcon Point Road deck	20	\$119,500	\$5,975	0.13 %
7016 Falcon Point Road - timber superstructure	30	\$247,500	\$8,250	0.18 %
7017 Sumer Island Road - concrete substructure	50	\$746,500	\$14,930	0.32 %
7018 Sumer Island bridge deck	20	\$557,500	\$27,875	0.59 %
7019 Sumer Island bridge deck reinforcement	100	\$509,500	\$5,095	0.11 %
7020 Summer Island Rd - timber structure	30	\$2,330,000	\$77,667	1.65 %
7021 Cormorant Island -concrete substr	50	\$120,700	\$2,414	0.05 %
7022 Entrance Cormorant Island deck	20	\$170,500	\$8,525	0.18 %
7023 Entrance Cormorant Island - timber superstr	30	\$377,000	\$12,567	0.27 %
7024 Timber Bridge Deck Board Replacement Allowance	1	\$31,000	\$31,000	0.66 %
7025 Little Bear Way Bridge Decking	20	\$195,000	\$9,750	0.21 %
7026 Little Bear Way Bridge Concrete	50	\$234,000	\$4,680	0.10 %
<b>Main Gate House</b>				
2344 Siding&Trim(Wood) - Replace	30	\$25,500	\$850	0.02 %
2367 Windows&Doors-Replace	40	\$40,750	\$1,019	0.02 %
2384 Roofs (Copper)- Replace	40	\$69,000	\$1,725	0.04 %
2387 Gutter & Downspout(Copper)-Replace	40	\$7,600	\$190	0.00 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2549	Generator-Replace	20	\$14,650	\$733	0.02 %
2551	Electric Service Panel	35	\$4,855	\$139	0.00 %
2750	Bathroom - Remodel Allowance	20	\$6,730	\$337	0.01 %
<b>Vanderhoorst Gate House</b>					
2344	Siding&Trim(Wood)-Replace	30	\$16,450	\$548	0.01 %
2367	Windows&Doors-Replace	30	\$31,450	\$1,048	0.02 %
2384	Roof (Metal) - Replace	40	\$36,300	\$908	0.02 %
2387	Gutter&Downspout(Alum)-Replace	40	\$3,660	\$92	0.00 %
2750	Bathroom - Remodel Allowance	20	\$6,730	\$337	0.01 %
<b>Guardrails</b>					
6001	KI Pkwy (Golf Tunnel #1)	40	\$30,150	\$754	0.02 %
6002	KI Pkwy (Golf Tunnel #2)	40	\$30,650	\$766	0.02 %
6003	KI Pkwy (Golf Tunnel #3)	40	\$31,850	\$796	0.02 %
6004	Marsh Hawk La	40	\$7,465	\$187	0.00 %
6005	Rhett's Bluff	40	\$55,000	\$1,375	0.03 %
6006	Guardrails Replace (2042)-Replace	40	\$38,750	\$969	0.02 %
6007	IbisWillet Pond (1&2) Ocean Course	40	\$18,600	\$465	0.01 %
6008	Cinder Creek Bridge	40	\$37,200	\$930	0.02 %
<b>Eagle Point Common Areas</b>					
2107	Boat Ramp Concrete-Replace	40	\$28,700	\$718	0.02 %
2161	Eagle Point (Extended) - Bulkhead	30	\$90,000	\$3,000	0.06 %
2161	Eagle Point Boat Landing - Bulkhead	30	\$96,750	\$3,225	0.07 %
2193	Wood Decking - Replace	20	\$28,950	\$1,448	0.03 %
2195	Floating Dock - Replace	35	\$81,550	\$2,330	0.05 %
<b>Viewing Towers (VT)</b>					
3000	Viewing Tower (VT) -Repair	2	\$8,775	\$4,388	0.09 %
3001	Blue Heron Pond Tower - Replace	45	\$52,650	\$1,170	0.02 %
3002	Blue Heron Pond Deck&Rails-Replace	15	\$29,300	\$1,953	0.04 %
3004	Blue Heron Pond Roof-Replace	20	\$4,680	\$234	0.00 %
3005	Marsh Island Park Tower - Replace	45	\$52,650	\$1,170	0.02 %
3006	Marsh Isl. Park Deck&Rails-Replace	15	\$29,300	\$1,953	0.04 %
3008	Marsh Island Park Roof-Replace	20	\$4,680	\$234	0.00 %
3009	Marsh View Tower - Replace	45	\$52,650	\$1,170	0.02 %
3010	View Tower Hawk Deck&Rails-Replace	15	\$29,300	\$1,953	0.04 %
3011	Marsh Hawk View Spiral Stairs-Repl	30	\$14,650	\$488	0.01 %
<b>Cinder Creek Common Areas</b>					
4001	Roof Cedar Shingles - Replace	30	\$27,650	\$922	0.02 %
4002	Birch Bark Siding/Trim - Replace	35	\$24,750	\$707	0.02 %
4005	Kayak Pavilion Roof (Metal)-Replace	30	\$31,250	\$1,042	0.02 %
4006	Pavilion Siding (Bark/Trim) Replace	35	\$14,950	\$427	0.01 %
4007	Kayak Pavilion Wood Lattice-Replace	30	\$5,150	\$172	0.00 %
4009	Bathrooms - Refurbish	25	\$9,945	\$398	0.01 %
4011	West Dock Pavilion Roof(Cedar)-Repl	30	\$6,730	\$224	0.00 %
4013	West Dock Structure-Replace	30	\$112,500	\$3,750	0.08 %
4014	West Dock Decking(Wood)-Replace	20	\$27,500	\$1,375	0.03 %
4016	East Dock Structure-Replace	30	\$53,400	\$1,780	0.04 %
4017	East Dock Deck(Wood)-Replace	20	\$14,750	\$738	0.02 %
4019	East Dock Gangways - Replace	25	\$10,855	\$434	0.01 %
4020	East Floating Dock-Replace	25	\$82,200	\$3,288	0.07 %



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
4022	Kayak Floating Dock-Replace	25	\$11,725	\$469	0.01 %
4023	East Floating Dock Pilings-Replace	35	\$6,670	\$191	0.00 %
4024	Kayak Launch - Replacement	30	\$16,500	\$550	0.01 %
<b>Rhett's Bluff Common Areas</b>					
101	Boat Ramp Concrete	40	\$101,600	\$2,540	0.05 %
101	Boat Ramp Concrete (New)	40	\$103,200	\$2,580	0.05 %
102	East Dock Structure-Replace	35	\$141,500	\$4,043	0.09 %
103	East Dock Decking-Replace	15	\$37,500	\$2,500	0.05 %
104	East Dock Pavilion-Replace	35	\$21,000	\$600	0.01 %
105	East Dock Pavilion Roof-Replace	25	\$6,845	\$274	0.01 %
106	East Dock Gangway-Replace	20	\$5,440	\$272	0.01 %
107	East Dock Floating Dock-Replace	30	\$34,350	\$1,145	0.02 %
108	East Dock Electrical-Refurb	15	\$5,845	\$390	0.01 %
109	West Dock Structure-Replace	35	\$89,950	\$2,570	0.05 %
110	West Dock Decking(Wood)-Replace	15	\$29,900	\$1,993	0.04 %
111	West Dock Railings-Replace	20	\$31,700	\$1,585	0.03 %
112	West Dock Pavilion-Replace	40	\$5,260	\$132	0.00 %
113	West Dock Pav. Roof-Replace	25	\$3,805	\$152	0.00 %
114	West Dock Gangway-Replace	20	\$5,440	\$272	0.01 %
115	West Dock Floating Dock-Replace	30	\$79,300	\$2,643	0.06 %
116	West Dock Electrical-Refurb	15	\$5,845	\$390	0.01 %
117	Pavilion Decking - Replace	25	\$33,200	\$1,328	0.03 %
118	Pavilion Structure-Replace	45	\$79,700	\$1,771	0.04 %
119	Bathhouse Roof-Replace	25	\$15,050	\$602	0.01 %
120	Bathhouse Decking-Replace	20	\$10,245	\$512	0.01 %
121	Bathhouse Deck Structure-Replace	35	\$36,850	\$1,053	0.02 %
122	Bathhouse Siding-Replace	35	\$8,420	\$241	0.01 %
123	Bathhouse Window&Doors-Replace	35	\$6,730	\$192	0.00 %
124	Bathrooms - Refurbish	25	\$22,350	\$894	0.02 %
3003	Fish Cleaning Station - Refurbish	10	\$4,490	\$449	0.01 %
<b>Beachwalker Center</b>					
2107	Concrete Sidewalk-Part. Repair(10%)	10	\$9,100	\$910	0.02 %
2108	Concrete Entry Ramp Guard Railings	40	\$12,100	\$303	0.01 %
2108	Concrete Entry Wall Railings	30	\$3,685	\$123	0.00 %
2109	Concrete Curbs&Gutters-Repair(10%)	8	\$12,155	\$1,519	0.03 %
2109	Concrete Wheel Stops	30	\$3,795	\$127	0.00 %
2113	Drainage System - Allowance	30	\$35,050	\$1,168	0.02 %
2123	Asphalt - Seal/Repair	5	\$10,025	\$2,005	0.04 %
2125	Asphalt - Resurface	25	\$121,050	\$4,842	0.10 %
2139	Split-Rail Fence-Replace	25	\$7,950	\$318	0.01 %
2171	Entry Signage - Replace	20	\$9,945	\$497	0.01 %
2303	Entry Grounds Lights-Replace	25	\$16,900	\$676	0.01 %
2307	Entry Awning(Metal Roof) - Replace	50	\$27,150	\$543	0.01 %
2320	Rear Wood Deck - Decking/Rails	20	\$22,650	\$1,133	0.02 %
2320	Rear Wood Deck - Structure	40	\$42,150	\$1,054	0.02 %
2341	EFIS - Repair Allowance (~10%)	12	\$14,450	\$1,204	0.03 %
2345	Soffit - Repair/Replace	25	\$12,750	\$510	0.01 %
2345	Wood Fascia - Replace	25	\$13,800	\$552	0.01 %
2367	Entry Doors - Replace Allowance	20	\$5,610	\$281	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2367	Entry Storefront Doors -Replace	50	\$24,550	\$491	0.01 %
2371	Aluminum Doors - Replace	50	\$4,680	\$94	0.00 %
2373	9x8 OH Doors - Replace	30	\$14,450	\$482	0.01 %
2381	Roof (Asphalt Shingle) - Replace	20	\$7,250	\$363	0.01 %
2381	Roof (Asphalt Shingle) - Replace	30	\$113,400	\$3,780	0.08 %
2387	Gutters/Downspouts- Replace	30	\$7,775	\$259	0.01 %
2509	OH Door Operators-Replace	25	\$5,150	\$206	0.00 %
2549	Diesel Pump	15	\$5,845	\$390	0.01 %
2551	Electrical System - Repair	50	\$52,600	\$1,052	0.02 %
2557	Fire Alarm System - Modernize	30	\$17,550	\$585	0.01 %
2558	Exit Lights-Replace	25	\$5,495	\$220	0.00 %
2559	Emergency Lights - Replace	25	\$5,730	\$229	0.00 %
2591	Irrigation System - Repair Allowan	10	\$4,800	\$480	0.01 %
2701	Interior Surfaces - Repaint	15	\$19,100	\$1,273	0.03 %
2705	Fluorescent Lights - Replace	40	\$47,850	\$1,196	0.03 %
2705	Recessed Lights - Replace	40	\$7,370	\$184	0.00 %
2705	Track Lights - Replace	40	\$10,610	\$265	0.01 %
2709	Tile Flooring - Replace	60	\$48,550	\$809	0.02 %
2711	Carpeting - Replace	15	\$80,300	\$5,353	0.11 %
2715	Wood Floor-Replace	40	\$23,550	\$589	0.01 %
2719	Ceiling Tiles - Replace	40	\$80,150	\$2,004	0.04 %
2745	Flat Screen TVs - Replace	12	\$8,000	\$667	0.01 %
2747	Kitchen - Refurbish	30	\$18,700	\$623	0.01 %
2750	Bathrooms - Remodel	20	\$34,100	\$1,705	0.04 %
3000	Infrastructure Allowance	40	\$281,000	\$7,025	0.15 %
5074	Metal hurricane shutters - Replace	35	\$35,050	\$1,001	0.02 %
<b>Maintenance Area Components</b>					
5001	Drainage repairs to back lot	1	\$35,050	\$35,050	0.75 %
5002	Roof metal	30	\$69,400	\$2,313	0.05 %
5003	Windows	30	\$70,250	\$2,342	0.05 %
5004	Exit Doors	25	\$5,845	\$234	0.00 %
5005	Shutters	25	\$57,500	\$2,300	0.05 %
5007	Kitchen Cabinets	20	\$8,190	\$410	0.01 %
5008	Bathroom Refurbish	20	\$11,725	\$586	0.01 %
5009	Flooring	10	\$19,900	\$1,990	0.04 %
5015	Maint Shop roof-metal	30	\$42,150	\$1,405	0.03 %
5016	Maint Shop siding	20	\$28,300	\$1,415	0.03 %
5017	Maint Shop windows	30	\$9,105	\$304	0.01 %
5018	Maint Shop exit doors	25	\$4,680	\$187	0.00 %
5019	Maint Shop overhead doors	20	\$17,550	\$878	0.02 %
5023	Wood Storage roof - metal	20	\$6,840	\$342	0.01 %
5024	Wood Storage siding	30	\$10,990	\$366	0.01 %
5026	Paint Storage siding	30	\$5,620	\$187	0.00 %
5028	Vehicle Storage roof	20	\$20,250	\$1,013	0.02 %
5029	Vehicle Storage siding	30	\$21,000	\$700	0.01 %
5030	Vehicle Wash Down area	25	\$32,750	\$1,310	0.03 %
5031	Chemical Storage roof	20	\$3,040	\$152	0.00 %
5032	Chemical Storage siding	30	\$10,405	\$347	0.01 %
5033	Chemical Storage door	15	\$6,785	\$452	0.01 %
5034	Tool Storage roof	20	\$17,350	\$868	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
5035	Tool Storage siding	30	\$21,000	\$700	0.01 %
5036	Tool Storage door	20	\$2,335	\$117	0.00 %
5037	Lake Storage roof	20	\$14,600	\$730	0.02 %
5038	Lake Storage siding	30	\$17,950	\$598	0.01 %
5039	Lake Storage door	20	\$2,335	\$117	0.00 %
5040	Storage Container	20	\$6,435	\$322	0.01 %
5041	Document Room roof	20	\$3,040	\$152	0.00 %
5042	Document Room siding	30	\$8,420	\$281	0.01 %
5043	Document Room door	20	\$2,335	\$117	0.00 %
5044	Dog Pen	25	\$3,975	\$159	0.00 %
5045	Entrance Walkway structure	50	\$21,250	\$425	0.01 %
5046	Entrance Walkway decking	25	\$13,300	\$532	0.01 %
5047	Entrance Walkway railing	25	\$17,000	\$680	0.01 %
5048	Covered Deck structure	50	\$11,995	\$240	0.01 %
5049	Covered Deck decking	25	\$7,480	\$299	0.01 %
5050	Covered Deck railing	25	\$4,490	\$180	0.00 %
5051	Covered Deck roof	20	\$3,890	\$195	0.00 %
5052	Main Deck structure	50	\$8,995	\$180	0.00 %
5053	Main Deck decking	25	\$5,620	\$225	0.00 %
5054	Main Deck railing	25	\$3,750	\$150	0.00 %
5055	Rear Deck structure	50	\$1,400	\$28	0.00 %
5056	Rear Deck decking	25	\$876	\$35	0.00 %
5057	Rear Deck railing	25	\$1,590	\$64	0.00 %
5058	Maint Yard Fence 6'cl	25	\$53,750	\$2,150	0.05 %
5059	New Woodshop Addition Metal Structure	50	\$29,250	\$585	0.01 %
5060	New Woodshop Addition Windows	40	\$2,100	\$53	0.00 %
5061	New Woodshop Addition Doors	25	\$3,505	\$140	0.00 %
5062	Green House Primary Structure	25	\$10,900	\$436	0.01 %
5063	Green House Cover System	10	\$13,800	\$1,380	0.03 %
5064	Green House Doors	25	\$2,335	\$93	0.00 %
5065	Green House Ventilation System	15	\$6,785	\$452	0.01 %
5066	Green House Heating System	15	\$2,225	\$148	0.00 %
5067	Green House Controller	15	\$3,620	\$241	0.01 %
5068	Green House Automatic Shade System	10	\$13,100	\$1,310	0.03 %
5069	Green House Bench System	25	\$4,445	\$178	0.00 %
5070	Green House Irrigation System	15	\$3,505	\$234	0.00 %
5071	Green House Safety Equipment	15	\$4,445	\$296	0.01 %
5073	Additional shed building	35	\$76,100	\$2,174	0.05 %
5075	Down island maintenance site building	35	\$14,000	\$400	0.01 %
5076	Cleanup of dump site	1	\$11,725	\$11,725	0.25 %
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103	East & South Siding cedar shingle	30	\$84,350	\$2,812	0.06 %
1104	East & South Trim cedar	30	\$21,400	\$713	0.02 %
1105	West & North Siding cedar shingle	35	\$84,850	\$2,424	0.05 %
1106	West & North Trim cedar	35	\$21,400	\$611	0.01 %
1107	Windows wood w/insul glass	25	\$73,450	\$2,938	0.06 %
1109	Verandah Decking-Replace	40	\$59,600	\$1,490	0.03 %
1110	Verandah Post&Rails-Replace	30	\$16,400	\$547	0.01 %
1111	Railings (SS wire)-Replace	30	\$12,475	\$416	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1112	Entrance Deck structure	40	\$7,545	\$189	0.00 %
1113	Entrance Deck-Replace	40	\$13,800	\$345	0.01 %
1114	Entrance Rails (SS Wire)-Replace	20	\$9,895	\$495	0.01 %
1115	Entrance Rail (Wood)-Replace	30	\$9,555	\$319	0.01 %
1116	HC Ramp structure	40	\$5,550	\$139	0.00 %
1117	SRH HC Ramp decking	40	\$8,540	\$214	0.00 %
1118	SRH HC Ramp railing	25	\$9,925	\$397	0.01 %
1119	SRH HC Ramp Mahogany Rail	30	\$9,615	\$321	0.01 %
1120	HVAC Deck structure	40	\$7,955	\$199	0.00 %
1121	HVAC Deck decking	15	\$12,950	\$863	0.02 %
1122	Bar Area Deck structure	40	\$9,915	\$248	0.01 %
1123	Bar Area Deck decking	40	\$15,350	\$384	0.01 %
1124	Hardwood (Hallway 2nd Floor)	15	\$48,850	\$3,257	0.07 %
1125	Hardwood (Library 2nd Floor)	15	\$27,800	\$1,853	0.04 %
1126	Carpet (Ballrooms 1 2 & 3 2nd Floor)	8	\$39,450	\$4,931	0.10 %
1127	Hardwood (1st floor)	30	\$8,350	\$278	0.01 %
1128	Fitness Room Flooring	10	\$36,850	\$3,685	0.08 %
1129	Teraflex Aerobic Flooring	15	\$10,295	\$686	0.01 %
1130	Window Treatment	10	\$24,550	\$2,455	0.05 %
1131	Built-in Desks	25	\$14,700	\$588	0.01 %
1132	Ballroom lighting improvements	20	\$4,680	\$234	0.00 %
1133	Restroom Fixtures 1st floor	20	\$7,425	\$371	0.01 %
1134	Restroom Finishes 2nd floor	20	\$4,680	\$234	0.00 %
1135	Restroom Fixtures 2nd floor	20	\$7,425	\$371	0.01 %
1136	Elevator hydraulic pump system	25	\$9,185	\$367	0.01 %
1137	Elevator control system	25	\$14,150	\$566	0.01 %
1138	Elevator cab refurbishment	20	\$17,700	\$885	0.02 %
1139	SVC Elevator hydraulic pump system	25	\$13,500	\$540	0.01 %
1140	SVC Elevator control system	25	\$32,800	\$1,312	0.03 %
1141	SVC Elevator cab refurbishment	20	\$17,800	\$890	0.02 %
1142	Fire Alarm/Suppress. System	12	\$19,650	\$1,638	0.03 %
1143	Sound System 1st floor	10	\$11,510	\$1,151	0.02 %
1144	Sound System 2nd floor	10	\$33,900	\$3,390	0.07 %
1145	Shelves & Counters SS	30	\$51,400	\$1,713	0.04 %
1153	Exhaust Hood	25	\$9,345	\$374	0.01 %
1154	Makeup Air fans (intake)	10	\$29,050	\$2,905	0.06 %
1155	Propane Tank 500 gal.	20	\$9,235	\$462	0.01 %
2345	Wood Trim/Soffits - Replace	40	\$23,650	\$591	0.01 %
2370	Entry Double Doors	40	\$24,950	\$624	0.01 %
2381	Roof (Asphalt Shingle) - Replace	20	\$163,000	\$8,150	0.17 %
2387	Gutters/Downspouts- Replace	25	\$10,670	\$427	0.01 %
2705	Ballroom Lighting Improvements	40	\$6,020	\$151	0.00 %
<b>Family Pool Area</b>					
2316	Heater Decks - Replace	25	\$30,400	\$1,216	0.03 %
2767	Kool Deck Surface-Recoat	10	\$71,300	\$7,130	0.15 %
2769	Pool - Resurface	8	\$126,000	\$15,750	0.34 %
2769	Pool Deck (Concrete) - Replace	35	\$184,000	\$5,257	0.11 %
2770	Pool Coping Tile-Replace	16	\$61,950	\$3,872	0.08 %
2771	Pool Fence (Aluminum)-Replace	30	\$40,050	\$1,335	0.03 %
2772	Lighting-Replace	15	\$14,650	\$977	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2773	Pool Shell-Rebuild	50	\$747,000	\$14,940	0.32 %
2773	Wading Pool - Resurface	8	\$2,925	\$366	0.01 %
2773	Wading Pool Shell-Rebuild	50	\$26,600	\$532	0.01 %
2774	Pool Tiles -Replace	16	\$29,900	\$1,869	0.04 %
2774	Wading Pool Coping Tile-Replace	20	\$4,095	\$205	0.00 %
2781	Pool Heater - Replace	10	\$46,350	\$4,635	0.10 %
2797	Playground Surface-Replace	20	\$37,100	\$1,855	0.04 %
2801	Playsystem - Replace	20	\$40,950	\$2,048	0.04 %
<b>Adult Pool Area</b>					
2139	Landscape Fence - Replace	30	\$13,950	\$465	0.01 %
2177	Bollard Lights - Replace	15	\$12,500	\$833	0.02 %
2750	Bathrooms-Refurbish	15	\$17,550	\$1,170	0.02 %
2763	Pool Deck(Ipe Wood)-Replace	40	\$73,550	\$1,839	0.04 %
2763	Pool Deck Furniture - Replace	8	\$40,850	\$5,106	0.11 %
2767	Pool Structure-Rebuild	50	\$831,000	\$16,620	0.35 %
2769	Pool - Resurface	10	\$17,450	\$1,745	0.04 %
2769	Pool Deck (Concrete)-Replace	40	\$20,300	\$508	0.01 %
2773	Unnderwater Pool Lights-Replace	10	\$5,845	\$585	0.01 %
2774	Pool Lane Tiles-Replace	20	\$7,020	\$351	0.01 %
2774	Pool Tiles -Replace	20	\$16,550	\$828	0.02 %
2781	Pool Heater - Replace	10	\$33,650	\$3,365	0.07 %
2781	Pool Heater Platform - Replace	20	\$19,100	\$955	0.02 %
2781	Pool Heater Platform (New)- Replace	20	\$28,200	\$1,410	0.03 %
2792	HC Pool Lift	15	\$11,125	\$742	0.02 %
3001	Pool Fountains-Replace	15	\$9,595	\$640	0.01 %
<b>Bar Area Components</b>					
1901	Bar Area-Refurbish	30	\$85,550	\$2,852	0.06 %
1904	Sinks-Replace	30	\$14,050	\$468	0.01 %
1905	Drink Dispenser-Replace	20	\$16,400	\$820	0.02 %
<b>Sandcastle Grounds</b>					
2109	Concrete Curbs & Gutters - Repair	30	\$68,650	\$2,288	0.05 %
2113	Parking Lot Drainage-Allowance	20	\$64,300	\$3,215	0.07 %
2119	Parking Lot Pavers-Replace	30	\$523,500	\$17,450	0.37 %
2125	Parking Lot (Asphalt)-Resurface	20	\$129,500	\$6,475	0.14 %
2169	Main Entry Sign-Replace	20	\$5,845	\$292	0.01 %
2175	Lighting Fixtures-Replace	20	\$80,450	\$4,023	0.09 %
2175	Pole Lights - Replace	35	\$55,650	\$1,590	0.03 %
<b>Castle Grill Area</b>					
2316	Patio Deck (Structure)-Replace	40	\$28,300	\$708	0.02 %
2316	Patio Deck(Wood)-Replace	20	\$11,070	\$554	0.01 %
2326	Patio Railing(SS Wire)-Replace	20	\$12,800	\$640	0.01 %
2326	Patio Rails(Wood/Wire)-Replace	30	\$15,800	\$527	0.01 %
2345	Flood Panels	20	\$8,075	\$404	0.01 %
2345	Siding & Trim(Wood)-Replace	25	\$9,925	\$397	0.01 %
2371	Exterior Doors	20	\$6,670	\$334	0.01 %
2381	Roof (Asphalt Shingle) - Replace	25	\$21,300	\$852	0.02 %
2387	Gutters/Downspouts(Cu)- Replace	25	\$3,565	\$143	0.00 %
2551	Electrical Service Panels	25	\$6,790	\$272	0.01 %
2557	Fire Suppression/Alarm	15	\$6,140	\$409	0.01 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2709 Tile Flooring - Replace	35	\$27,050	\$773	0.02 %
2750 Bathrooms - Remodel	20	\$45,600	\$2,280	0.05 %
3009 Remodel-Allowance	20	\$7,600	\$380	0.01 %
3010 Exhaust Hood	25	\$43,875	\$1,755	0.04 %
<b>Community Docks</b>				
2193 Dock - Resurface CD-01 Beachwalker	20	\$3,360	\$168	0.00 %
2193 Dock - Resurface CD-02 Beachwalker	20	\$3,360	\$168	0.00 %
2193 Dock - Resurface CD-04 Surfsong Rd	20	\$2,810	\$141	0.00 %
2193 Dock - Resurface CD-05 Bufflehead	20	\$2,515	\$126	0.00 %
2193 Dock - Resurface CD-06Flyway/Osprey	20	\$3,275	\$164	0.00 %
2193 Dock - Resurface CD-07 Canvasback	20	\$3,045	\$152	0.00 %
2193 Dock - Resurface CD-10 Egret Pond	20	\$8,190	\$410	0.01 %
2193 Dock - Resurface CD-11 Falcon Point	20	\$13,050	\$653	0.01 %
2193 Dock - Resurface CD-12 Salt Cedar	20	\$8,745	\$437	0.01 %
2193 Dock - Resurface CD-13 Blue Heron	20	\$24,650	\$1,233	0.03 %
2193 Dock - Resurface CD-17	20	\$2,925	\$146	0.00 %
2193 Dock - Resurface CD-19	20	\$2,925	\$146	0.00 %
2193 Dock -Resurface CD-03 Bass Pond/Rhe	20	\$28,300	\$1,415	0.03 %
2193 Dock-Resurface CD-08 Canvasb/Govern	20	\$3,045	\$152	0.00 %
2193 Dock-Resurface CD-9 Canvasback/Gov2	20	\$8,420	\$421	0.01 %
2194 Dock - Replace/Rebuild - CD - 01	30	\$9,655	\$322	0.01 %
2194 Dock - Replace/Rebuild CD - 02	30	\$9,680	\$323	0.01 %
2194 Dock - Replace/Rebuild CD - 03	30	\$82,600	\$2,753	0.06 %
2194 Dock - Replace/Rebuild CD - 04	30	\$8,085	\$270	0.01 %
2194 Dock - Replace/Rebuild CD - 05	30	\$7,250	\$242	0.01 %
2194 Dock - Replace/Rebuild CD - 07	30	\$4,735	\$158	0.00 %
2194 Dock - Replace/Rebuild CD - 08	30	\$5,055	\$169	0.00 %
2194 Dock - Replace/Rebuild CD - 09	30	\$24,250	\$808	0.02 %
2194 Dock - Replace/Rebuild CD - 10	30	\$23,550	\$785	0.02 %
2194 Dock - Replace/Rebuild CD - 11	30	\$37,600	\$1,253	0.03 %
2194 Dock - Replace/Rebuild CD - 12	30	\$25,200	\$840	0.02 %
2194 Dock - Replace/Rebuild CD - 13	30	\$70,750	\$2,358	0.05 %
2194 Dock - Replace/Rebuild CD - 17	30	\$23,450	\$782	0.02 %
2194 Dock - Replace/Rebuild CD - 19	30	\$23,450	\$782	0.02 %
2194 Dock - Replace/Rebuild CD -06	30	\$9,385	\$313	0.01 %
<b>Boardwalks</b>				
2187 BW-1 Duneside Villas	30	\$154,000	\$5,133	0.11 %
2187 BW-10 Eugenia (21-23)	30	\$54,500	\$1,817	0.04 %
2187 BW-12 Eugenia (51-53)	30	\$115,500	\$3,850	0.08 %
2187 BW-13 Eugenia (51-53)	30	\$73,450	\$2,448	0.05 %
2187 BW-14 Eugenia (61B-63A)	30	\$58,450	\$1,948	0.04 %
2187 BW-15 Eugenia (69-71)	30	\$77,400	\$2,580	0.05 %
2187 BW-16 Eugenia (77)	30	\$32,750	\$1,092	0.02 %
2187 BW-22 Windswept	30	\$146,500	\$4,883	0.10 %
2187 BW-27 Turtle Beach (18)	30	\$148,500	\$4,950	0.11 %
2187 BW-28 Turtle Beach (7-8)	30	\$76,800	\$2,560	0.05 %
2187 BW-29 Atlantic Beach	30	\$65,100	\$2,170	0.05 %
2187 BW-30 Nicklaus La (9-10)	30	\$101,750	\$3,392	0.07 %
2187 BW-31 Surfsong (341/342)	30	\$111,450	\$3,715	0.08 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2187	BW-32 Surfsong (55/56)	30	\$181,500	\$6,050	0.13 %
2187	BW-33 Surfsong (63/64)	30	\$184,000	\$6,133	0.13 %
2187	BW-34 Flyway (81/82)	30	\$194,000	\$6,467	0.14 %
2187	BW-35 Jackstay (92)	30	\$139,500	\$4,650	0.10 %
2187	BW-38 Flyway (114/120)	30	\$233,000	\$7,767	0.17 %
2187	BW-39 Flyway (157/162)	30	\$217,500	\$7,250	0.15 %
2187	BW-40 Sand Fiddler (208)	30	\$199,000	\$6,633	0.14 %
2187	BW-42 Ocean Course	30	\$42,650	\$1,422	0.03 %
2187	BW-7 Seascape Villas	30	\$126,000	\$4,200	0.09 %
2187	BW-8 Sandcastle Private	30	\$143,000	\$4,767	0.10 %
2187	BW-8B Sandcastle Public	30	\$61,950	\$2,065	0.04 %
2187	BW-9 Eugenia (7-9)	30	\$103,650	\$3,455	0.07 %
2189	Lift and Extend Boardwalks Allowance	3	\$58,450	\$19,483	0.41 %
<b>Walking Bridges</b>					
8001	WB-1 Inlet Cove Channel Struct.	40	\$60,600	\$1,515	0.03 %
8002	WB-1 Inlet Cove Channel Deck	20	\$35,050	\$1,753	0.04 %
8003	WB-2 FairwayOaks(Pond 008) struct.	40	\$47,050	\$1,176	0.03 %
8004	WB-2 Fairway Oaks ( Pond 008) deck	20	\$23,950	\$1,198	0.03 %
8005	WB-3 Greensward (Pond 013) struct.	40	\$143,000	\$3,575	0.08 %
8006	WB-3 Greensward (Pond 013) deck	20	\$49,700	\$2,485	0.05 %
8007	WB-4 Marsh Hawk Tower struct.	40	\$51,650	\$1,291	0.03 %
8008	WB-4 Marsh Hawk Tower deck	20	\$17,850	\$893	0.02 %
8009	WB-5 Windswept (pond 034) struct.	40	\$109,300	\$2,733	0.06 %
8010	WB-5 Windswept (pond 034) deck	20	\$38,000	\$1,900	0.04 %
8011	WB-6 Turtle Cove (pond 038) struct.	40	\$75,750	\$1,894	0.04 %
8012	WB-6 Turtle Cove (pond 038) decking	20	\$26,250	\$1,313	0.03 %
8013	WB-7 Struct	40	\$168,000	\$4,200	0.09 %
8014	WB-7 Deck	20	\$5,845	\$292	0.01 %
8015	WB-8 Turtle Beach (pond 031) struct	40	\$104,200	\$2,605	0.06 %
8016	WB-8 Turtle Beach (pond 031) deck	20	\$36,150	\$1,808	0.04 %
8017	WB-9 Swamp Garden (pond 032) struct	40	\$11,480	\$287	0.01 %
8018	WB-9 Swamp Garden (pond 032) deck	20	\$3,975	\$199	0.00 %
8019	WB-10 Encl. Turtle Bch (pond 032) struct	40	\$80,100	\$2,003	0.04 %
8020	WB-10 Encl. Turtle Bch (pond 032) deck	20	\$27,800	\$1,390	0.03 %
8021	WB-11	40	\$29,450	\$736	0.02 %
8022	WB-11	20	\$10,245	\$512	0.01 %
8023	WB-12 41 Atl. Bch (near BW #29) struct	40	\$29,450	\$736	0.02 %
8024	WB-12 41 Atl. Bch (near BW #29) deck	20	\$10,245	\$512	0.01 %
8025	WB-13 Nature Path/RB Rd struct	40	\$158,000	\$3,950	0.08 %
8026	WB-13 Nature Path/RB Rd deck	20	\$54,750	\$2,738	0.06 %
8027	WB-14 Rhett's Bluff adj/Pavilion struct	40	\$10,150	\$254	0.01 %
8028	WB-14 Rhett's Bluff adj/Pavilion deck	20	\$3,505	\$175	0.00 %
8029	WB-15 Silver Moss to Atl Beach struct	40	\$134,500	\$3,363	0.07 %
8030	WB-15 Silver Moss to Atl Beach deck	20	\$46,650	\$2,333	0.05 %
8031	WB-16 Glen Abbey to Surfsong struct	40	\$195,000	\$4,875	0.10 %
8032	WB-16 Glen Abbey to Surfsong deck	20	\$67,600	\$3,380	0.07 %
8033	WB-17 Allee of Oaks/Canvassback struct	40	\$57,600	\$1,440	0.03 %
8034	WB-17 Allee of Oaks/Canvassback deck	20	\$20,000	\$1,000	0.02 %
8035	WB-18 Marsh Island Park struct	40	\$257,500	\$6,438	0.14 %
8036	WB-18 Marsh Island Park deck	20	\$49,450	\$2,473	0.05 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
8037	WB-19 Blue Heron b/w 113-115 struct	40	\$46,000	\$1,150	0.02 %
8038	WB-19 Blue Heron b/w 113-115 deck	20	\$15,950	\$798	0.02 %
8039	WB-20 Blue Heron b/w 127-129 struct	40	\$73,300	\$1,833	0.04 %
8040	WB-20 Blue Heron b/w 127-129 deck	20	\$25,450	\$1,273	0.03 %
8041	WB-21 Blue Heron b/w 118-119 struct	40	\$22,750	\$569	0.01 %
8042	WB-21 Blue Heron b/w 118-119 deck	20	\$7,890	\$395	0.01 %
8043	WB-22 Blue Heron near 128 struct	40	\$55,050	\$1,376	0.03 %
8044	WB-22 Blue Heron near 128 deck	20	\$19,150	\$958	0.02 %
8045	WB-23 Canopied Bridge struct	40	\$31,850	\$796	0.02 %
8046	WB-23 Canopied Bridge deck	20	\$11,075	\$554	0.01 %
8047	WB-24 Blue Heron (behind 21) struct	40	\$129,000	\$3,225	0.07 %
8048	WB-24 Blue Heron (behind 21) deck	20	\$44,700	\$2,235	0.05 %
8049	WB-25 Grey Widgeon (near 7) struct	40	\$31,250	\$781	0.02 %
8050	WB-25 Grey Widgeon (near 7) deck	20	\$10,900	\$545	0.01 %
8051	WB-26 Grey Widgeon parking area struct	40	\$26,300	\$658	0.01 %
8052	WB-26 Grey Widgeon parking area deck	20	\$9,100	\$455	0.01 %
8053	WB-27 Cinder Creek structure & conc deck	40	\$539,500	\$13,488	0.29 %
8054	WB-28 Falcon Pt/Slat Cedar struct	40	\$147,000	\$3,675	0.08 %
8055	WB-28 Falcon Pt/Slat Cedar deck	20	\$54,950	\$2,748	0.06 %
8056	WB-29 Willet Pond struct	40	\$13,500	\$338	0.01 %
8057	WB-29 Willet Pond deck	20	\$4,680	\$234	0.00 %
8058	WB-30 Bull Thistle deck	20	\$37,850	\$1,893	0.04 %
8059	WB-30 Bull Thistle structure	40	\$15,050	\$376	0.01 %
8060	WB-31- 7/8 Turtle Bch (to BW-28)-deck	20	\$10,040	\$502	0.01 %
8061	WB-32	20	\$52,650	\$2,633	0.06 %
8062	WB-33	20	\$105,250	\$5,263	0.11 %
8063	WB-34	20	\$52,650	\$2,633	0.06 %
8064	WB-35 Structure	40	\$350,500	\$8,763	0.19 %
8065	WB-35 Deck	20	\$56,850	\$2,843	0.06 %
744	Total Funded Components			\$4,697,051	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Site and Grounds</b>							
101	Site Drainage System - Allowance	1	0	\$1,250,000	\$1,250,000	\$1,250,000	\$1,224,172.42
202	Emergency Repair - Allowance	1	0	\$120,000	\$120,000	\$120,000	\$117,520.55
303	Concrete Curbs & Gutters - Repair	1	0	\$112,500	\$112,500	\$112,500	\$110,175.52
404	Asphalt(Trails) - Repair Allowance	1	0	\$160,000	\$160,000	\$160,000	\$156,694.07
2119	Brick Pavers Main Gate	40	34	\$177,000	\$26,550	\$0	\$4,333.57
2119	Brick Pavers Main Gate (2022)	40	38	\$30,950	\$1,548	\$0	\$757.76
2119	Brick Pavers- Repair/Part Replace	15	2	\$18,450	\$15,990	\$15,990	\$1,204.59
2119	Brick Pavers V-Gate - Inbound	40	34	\$39,600	\$5,940	\$0	\$969.54
2119	Brick Pavers V-Gate - Outbound	40	38	\$88,200	\$4,410	\$0	\$2,159.44
2119	Main Gate (Concrete) Inbound Lane	40	38	\$82,400	\$4,120	\$0	\$2,017.44
2139	Night Heron Park Split Rail-Replace	25	15	\$23,350	\$9,340	\$0	\$914.70
2139	Preserve Split Rail Fence-Replace	25	19	\$237,500	\$57,000	\$0	\$9,303.71
2149	Pavilion (Kestrel Court) - Replace	25	21	\$31,950	\$5,112	\$0	\$1,251.59
2161	Timber Landscape Wall-Replace BH-13	20	9	\$3,450	\$1,898	\$1,898	\$168.94
2161	Timber Landscape Wall-Replace BH-14	20	9	\$2,505	\$1,378	\$1,378	\$122.66
2161	Timber Landscape Wall-Replace BH-15	20	0	\$16,450	\$16,450	\$16,450	\$805.51
2161	Timber Landscape Wall-Replace BH-16	20	9	\$4,775	\$2,626	\$2,626	\$233.82
2161	Timber Landscape Wall-Replace BH-19	20	10	\$6,055	\$3,028	\$0	\$296.49
2161	Timber Landscape Wall-Replace BH-20	20	3	\$3,760	\$3,196	\$3,196	\$184.12
2161	Timber Landscape Wall-Replace BH-5	20	8	\$7,400	\$4,440	\$4,440	\$362.36
2161	Timber Landscape Wall-Replace BH-7	20	0	\$3,280	\$3,280	\$3,280	\$160.61
2161	Timber Landscape Wall-Replace BH-8	20	7	\$5,205	\$3,383	\$3,383	\$254.87
2161	Timber Landscape Wall-Replace BH-9	20	14	\$4,035	\$1,211	\$0	\$197.58
2161	Timber Landscape Wall-Allowance(33%)	7	1	\$7,670	\$6,574	\$6,574	\$1,073.07
2170	Beach Regulation Signs - Replace	30	24	\$33,550	\$6,710	\$0	\$1,095.23
2170	Community Signs	40	32	\$116,650	\$23,330	\$0	\$2,855.99
2170	Roadway Signage - Replace	25	20	\$292,000	\$58,400	\$0	\$11,438.67
2185	Landscaping - Refurbish	1	0	\$300,000	\$300,000	\$300,000	\$293,801.38
2264	Revetment Cinder Ck-Replace	40	4	\$315,500	\$283,950	\$283,950	\$7,724.53
2265	Revetment Bass Ck/Ocean Crs-Replace	40	8	\$189,500	\$151,600	\$151,600	\$4,639.61
2266	Revetment Pond/Ocean Crs-Replace	40	10	\$20,600	\$15,450	\$0	\$504.36
2267	Revetment Pond/Ocean Crs-Replace	40	17	\$9,730	\$5,595	\$0	\$238.22
2268	Revetment Willet Pnd/Ocean Crs-Repl	40	17	\$3,565	\$2,050	\$0	\$87.28
2269	Revetment Willet Pnd/Ocean Crs-Repl	40	10	\$27,000	\$20,250	\$0	\$661.05
2270	Revetment Bass Pond/Rhetts Bluff-Re	40	22	\$21,100	\$9,495	\$0	\$516.60
2271	Bulkhead Cinder Creek Dock-Replace	40	26	\$107,000	\$37,450	\$0	\$2,619.73
2272	Bulkhead Cinder Creek Bridge-Replac	40	27	\$340,000	\$110,500	\$0	\$8,324.37
2273	Bulkhead Sparrow Pond (pond 2)	40	30	\$115,000	\$28,750	\$0	\$2,815.60
2274	Bulkhead Flyway Drive Pond 50 Side	40	8	\$52,300	\$41,840	\$41,840	\$1,280.48
2275	Bulkhead Flyway Drive Pond 59 Side	40	31	\$52,300	\$11,768	\$0	\$1,280.48
2276	Envirolok Bank Stabilize (Flyway)	40	31	\$52,650	\$11,846	\$0	\$1,289.05
2277	Envirolok Bank (Canvasback Dock)	40	31	\$52,650	\$11,846	\$0	\$1,289.05
2278	Envirolok Bank Stabiliz(InletCove)1	40	35	\$104,900	\$13,113	\$0	\$2,568.31

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2278	Envirolok Bank Stabiliz(InletCove)2	40	37	\$102,850	\$7,714	\$0	\$2,518.12
2278	Envirolok Bank Stabiliz(InletCove)3	40	38	\$123,500	\$6,175	\$0	\$3,023.71
2278	Envirolok Bank Stabiliz(Pond92)	40	36	\$134,500	\$13,450	\$0	\$3,293.02
2278	Envirolok Bank System-Repl Pond92	40	36	\$130,000	\$13,000	\$0	\$3,182.85
2278	Pintail Pond - Wooden Bulkhead	40	37	\$72,100	\$5,408	\$0	\$1,765.26
2591	Irrigation System-Partial Repairs	1	0	\$4,680	\$4,680	\$4,680	\$4,583.30
4001	Weather Controller - Replace (1)	12	0	\$6,370	\$6,370	\$6,370	\$519.87
4001	Weather Controller - Replace (2)	12	0	\$6,370	\$6,370	\$6,370	\$519.87
4001	Weather Controller - Replace (3)	12	0	\$6,370	\$6,370	\$6,370	\$519.87
4001	Weather Controller - Replace (4)	12	2	\$6,370	\$5,308	\$5,308	\$519.87
<b>Asphalt Roadways</b>							
2123	Asphalt - Annual Repair Allowance	1	0	\$125,000	\$125,000	\$125,000	\$122,417.24
2124	Engineering and Design-Allowance	1	0	\$50,000	\$50,000	\$50,000	\$48,966.90
2125	Airy Hall	15	14	\$75,750	\$5,050	\$0	\$4,945.66
2125	Amaranth Road	15	13	\$37,000	\$4,933	\$0	\$2,415.70
2125	Angler Hall	15	10	\$37,250	\$12,417	\$12,417	\$2,432.02
2125	Anhinga Court	15	13	\$12,150	\$1,620	\$0	\$793.26
2125	Arrowhead Hall	15	11	\$36,700	\$9,787	\$0	\$2,396.11
2125	Atlantic Beach Court	15	12	\$49,450	\$9,890	\$0	\$3,228.55
2125	Atlantic Beach Court (Entrance)	15	11	\$21,850	\$5,827	\$0	\$1,426.57
2125	Augusta National	15	11	\$64,900	\$17,307	\$0	\$4,237.27
2125	Avocet Lane	15	10	\$50,200	\$16,733	\$16,733	\$3,277.52
2125	Baldpate Ct.	15	6	\$18,900	\$11,340	\$11,340	\$1,233.97
2125	Ballyunion Drive	15	13	\$37,200	\$4,960	\$0	\$2,428.76
2125	Bank Swallow Way	15	13	\$41,950	\$5,593	\$0	\$2,738.88
2125	Bass Creek Lane	15	13	\$78,050	\$10,407	\$0	\$5,095.82
2125	Belmeade Hall	15	13	\$65,650	\$8,753	\$0	\$4,286.24
2125	Belted Kingfisher	15	11	\$51,750	\$13,800	\$0	\$3,378.72
2125	Berkshire Hall	15	13	\$41,600	\$5,547	\$0	\$2,716.03
2125	Bittern Court	15	13	\$19,350	\$2,580	\$0	\$1,263.35
2125	Black Duck Court	15	13	\$14,150	\$1,887	\$0	\$923.84
2125	Blubill Court	15	10	\$43,300	\$14,433	\$14,433	\$2,827.02
2125	Blue Heron Pond Rd (Southside)	15	4	\$221,500	\$162,433	\$162,433	\$14,461.56
2125	Blue Heron Pond Rd To Intersection	15	13	\$27,000	\$3,600	\$0	\$1,762.81
2125	Blue Heron Pond Road (Northside)	15	13	\$210,000	\$28,000	\$0	\$13,710.73
2125	Bobcat Lane	15	11	\$103,750	\$27,667	\$0	\$6,773.75
2125	Broomsedge Lane	15	7	\$71,050	\$37,893	\$37,893	\$4,638.80
2125	Bufflehead Drive	15	13	\$456,500	\$60,867	\$0	\$29,804.52
2125	Bull Thistle Lane	15	9	\$118,500	\$47,400	\$47,400	\$7,736.77
2125	Bulrush Lane	15	13	\$25,300	\$3,373	\$0	\$1,651.82
2125	Burroughs Hall	15	14	\$65,700	\$4,380	\$0	\$4,289.50
2125	Carolina Shores Lane	15	11	\$95,250	\$25,400	\$0	\$6,218.80
2125	Catbriar Court	15	6	\$21,000	\$12,600	\$12,600	\$1,371.07
2125	Cedar Waxwing	15	5	\$15,250	\$10,167	\$10,167	\$995.66
2125	Chinaberry Lane	15	10	\$74,150	\$24,717	\$24,717	\$4,841.19
2125	Clay Hall	15	11	\$51,500	\$13,733	\$0	\$3,362.39
2125	Club Cottage Lane	15	1	\$37,550	\$35,047	\$35,047	\$2,451.61
2125	Conifer Lane	15	11	\$60,600	\$16,160	\$0	\$3,956.53
2125	Cordgrass Court	15	3	\$13,700	\$10,960	\$10,960	\$894.46

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2125	Cormorant Island Lane	15	13	\$40,400	\$5,387	\$0	\$2,637.68
2125	Cotton Hall	15	11	\$74,050	\$19,747	\$0	\$4,834.66
2125	Crested Flycatcher	15	13	\$23,450	\$3,127	\$0	\$1,531.03
2125	Curlew Court	15	13	\$30,150	\$4,020	\$0	\$1,968.47
2125	Diodia Ct	15	6	\$18,250	\$10,950	\$10,950	\$1,191.53
2125	Doral Open	15	13	\$58,400	\$7,787	\$0	\$3,812.89
2125	Duneside Road	15	10	\$88,750	\$29,583	\$18,635	\$5,794.42
2125	Duneside Road Speed Tales - Replace	15	10	\$29,250	\$9,750	\$9,750	\$1,909.71
2125	Dunganon Hall	15	10	\$46,100	\$15,367	\$15,367	\$3,009.83
2125	Eagle Point Lane	15	9	\$249,500	\$99,800	\$99,800	\$16,289.65
2125	Eugenia Avenue	15	10	\$206,500	\$68,833	\$0	\$13,482.22
2125	Evening Bend Road	15	13	\$12,250	\$1,633	\$0	\$799.79
2125	Falcon Point Road	15	13	\$229,000	\$30,533	\$0	\$14,951.23
2125	Fiddlers Reach Court	15	11	\$35,300	\$9,413	\$0	\$2,304.71
2125	Fish Hawk Lane	15	11	\$58,500	\$15,600	\$0	\$3,819.42
2125	Fletcher Hall	15	13	\$51,300	\$6,840	\$0	\$3,349.34
2125	Flying Squirrel Court	15	8	\$23,950	\$11,177	\$11,177	\$1,563.68
2125	Flyway Drive / 100-Gov - MAJOR	15	9	\$360,500	\$144,200	\$144,200	\$23,536.76
2125	Flyway Drive/97 jk-100 - MAJOR	15	9	\$94,250	\$37,700	\$37,700	\$6,153.51
2125	Flyway Drive/Gov-97 - MAJOR	15	9	\$281,000	\$112,400	\$112,400	\$18,346.26
2125	Forestay Court	15	11	\$45,650	\$12,173	\$0	\$2,980.45
2125	Fountain Grass Lane	15	11	\$20,050	\$5,347	\$0	\$1,309.05
2125	Friendfield Hall	15	13	\$24,200	\$3,227	\$0	\$1,580.00
2125	Gadwall Lane	15	13	\$40,800	\$5,440	\$0	\$2,663.80
2125	Gallinule Court	15	11	\$21,700	\$5,787	\$0	\$1,416.78
2125	Glen Abbey	15	11	\$219,000	\$58,400	\$0	\$14,298.33
2125	Glen Eagle Court	15	13	\$40,000	\$5,333	\$0	\$2,611.57
2125	Glossy Ibis Lane	15	13	\$170,500	\$22,733	\$0	\$11,131.81
2125	Goldeneye Drive	15	8	\$86,700	\$40,460	\$40,460	\$5,660.57
2125	Goldenrod Court	15	11	\$35,850	\$9,560	\$0	\$2,340.62
2125	Gov Dr past Flyway 2" overlay - MAJ	15	1	\$808,000	\$754,133	\$754,133	\$52,753.67
2125	Gov Dr to Flyway 2" overlay - MAJOR	15	12	\$464,000	\$92,800	\$0	\$30,294.19
2125	Governors Flyway	15	11	\$49,700	\$13,253	\$0	\$3,244.87
2125	Green Dolphin Way	15	10	\$232,500	\$77,500	\$0	\$15,179.74
2125	Green Winged Teal	15	4	\$135,000	\$99,000	\$99,000	\$8,814.04
2125	Greensward Road	15	10	\$219,500	\$73,167	\$0	\$14,330.98
2125	Grey Fox Den	15	11	\$17,850	\$4,760	\$0	\$1,165.41
2125	Grey Widgeon Lane	15	11	\$70,550	\$18,813	\$0	\$4,606.15
2125	Halona Lane	15	9	\$70,700	\$28,280	\$28,280	\$4,615.95
2125	High Dunes Lane	15	10	\$201,500	\$67,167	\$0	\$13,155.77
2125	Hooded Merganser	15	11	\$32,950	\$8,787	\$0	\$2,151.28
2125	Horned Grebe Court	15	11	\$22,150	\$5,907	\$0	\$1,446.16
2125	Jackstay Court	15	11	\$55,950	\$14,920	\$0	\$3,652.93
2125	Kestrel Ct & Sora Rail Rd Entrance	15	11	\$100,000	\$26,667	\$0	\$6,528.92
2125	Kiawah Beach Drive	15	13	\$244,500	\$32,600	\$0	\$15,963.21
2125	Kiawah Island base and subbase	15	13	\$63,400	\$8,453	\$0	\$4,139.34
2125	Kiawah Island Parkway	15	8	\$850,000	\$396,667	\$396,667	\$55,495.82
2125	Kildeer Court	15	11	\$16,350	\$4,360	\$0	\$1,067.48
2125	Kings Island	15	11	\$42,400	\$11,307	\$0	\$2,768.26

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2125	Low Oak Woods Road	15	7	\$43,300	\$23,093	\$23,093	\$2,827.02
2125	Low Oak Woods Road	15	13	\$67,100	\$8,947	\$0	\$4,380.91
2125	Main Gate Truck Pull Off	15	11	\$60,250	\$16,067	\$0	\$3,933.67
2125	Maingate (Truck Pull Off/Parking)	15	11	\$66,450	\$17,720	\$0	\$4,338.47
2125	Marsh Cottage Lane	15	13	\$22,350	\$2,980	\$0	\$1,459.21
2125	Marsh Cove Road	15	14	\$73,850	\$4,923	\$0	\$4,821.61
2125	Marsh Edge Lane	15	11	\$63,250	\$16,867	\$0	\$4,129.54
2125	Marsh Elder Ct	15	11	\$31,900	\$8,507	\$0	\$2,082.73
2125	Marsh Hawk Lane	15	13	\$63,950	\$8,527	\$0	\$4,175.24
2125	Marsh Island Drive	15	10	\$120,500	\$40,167	\$0	\$7,867.35
2125	Marsh Wren Ct.	15	13	\$20,500	\$2,733	\$0	\$1,338.43
2125	Masters Court	15	11	\$29,700	\$7,920	\$0	\$1,939.09
2125	Moon Tide Lane	15	11	\$78,600	\$20,960	\$0	\$5,131.73
2125	Muirfield Lane	15	4	\$31,750	\$23,283	\$23,283	\$2,072.93
2125	Needlerush Court	15	11	\$20,050	\$5,347	\$0	\$1,309.05
2125	New Settlement Road	15	13	\$44,700	\$5,960	\$0	\$2,918.43
2125	Nicklaus Lane	15	13	\$31,900	\$4,253	\$0	\$2,082.73
2125	Night Heron: Baldpate	15	3	\$18,950	\$15,160	\$15,160	\$1,237.23
2125	Ocean Course	15	11	\$30,400	\$8,107	\$0	\$1,984.79
2125	Ocean Course Dr (Ocean Prk section)	15	10	\$167,500	\$55,833	\$0	\$10,935.94
2125	Ocean Course Dr 2" overlay - MAJOR	15	10	\$614,000	\$204,667	\$0	\$40,087.57
2125	Ocean Green Drive	15	11	\$78,200	\$20,853	\$0	\$5,105.62
2125	Ocean Marsh Road	15	13	\$61,150	\$8,153	\$0	\$3,992.43
2125	Ocean Oaks Court	15	13	\$82,100	\$10,947	\$0	\$5,360.24
2125	Old Dock Road	15	11	\$63,950	\$17,053	\$0	\$4,175.24
2125	Osprey Cottage Lane	15	1	\$21,800	\$20,347	\$20,347	\$1,423.30
2125	Osprey Point Lane	15	3	\$38,800	\$31,040	\$31,040	\$2,533.22
2125	Otter Island Road	15	13	\$131,500	\$17,533	\$0	\$8,585.53
2125	Oyster Rake Drive	15	10	\$151,500	\$50,500	\$0	\$9,891.31
2125	Oyster Shell Road	15	13	\$74,150	\$9,887	\$0	\$4,841.19
2125	Painted Bunting Lane	15	13	\$14,950	\$1,993	\$0	\$976.07
2125	Palm Warbler Road	15	6	\$59,500	\$35,700	\$35,700	\$3,884.71
2125	Park Lane Drive	15	2	\$49,100	\$42,553	\$42,553	\$3,205.70
2125	Pepper Vine	15	13	\$16,300	\$2,173	\$0	\$1,064.21
2125	Persimmon Court	15	13	\$34,200	\$4,560	\$0	\$2,232.89
2125	Pete Dye Place	15	11	\$70,250	\$18,733	\$0	\$4,586.57
2125	Pine Siskin Court	15	11	\$17,050	\$4,547	\$0	\$1,113.18
2125	Piping Plover Lane	15	2	\$52,950	\$45,890	\$45,890	\$3,457.06
2125	Pleasant Valley	15	13	\$79,500	\$10,600	\$0	\$5,190.49
2125	Red Bay Road	15	9	\$39,350	\$15,740	\$15,740	\$2,569.13
2125	Red Cedar Lane	15	13	\$41,000	\$5,467	\$0	\$2,676.86
2125	Rhetts Bluff (Entry- RC Lane to NS)	15	13	\$97,900	\$13,053	\$0	\$6,391.81
2125	Rhetts Bluff Road	15	13	\$155,500	\$20,733	\$0	\$10,152.47
2125	River Marsh Lane	15	13	\$78,200	\$10,427	\$0	\$5,105.62
2125	Royal Beach Court	15	11	\$38,500	\$10,267	\$0	\$2,513.63
2125	Ruddy Duck Court	15	11	\$13,500	\$3,600	\$0	\$881.40
2125	Ruddy Turnstone Road	15	13	\$49,150	\$6,553	\$0	\$3,208.96
2125	Ryder Cup	15	11	\$27,100	\$7,227	\$0	\$1,769.34
2125	Salt Cedar Lane	15	13	\$172,500	\$23,000	\$0	\$11,262.39

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2125	Salt Meadow Cove	15	13	\$41,250	\$5,500	\$0	\$2,693.18
2125	Saltgrass Court	15	13	\$12,050	\$1,607	\$0	\$786.73
2125	Sand Fiddler Court	15	13	\$37,300	\$4,973	\$0	\$2,435.29
2125	Sanderling Court	15	11	\$17,750	\$4,733	\$0	\$1,158.88
2125	Sandwedge Court	15	13	\$28,750	\$3,833	\$0	\$1,877.06
2125	Savanna Pt.	15	10	\$39,350	\$13,117	\$13,117	\$2,569.13
2125	Sawgrass Lane	15	11	\$24,250	\$6,467	\$0	\$1,583.26
2125	Scaup Court	15	11	\$15,200	\$4,053	\$0	\$992.40
2125	Sea Elder Court	15	4	\$60,500	\$44,367	\$44,367	\$3,950.00
2125	Sea Forest Drive	15	10	\$321,000	\$107,000	\$0	\$20,957.83
2125	Sea Lavender Court	15	8	\$31,900	\$14,887	\$14,887	\$2,082.73
2125	Sea Marsh Drive	15	10	\$289,500	\$96,500	\$0	\$18,901.22
2125	Sea Myrtle Court	15	13	\$12,050	\$1,607	\$0	\$786.73
2125	Sea Rocket Court	15	8	\$32,850	\$15,330	\$15,330	\$2,144.75
2125	Shell Creek Landing	15	11	\$32,950	\$8,787	\$0	\$2,151.28
2125	Shipwatch Rd (Entry @ Straw Market)	15	11	\$25,200	\$6,720	\$0	\$1,645.29
2125	Shipwatch Road	15	11	\$80,700	\$21,520	\$0	\$5,268.84
2125	Shoolbred Court	15	6	\$27,350	\$16,410	\$16,410	\$1,785.66
2125	Shoveler Court	15	11	\$11,950	\$3,187	\$0	\$780.21
2125	Silver Moss Circle	15	11	\$25,850	\$6,893	\$0	\$1,687.73
2125	Skimmer Court	15	2	\$12,300	\$10,660	\$10,660	\$803.06
2125	Snowy Egret Lane	15	11	\$111,450	\$29,720	\$0	\$7,276.48
2125	Sora Rail Road	15	13	\$95,200	\$12,693	\$0	\$6,215.53
2125	Sparrow Hawk Road	15	11	\$44,050	\$11,747	\$0	\$2,875.99
2125	Sparrow Road	15	6	\$32,600	\$19,560	\$19,560	\$2,128.43
2125	Spartina Court	15	13	\$47,850	\$6,380	\$0	\$3,124.09
2125	Spotted Sandpiper	15	13	\$20,500	\$2,733	\$0	\$1,338.43
2125	Summer Duck Way	15	13	\$88,050	\$11,740	\$0	\$5,748.71
2125	Summer Islands Lane	15	13	\$186,500	\$24,867	\$0	\$12,176.44
2125	Summer Tanager Court	15	11	\$23,500	\$6,267	\$0	\$1,534.30
2125	Sundown Bend Road	15	13	\$13,900	\$1,853	\$0	\$907.52
2125	Sunlet Bend Road	15	13	\$87,800	\$11,707	\$0	\$5,732.39
2125	Surfscoter Lane	15	13	\$64,500	\$8,600	\$0	\$4,211.15
2125	Surfsong Rd- 307 Surfsong to Flyway	15	12	\$170,000	\$34,000	\$0	\$11,099.16
2125	Surfsong Rd- Gov Dr to 307 Surfsong	15	10	\$322,500	\$107,500	\$0	\$21,055.77
2125	Surfwatch Drive	15	13	\$144,500	\$19,267	\$0	\$9,434.29
2125	Sweet Gum Lane	15	12	\$15,550	\$3,110	\$0	\$1,015.25
2125	Sweetgrass Lane	15	11	\$33,400	\$8,907	\$0	\$2,180.66
2125	Sweetspire Lane	15	11	\$23,550	\$6,280	\$0	\$1,537.56
2125	Tallow Tree Lane	15	13	\$47,950	\$6,393	\$0	\$3,130.62
2125	Tennis Club Lane	15	5	\$141,000	\$94,000	\$94,000	\$9,205.78
2125	Terrapin Court	15	11	\$13,700	\$3,653	\$0	\$894.46
2125	Terrapin Island Lane	15	13	\$173,500	\$23,133	\$0	\$11,327.68
2125	Thrasher Court	15	11	\$24,400	\$6,507	\$0	\$1,593.06
2125	Treeduck Court	15	11	\$19,850	\$5,293	\$0	\$1,295.99
2125	Trumpet Creeper Lane	15	11	\$47,300	\$12,613	\$0	\$3,088.18
2125	Tumberry Lane	15	11	\$42,400	\$11,307	\$0	\$2,768.26
2125	Turtle Beach Lane	15	11	\$73,000	\$19,467	\$0	\$4,766.11
2125	Turtle Point Lane	15	4	\$43,900	\$32,193	\$32,193	\$2,866.20

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2125	Vetch Court	15	11	\$27,700	\$7,387	\$0	\$1,808.51
2125	Victory Bay Lane	15	9	\$164,500	\$65,800	\$65,800	\$10,740.07
2125	Victory Bay Lane - crossing 1	15	11	\$7,895	\$2,105	\$0	\$515.46
2125	Victory Bay Lane - crossing 2	15	11	\$7,325	\$1,953	\$0	\$478.24
2125	Virginia Rail Road	15	11	\$73,000	\$19,467	\$0	\$4,766.11
2125	Walker Cup Lane	15	9	\$27,350	\$10,940	\$10,940	\$1,785.66
2125	Warbler Court	15	11	\$14,650	\$3,907	\$0	\$956.49
2125	Wax Myrtle Court	15	11	\$47,550	\$12,680	\$0	\$3,104.50
2125	Whimbrel Road	15	2	\$60,900	\$52,780	\$52,780	\$3,976.11
2125	Winged Foot	15	11	\$19,350	\$5,160	\$0	\$1,263.35
2125	Woodcock Court	15	13	\$13,450	\$1,793	\$0	\$878.14
2125	Yellowthroat Lane	15	11	\$74,150	\$19,773	\$0	\$4,841.19

#### Drainage System Components

9001	Culvert engineering - allowance	1	0	\$65,000	\$65,000	\$65,000	\$63,656.97
9002	Misc. repairs to 15 water control	1	0	\$30,200	\$30,200	\$30,200	\$29,576.01
9003	WC-001 Interior Headwall concrete	40	0	\$14,850	\$14,850	\$14,850	\$363.58
9004	WC-001 48" Exterior Flapgate cast iron	25	0	\$22,250	\$22,250	\$22,250	\$871.61
9005	WC-001 48" Exterior Combo gate cast iron	25	1	\$22,250	\$21,360	\$21,360	\$871.61
9006	WC-001 30" Gate Valve cast iron	25	12	\$128,000	\$66,560	\$0	\$5,014.21
9007	WC-028 Weir Structure concrete	40	0	\$5,730	\$5,730	\$5,730	\$140.29
9008	WC-028 Flapgate aluminum	15	0	\$5,325	\$5,325	\$5,325	\$347.66
9009	WC-028 24" Pipe RCP	40	0	\$14,200	\$14,200	\$14,200	\$347.66
9010	WC-035 Exterior Headwall concrete	40	19	\$4,155	\$2,181	\$0	\$101.73
9011	WC-035 Weir Structure concrete	40	18	\$5,730	\$3,152	\$0	\$140.29
9012	WC-035 42" Exterior Flapgate cast iron	25	0	\$9,075	\$9,075	\$9,075	\$355.50
9013	WC-035 42" Flap Gate aluminum	15	0	\$9,075	\$9,075	\$9,075	\$592.50
9014	WC-0-35 30" Gate Valve cast iron	25	1	\$128,000	\$122,880	\$122,880	\$5,014.21
9015	WC-056 24" Interior Flapgate aluminum	15	0	\$5,325	\$5,325	\$5,325	\$347.66
9016	WC-056 30" Interior Flapgate cast iron	25	5	\$6,315	\$5,052	\$5,052	\$247.38
9017	WC-069 Weir Structure concrete	40	26	\$5,730	\$2,006	\$0	\$140.29
9018	WC-069 18" Flapgate rubber	20	6	\$4,390	\$3,073	\$3,073	\$214.96
9019	WC-069 Pipe corrugated plastic	40	26	\$8,490	\$2,972	\$0	\$207.86
9020	WC-072 Exterior Headwall concrete	40	1	\$4,735	\$4,617	\$4,617	\$115.93
9021	WC-072 Weir Structure concrete	40	1	\$5,730	\$5,587	\$5,587	\$140.29
9022	WC-072 30" Gate Valve cast iron	25	5	\$29,495	\$23,596	\$23,596	\$1,155.42
9023	WC-072 42" Flapgate cast iron	25	0	\$9,075	\$9,075	\$9,075	\$355.50
9024	WC-073 Exterior Headwall concrete	40	1	\$4,390	\$4,280	\$4,280	\$107.48
9025	WC-073 Weir Structure concrete	25	5	\$5,790	\$4,632	\$4,632	\$226.81
9026	WC-073 30" Gate Valve aluminum	15	0	\$129,000	\$129,000	\$129,000	\$8,422.31
9027	WC-073 36" Exterior Flapgate aluminum	15	0	\$15,800	\$15,800	\$15,800	\$1,031.57
9028	WC-073 36" Pipe RCP	40	1	\$28,100	\$27,398	\$27,398	\$687.98
9029	WC-073 36" Pipe corrugated metal	30	0	\$7,605	\$7,605	\$7,605	\$248.26
9030	WC-074 Exterior Headwall concrete	40	1	\$4,390	\$4,280	\$4,280	\$107.48
9031	WC-074 Weir Structure concrete	40	1	\$5,790	\$5,645	\$5,645	\$141.76
9032	WC-074 30" Gate Valve aluminum	15	0	\$128,000	\$128,000	\$128,000	\$8,357.02
9033	WC-074 Exterior Flapgate aluminum	15	0	\$12,650	\$12,650	\$12,650	\$825.91
9034	WC-074 36" Pipe RCP	40	1	\$21,300	\$20,768	\$20,768	\$521.50
9035	WC-074 36" Pipe corrugated metal	30	0	\$5,550	\$5,550	\$5,550	\$181.18
9036	WC-075 Exterior Headwall concrete	40	0	\$11,835	\$11,835	\$11,835	\$289.76

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
9037	WC-075 Interior Headwall concrete	40	0	\$11,835	\$11,835	\$11,835	\$289.76
9038	WC-075 30" Gate Valve cast iron	25	0	\$59,150	\$59,150	\$59,150	\$2,317.11
9039	WC-075 48" Combo Gate cast iron	25	0	\$22,250	\$22,250	\$22,250	\$871.61
9040	WC-075 48" Ext. Flapgate cast iron	25	5	\$22,250	\$17,800	\$17,800	\$871.61
9041	WC-093 Interior Headwall concrete	40	18	\$7,370	\$4,054	\$0	\$180.44
9042	WC-093 36" Ext. Flapgate aluminum	15	0	\$23,650	\$23,650	\$23,650	\$1,544.09
9043	WC-093 36" Interior Flapgate aluminum	15	0	\$23,650	\$23,650	\$23,650	\$1,544.09
9044	WC-093 30" Gate Valve cast iron	25	0	\$64,350	\$64,350	\$64,350	\$2,520.82
9045	WC-094 Interior Headwall	40	18	\$7,425	\$4,084	\$0	\$181.79
9046	WC-094 Weir Structure	40	18	\$55,250	\$30,388	\$0	\$1,352.71
9047	WC-094 30" Gate Valve cast iron	25	5	\$64,100	\$51,280	\$51,280	\$2,511.02
9048	WC-094 36" Exterior Flapgate aluminum	15	0	\$31,500	\$31,500	\$31,500	\$2,056.61
9049	WC-094 36" Interior Flapgate alum.	15	4	\$23,650	\$17,343	\$17,343	\$1,544.09
9050	WC-094 32" Pipe HDPE	40	18	\$48,600	\$26,730	\$0	\$1,189.90
9051	WC-094 16" Pipe HDPE	40	18	\$5,440	\$2,992	\$0	\$133.19
9052	WC-096 30" Exterior Flapgate alum.	15	0	\$6,320	\$6,320	\$6,320	\$412.63
9053	WC-096 24" Gate Valve alum	14	0	\$57,700	\$57,700	\$57,700	\$4,036.27
9054	Automated gate @ Beachwalker system	40	37	\$174,500	\$13,088	\$0	\$4,272.36
9055	Automated gate @ Canvasback system	40	38	\$216,000	\$10,800	\$0	\$5,288.42
9056	Trumpet Creeper Tidal Inlet-Dredge	30	26	\$342,500	\$45,667	\$0	\$11,180.77
9057	Pond 30 outfall-Outfall system(NEW)	40	37	\$449,000	\$33,675	\$0	\$10,993.07
<b>Timber Bridges (Vehicle)</b>							
7001	Bridges and bulkheads allowance	1	0	\$31,000	\$31,000	\$31,000	\$30,359.48
7002	Blue Heron Pond Rd - concrete substructure	50	24	\$885,500	\$460,460	\$0	\$17,344.07
7003	Blue Heron Pond Rd deck	20	4	\$373,000	\$298,400	\$298,400	\$18,264.65
7004	Blue Heron Pond Rd - timber superstructure	30	4	\$277,000	\$240,067	\$240,067	\$9,042.55
7005	Terrapin Island - concrete substructure	50	23	\$404,000	\$218,160	\$0	\$7,913.05
7006	Terrapin Island deck	20	14	\$570,000	\$171,000	\$0	\$27,911.13
7007	Terrapin Island - timber superstructure	30	2	\$1,260,000	\$1,176,000	\$1,176,000	\$41,132.19
7008	Eagle Pt 2 -concrete substructure	50	24	\$357,000	\$185,640	\$0	\$6,992.47
7009	Eagle Pt 2 - Decking	20	16	\$338,000	\$67,600	\$0	\$16,550.81
7010	Eagle Pt 2- timber superstructure	30	16	\$1,117,000	\$521,267	\$0	\$36,464.02
7011	Eagle Pt 1 - concrete substructure	50	24	\$317,500	\$165,100	\$0	\$6,218.80
7012	Eagle Pt 1 Bridge Deck	20	15	\$448,000	\$112,000	\$0	\$21,937.17
7013	Eagle Pt 1- Timber Superstructure	30	3	\$998,000	\$898,200	\$898,200	\$32,579.31
7014	Falcon Point Road - concrete substructure	50	24	\$786,500	\$408,980	\$0	\$15,404.99
7015	Falcon Point Road deck	20	0	\$119,500	\$119,500	\$119,500	\$5,851.54
7016	Falcon Point Road - timber superstructure	30	3	\$247,500	\$222,750	\$222,750	\$8,079.54
7017	Sumer Island Road - concrete substructure	50	24	\$746,500	\$388,180	\$0	\$14,621.52
7018	Sumer Island bridge deck	20	0	\$557,500	\$557,500	\$557,500	\$27,299.05
7019	Sumer Island bridge deck reinforcement	100	93	\$509,500	\$35,665	\$0	\$4,989.73
7020	Summer Island Rd - timber structure	30	20	\$2,330,000	\$776,667	\$0	\$76,061.91
7021	Cormorant Island -concrete substr	50	24	\$120,700	\$62,764	\$0	\$2,364.12
7022	Entrance Cormorant Island deck	20	12	\$170,500	\$68,200	\$0	\$8,348.86
7023	Entrance Cormorant Island - timber superstr	30	3	\$377,000	\$339,300	\$339,300	\$12,307.01
7024	Timber Bridge Deck Board Replacement Allowance	1	0	\$31,000	\$31,000	\$31,000	\$30,359.48
7025	Little Bear Way Bridge Decking	20	13	\$195,000	\$68,250	\$0	\$9,548.54
7026	Little Bear Way Bridge Concrete	50	43	\$234,000	\$32,760	\$0	\$4,583.30

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Main Gate House</b>							
2344	Siding&Trim(Wood) - Replace	30	8	\$25,500	\$18,700	\$18,700	\$832.44
2367	Windows&Doors-Replace	40	8	\$40,750	\$32,600	\$32,600	\$997.70
2384	Roofs (Copper)- Replace	40	18	\$69,000	\$37,950	\$0	\$1,689.36
2387	Gutter & Downspout(Copper)-Replace	40	18	\$7,600	\$4,180	\$0	\$186.07
2549	Generator-Replace	20	11	\$14,650	\$6,593	\$0	\$717.37
2551	Electric Service Panel	35	13	\$4,855	\$3,052	\$0	\$135.85
2750	Bathroom - Remodel Allowance	20	6	\$6,730	\$4,711	\$4,711	\$329.55
<b>Vanderhoorst Gate House</b>							
2344	Siding&Trim(Wood)-Replace	30	8	\$16,450	\$12,063	\$12,063	\$537.00
2367	Windows&Doors-Replace	30	8	\$31,450	\$23,063	\$23,063	\$1,026.67
2384	Roof (Metal) - Replace	40	18	\$36,300	\$19,965	\$0	\$888.75
2387	Gutter&Downspout(Alum)-Replace	40	18	\$3,660	\$2,013	\$0	\$89.61
2750	Bathroom - Remodel Allowance	20	6	\$6,730	\$4,711	\$4,711	\$329.55
<b>Guardrails</b>							
6001	KI Pkwy (Golf Tunnel #1)	40	26	\$30,150	\$10,553	\$0	\$738.18
6002	KI Pkwy (Golf Tunnel #2)	40	26	\$30,650	\$10,728	\$0	\$750.42
6003	KI Pkwy (Golf Tunnel #3)	40	26	\$31,850	\$11,148	\$0	\$779.80
6004	Marsh Hawk La	40	10	\$7,465	\$5,599	\$0	\$182.77
6005	Rhett's Bluff	40	13	\$55,000	\$37,125	\$0	\$1,346.59
6006	Guardrails Replace (2042)-Replace	40	18	\$38,750	\$21,313	\$0	\$948.73
6007	IbisWillet Pond (1&2) Ocean Course	40	13	\$18,600	\$12,555	\$0	\$455.39
6008	Cinder Creek Bridge	40	17	\$37,200	\$21,390	\$0	\$910.78
<b>Eagle Point Common Areas</b>							
2107	Boat Ramp Concrete-Replace	40	23	\$28,700	\$12,198	\$0	\$702.67
2161	Eagle Point (Extended) - Bulkhead	30	29	\$90,000	\$3,000	\$0	\$2,938.01
2161	Eagle Point Boat Landing - Bulkhead	30	28	\$96,750	\$6,450	\$0	\$3,158.36
2193	Wood Decking - Replace	20	1	\$28,950	\$27,503	\$27,503	\$1,417.59
2195	Floating Dock - Replace	35	23	\$81,550	\$27,960	\$0	\$2,281.86
<b>Viewing Towers (VT)</b>							
3000	Viewing Tower (VT) -Repair	2	0	\$8,775	\$8,775	\$8,775	\$4,296.85
3001	Blue Heron Pond Tower - Replace	45	19	\$52,650	\$30,420	\$0	\$1,145.83
3002	Blue Heron Pond Deck&Rails-Replace	15	6	\$29,300	\$17,580	\$17,580	\$1,912.97
3004	Blue Heron Pond Roof-Replace	20	0	\$4,680	\$4,680	\$4,680	\$229.17
3005	Marsh Island Park Tower - Replace	45	19	\$52,650	\$30,420	\$0	\$1,145.83
3006	Marsh Isl. Park Deck&Rails-Replace	15	6	\$29,300	\$17,580	\$17,580	\$1,912.97
3008	Marsh Island Park Roof-Replace	20	0	\$4,680	\$4,680	\$4,680	\$229.17
3009	Marsh View Tower - Replace	45	3	\$52,650	\$49,140	\$49,140	\$1,145.83
3010	View Tower Hawk Deck&Rails-Replace	15	6	\$29,300	\$17,580	\$17,580	\$1,912.97
3011	Marsh Hawk View Spiral Stairs-Repl	30	17	\$14,650	\$6,348	\$0	\$478.24
<b>Cinder Creek Common Areas</b>							
4001	Roof Cedar Shingles - Replace	30	4	\$27,650	\$23,963	\$23,963	\$902.62
4002	Birch Bark Siding/Trim - Replace	35	9	\$24,750	\$18,386	\$18,386	\$692.53
4005	Kayak Pavilion Roof (Metal)-Replace	30	5	\$31,250	\$26,042	\$26,042	\$1,020.14
4006	Pavilion Siding (Bark/Trim) Replace	35	9	\$14,950	\$11,106	\$11,106	\$418.32
4007	Kayak Pavilion Wood Lattice-Replace	30	5	\$5,150	\$4,292	\$4,292	\$168.12
4009	Bathrooms - Refurbish	25	0	\$9,945	\$9,945	\$9,945	\$389.58
4011	West Dock Pavilion Roof(Cedar)-Repl	30	3	\$6,730	\$6,057	\$6,057	\$219.70



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
4013	West Dock Structure-Replace	30	5	\$112,500	\$93,750	\$93,750	\$3,672.52
4014	West Dock Decking(Wood)-Replace	20	4	\$27,500	\$22,000	\$22,000	\$1,346.59
4016	East Dock Structure-Replace	30	16	\$53,400	\$24,920	\$0	\$1,743.22
4017	East Dock Deck(Wood)-Replace	20	6	\$14,750	\$10,325	\$10,325	\$722.26
4019	East Dock Gangways - Replace	25	1	\$10,855	\$10,421	\$10,421	\$425.23
4020	East Floating Dock-Replace	25	11	\$82,200	\$46,032	\$0	\$3,220.06
4022	Kayak Floating Dock-Replace	25	14	\$11,725	\$5,159	\$0	\$459.31
4023	East Floating Dock Pilings-Replace	35	21	\$6,670	\$2,668	\$0	\$186.63
4024	Kayak Launch - Replacement	30	29	\$16,500	\$550	\$0	\$538.64
<b>Rhett's Bluff Common Areas</b>							
101	Boat Ramp Concrete	40	6	\$101,600	\$86,360	\$86,360	\$2,487.52
101	Boat Ramp Concrete (New)	40	38	\$103,200	\$5,160	\$0	\$2,526.69
102	East Dock Structure-Replace	35	9	\$141,500	\$105,114	\$105,114	\$3,959.32
103	East Dock Decking-Replace	15	9	\$37,500	\$15,000	\$15,000	\$2,448.34
104	East Dock Pavilion-Replace	35	9	\$21,000	\$15,600	\$15,600	\$587.60
105	East Dock Pavilion Roof-Replace	25	20	\$6,845	\$1,369	\$0	\$268.14
106	East Dock Gangway-Replace	20	13	\$5,440	\$1,904	\$0	\$266.38
107	East Dock Floating Dock-Replace	30	23	\$34,350	\$8,015	\$0	\$1,121.34
108	East Dock Electrical-Refurb	15	8	\$5,845	\$2,728	\$2,728	\$381.62
109	West Dock Structure-Replace	35	11	\$89,950	\$61,680	\$0	\$2,516.90
110	West Dock Decking(Wood)-Replace	15	0	\$29,900	\$29,900	\$29,900	\$1,952.15
111	West Dock Railings-Replace	20	0	\$31,700	\$31,700	\$31,700	\$1,552.25
112	West Dock Pavilion-Replace	40	11	\$5,260	\$3,814	\$0	\$128.78
113	West Dock Pav. Roof-Replace	25	0	\$3,805	\$3,805	\$3,805	\$149.06
114	West Dock Gangway-Replace	20	13	\$5,440	\$1,904	\$0	\$266.38
115	West Dock Floating Dock-Replace	30	23	\$79,300	\$18,503	\$0	\$2,588.72
116	West Dock Electrical-Refurb	15	1	\$5,845	\$5,455	\$5,455	\$381.62
117	Pavilion Decking - Replace	25	6	\$33,200	\$25,232	\$25,232	\$1,300.56
118	Pavilion Structure-Replace	45	16	\$79,700	\$51,362	\$0	\$1,734.52
119	Bathhouse Roof-Replace	25	8	\$15,050	\$10,234	\$10,234	\$589.56
120	Bathhouse Decking-Replace	20	3	\$10,245	\$8,708	\$8,708	\$501.67
121	Bathhouse Deck Structure-Replace	35	23	\$36,850	\$12,634	\$0	\$1,031.10
122	Bathhouse Siding-Replace	35	21	\$8,420	\$3,368	\$0	\$235.60
123	Bathhouse Window&Doors-Replace	35	21	\$6,730	\$2,692	\$0	\$188.31
124	Bathrooms - Refurbish	25	8	\$22,350	\$15,198	\$15,198	\$875.53
3003	Fish Cleaning Station - Refurbish	10	6	\$4,490	\$1,796	\$1,796	\$439.72
<b>Beachwalker Center</b>							
2107	Concrete Sidewalk-Part. Repair(10%)	10	0	\$9,100	\$9,100	\$9,100	\$891.20
2108	Concrete Entry Ramp Guard Railings	40	27	\$12,100	\$3,933	\$0	\$296.25
2108	Concrete Entry Wall Railings	30	8	\$3,685	\$2,702	\$2,702	\$120.30
2109	Concrete Curbs&Gutters-Repair(10%)	8	3	\$12,155	\$7,597	\$7,597	\$1,487.98
2109	Concrete Wheel Stops	30	3	\$3,795	\$3,416	\$3,416	\$123.89
2113	Drainage System - Allowance	30	3	\$35,050	\$31,545	\$31,545	\$1,144.19
2123	Asphalt - Seal/Repair	5	0	\$10,025	\$10,025	\$10,025	\$1,963.57
2125	Asphalt - Resurface	25	0	\$121,050	\$121,050	\$121,050	\$4,741.95
2139	Split-Rail Fence-Replace	25	12	\$7,950	\$4,134	\$0	\$311.43
2171	Entry Signage - Replace	20	11	\$9,945	\$4,475	\$0	\$486.98
2303	Entry Grounds Lights-Replace	25	0	\$16,900	\$16,900	\$16,900	\$662.03
2307	Entry Awning(Metal Roof) - Replace	50	39	\$27,150	\$5,973	\$0	\$531.78

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2320	Rear Wood Deck - Decking/Rails	20	0	\$22,650	\$22,650	\$22,650	\$1,109.10
2320	Rear Wood Deck - Structure	40	13	\$42,150	\$28,451	\$0	\$1,031.98
2341	EFIS - Repair Allowance (~10%)	12	8	\$14,450	\$4,817	\$4,817	\$1,179.29
2345	Soffit - Repair/Replace	25	1	\$12,750	\$12,240	\$12,240	\$499.46
2345	Wood Fascia - Replace	25	1	\$13,800	\$13,248	\$13,248	\$540.59
2367	Entry Doors - Replace Allowance	20	11	\$5,610	\$2,525	\$0	\$274.70
2367	Entry Storefront Doors -Replace	50	23	\$24,550	\$13,257	\$0	\$480.85
2371	Aluminum Doors - Replace	50	23	\$4,680	\$2,527	\$0	\$91.67
2373	9x8 OH Doors - Replace	30	5	\$14,450	\$12,042	\$12,042	\$471.71
2381	Roof (Asphalt Shingle) - Replace	20	0	\$7,250	\$7,250	\$7,250	\$355.01
2381	Roof (Asphalt Shingle) - Replace	30	22	\$113,400	\$30,240	\$0	\$3,701.90
2387	Gutters/Downspouts- Replace	30	6	\$7,775	\$6,220	\$6,220	\$253.81
2509	OH Door Operators-Replace	25	0	\$5,150	\$5,150	\$5,150	\$201.74
2549	Diesel Pump	15	1	\$5,845	\$5,455	\$5,455	\$381.62
2551	Electrical System - Repair	50	23	\$52,600	\$28,404	\$0	\$1,030.26
2557	Fire Alarm System - Modernize	30	4	\$17,550	\$15,210	\$15,210	\$572.91
2558	Exit Lights-Replace	25	4	\$5,495	\$4,616	\$4,616	\$215.26
2559	Emergency Lights - Replace	25	4	\$5,730	\$4,813	\$4,813	\$224.46
2591	Irrigation System - Repair Allowan	10	1	\$4,800	\$4,320	\$4,320	\$470.08
2701	Interior Surfaces - Repaint	15	6	\$19,100	\$11,460	\$11,460	\$1,247.02
2705	Fluorescent Lights - Replace	40	13	\$47,850	\$32,299	\$0	\$1,171.53
2705	Recessed Lights - Replace	40	13	\$7,370	\$4,975	\$0	\$180.44
2705	Track Lights - Replace	40	13	\$10,610	\$7,162	\$0	\$259.77
2709	Tile Flooring - Replace	60	33	\$48,550	\$21,848	\$0	\$792.45
2711	Carpeting - Replace	15	8	\$80,300	\$37,473	\$37,473	\$5,242.72
2715	Wood Floor-Replace	40	13	\$23,550	\$15,896	\$0	\$576.59
2719	Ceiling Tiles - Replace	40	13	\$80,150	\$54,101	\$0	\$1,962.35
2745	Flat Screen TVs - Replace	12	10	\$8,000	\$1,333	\$1,333	\$652.89
2747	Kitchen - Refurbish	30	16	\$18,700	\$8,727	\$0	\$610.45
2750	Bathrooms - Remodel	20	11	\$34,100	\$15,345	\$0	\$1,669.77
3000	Infrastructure Allowance	40	13	\$281,000	\$189,675	\$0	\$6,879.85
5074	Metal hurricane shutters - Replace	35	30	\$35,050	\$5,007	\$0	\$980.74
<b>Maintenance Area Components</b>							
5001	Drainage repairs to back lot	1	0	\$35,050	\$35,050	\$35,050	\$34,325.79
5002	Roof metal	30	14	\$69,400	\$37,013	\$0	\$2,265.54
5003	Windows	30	14	\$70,250	\$37,467	\$0	\$2,293.28
5004	Exit Doors	25	9	\$5,845	\$3,741	\$3,741	\$228.97
5005	Shutters	25	9	\$57,500	\$36,800	\$36,800	\$2,252.48
5007	Kitchen Cabinets	20	4	\$8,190	\$6,552	\$6,552	\$401.04
5008	Bathroom Refurbish	20	4	\$11,725	\$9,380	\$9,380	\$574.14
5009	Flooring	10	4	\$19,900	\$11,940	\$11,940	\$1,948.88
5015	Maint Shop roof-metal	30	10	\$42,150	\$28,100	\$0	\$1,375.97
5016	Maint Shop siding	20	0	\$28,300	\$28,300	\$28,300	\$1,385.76
5017	Maint Shop windows	30	10	\$9,105	\$6,070	\$0	\$297.23
5018	Maint Shop exit doors	25	5	\$4,680	\$3,744	\$3,744	\$183.33
5019	Maint Shop overhead doors	20	0	\$17,550	\$17,550	\$17,550	\$859.37
5023	Wood Storage roof - metal	20	0	\$6,840	\$6,840	\$6,840	\$334.93
5024	Wood Storage siding	30	8	\$10,990	\$8,059	\$8,059	\$358.76

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
5026	Paint Storage siding	30	8	\$5,620	\$4,121	\$4,121	\$183.46
5028	Vehicle Storage roof	20	0	\$20,250	\$20,250	\$20,250	\$991.58
5029	Vehicle Storage siding	30	8	\$21,000	\$15,400	\$15,400	\$685.54
5030	Vehicle Wash Down area	25	8	\$32,750	\$22,270	\$22,270	\$1,282.93
5031	Chemical Storage roof	20	0	\$3,040	\$3,040	\$3,040	\$148.86
5032	Chemical Storage siding	30	8	\$10,405	\$7,630	\$7,630	\$339.67
5033	Chemical Storage door	15	8	\$6,785	\$3,166	\$3,166	\$442.99
5034	Tool Storage roof	20	0	\$17,350	\$17,350	\$17,350	\$849.58
5035	Tool Storage siding	30	8	\$21,000	\$15,400	\$15,400	\$685.54
5036	Tool Storage door	20	0	\$2,335	\$2,335	\$2,335	\$114.34
5037	Lake Storage roof	20	0	\$14,600	\$14,600	\$14,600	\$714.92
5038	Lake Storage siding	30	8	\$17,950	\$13,163	\$13,163	\$585.97
5039	Lake Storage door	20	0	\$2,335	\$2,335	\$2,335	\$114.34
5040	Storage Container	20	0	\$6,435	\$6,435	\$6,435	\$315.10
5041	Document Room roof	20	0	\$3,040	\$3,040	\$3,040	\$148.86
5042	Document Room siding	30	8	\$8,420	\$6,175	\$6,175	\$274.87
5043	Document Room door	20	0	\$2,335	\$2,335	\$2,335	\$114.34
5044	Dog Pen	25	3	\$3,975	\$3,498	\$3,498	\$155.71
5045	Entrance Walkway structure	50	21	\$21,250	\$12,325	\$0	\$416.22
5046	Entrance Walkway decking	25	0	\$13,300	\$13,300	\$13,300	\$521.01
5047	Entrance Walkway railing	25	0	\$17,000	\$17,000	\$17,000	\$665.95
5048	Covered Deck structure	50	18	\$11,995	\$7,677	\$0	\$234.94
5049	Covered Deck decking	25	0	\$7,480	\$7,480	\$7,480	\$293.02
5050	Covered Deck railing	25	0	\$4,490	\$4,490	\$4,490	\$175.89
5051	Covered Deck roof	20	0	\$3,890	\$3,890	\$3,890	\$190.48
5052	Main Deck structure	50	18	\$8,995	\$5,757	\$0	\$176.18
5053	Main Deck decking	25	0	\$5,620	\$5,620	\$5,620	\$220.16
5054	Main Deck railing	25	0	\$3,750	\$3,750	\$3,750	\$146.90
5055	Rear Deck structure	50	18	\$1,400	\$896	\$0	\$27.42
5056	Rear Deck decking	25	0	\$876	\$876	\$876	\$34.30
5057	Rear Deck railing	25	0	\$1,590	\$1,590	\$1,590	\$62.29
5058	Maint Yard Fence 6'cl	25	0	\$53,750	\$53,750	\$53,750	\$2,105.58
5059	New Woodshop Addition Metal Structure	50	40	\$29,250	\$5,850	\$0	\$572.91
5060	New Woodshop Addition Windows	40	30	\$2,100	\$525	\$0	\$51.42
5061	New Woodshop Addition Doors	25	15	\$3,505	\$1,402	\$0	\$137.30
5062	Green House Primary Structure	25	15	\$10,900	\$4,360	\$0	\$426.99
5063	Green House Cover System	10	0	\$13,800	\$13,800	\$13,800	\$1,351.49
5064	Green House Doors	25	15	\$2,335	\$934	\$0	\$91.47
5065	Green House Ventilation System	15	5	\$6,785	\$4,523	\$4,523	\$442.99
5066	Green House Heating System	15	5	\$2,225	\$1,483	\$1,483	\$145.27
5067	Green House Controller	15	5	\$3,620	\$2,413	\$2,413	\$236.35
5068	Green House Automatic Shade System	10	0	\$13,100	\$13,100	\$13,100	\$1,282.93
5069	Green House Bench System	25	15	\$4,445	\$1,778	\$0	\$174.13
5070	Green House Irrigation System	15	5	\$3,505	\$2,337	\$2,337	\$228.84
5071	Green House Safety Equipment	15	5	\$4,445	\$2,963	\$2,963	\$290.21
5073	Additional shed building	35	30	\$76,100	\$10,871	\$0	\$2,129.36
5075	Down island maintenance site building	35	29	\$14,000	\$2,400	\$0	\$391.74
5076	Cleanup of dump site	1	0	\$11,725	\$11,725	\$11,725	\$11,482.74

The Sandcastle (Exteriors & Interiors)

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1103	East & South Siding cedar shingle	30	0	\$84,350	\$84,350	\$84,350	\$2,753.57
1104	East & South Trim cedar	30	0	\$21,400	\$21,400	\$21,400	\$698.59
1105	West & North Siding cedar shingle	35	5	\$84,850	\$72,729	\$72,729	\$2,374.19
1106	West & North Trim cedar	35	5	\$21,400	\$18,343	\$18,343	\$598.80
1107	Windows wood w/insul glass	25	0	\$73,450	\$73,450	\$73,450	\$2,877.29
1109	Verandah Decking-Replace	40	32	\$59,600	\$11,920	\$0	\$1,459.21
1110	Verandah Post&Rails-Replace	30	22	\$16,400	\$4,373	\$0	\$535.37
1111	Railings (SS wire)-Replace	30	22	\$12,475	\$3,327	\$0	\$407.24
1112	Entrance Deck structure	40	10	\$7,545	\$5,659	\$0	\$184.73
1113	Entrance Deck-Replace	40	32	\$13,800	\$2,760	\$0	\$337.87
1114	Entrance Rails (SS Wire)-Replace	20	12	\$9,895	\$3,958	\$0	\$484.53
1115	Entrance Rail (Wood)-Replace	30	22	\$9,555	\$2,548	\$0	\$311.92
1116	HC Ramp structure	40	12	\$5,550	\$3,885	\$0	\$135.88
1117	SRH HC Ramp decking	40	34	\$8,540	\$1,281	\$0	\$209.09
1118	SRH HC Ramp railing	25	19	\$9,925	\$2,382	\$0	\$388.80
1119	SRH HC Ramp Mahogany Rail	30	24	\$9,615	\$1,923	\$0	\$313.88
1120	HVAC Deck structure	40	12	\$7,955	\$5,569	\$0	\$194.77
1121	HVAC Deck decking	15	0	\$12,950	\$12,950	\$12,950	\$845.50
1122	Bar Area Deck structure	40	12	\$9,915	\$6,941	\$0	\$242.75
1123	Bar Area Deck decking	40	34	\$15,350	\$2,303	\$0	\$375.82
1124	Hardwood (Hallway 2nd Floor)	15	9	\$48,850	\$19,540	\$19,540	\$3,189.38
1125	Hardwood (Library 2nd Floor)	15	9	\$27,800	\$11,120	\$11,120	\$1,815.04
1126	Carpet (Ballrooms 1 2 & 3 2nd Floor)	8	2	\$39,450	\$29,588	\$29,588	\$4,829.36
1127	Hardwood (1st floor)	30	24	\$8,350	\$1,670	\$0	\$272.58
1128	Fitness Room Flooring	10	4	\$36,850	\$22,110	\$22,110	\$3,608.86
1129	Teraflex Aerobic Flooring	15	9	\$10,295	\$4,118	\$4,118	\$672.15
1130	Window Treatment	10	4	\$24,550	\$14,730	\$14,730	\$2,404.27
1131	Built-in Desks	25	19	\$14,700	\$3,528	\$0	\$575.85
1132	Ballroom lighting improvements	20	14	\$4,680	\$1,404	\$0	\$229.17
1133	Restroom Fixtures 1st floor	20	14	\$7,425	\$2,228	\$0	\$363.58
1134	Restroom Finishes 2nd floor	20	14	\$4,680	\$1,404	\$0	\$229.17
1135	Restroom Fixtures 2nd floor	20	14	\$7,425	\$2,228	\$0	\$363.58
1136	Elevator hydraulic pump system	25	0	\$9,185	\$9,185	\$9,185	\$359.81
1137	Elevator control system	25	0	\$14,150	\$14,150	\$14,150	\$554.31
1138	Elevator cab refurbishment	20	14	\$17,700	\$5,310	\$0	\$866.71
1139	SVC Elevator hydraulic pump system	25	6	\$13,500	\$10,260	\$10,260	\$528.84
1140	SVC Elevator control system	25	6	\$32,800	\$24,928	\$24,928	\$1,284.89
1141	SVC Elevator cab refurbishment	20	1	\$17,800	\$16,910	\$16,910	\$871.61
1142	Fire Alarm/Suppress. System	12	0	\$19,650	\$19,650	\$19,650	\$1,603.67
1143	Sound System 1st floor	10	0	\$11,510	\$11,510	\$11,510	\$1,127.22
1144	Sound System 2nd floor	10	0	\$33,900	\$33,900	\$33,900	\$3,319.96
1145	Shelves & Counters SS	30	2	\$51,400	\$47,973	\$47,973	\$1,677.93
1153	Exhaust Hood	25	0	\$9,345	\$9,345	\$9,345	\$366.08
1154	Makeup Air fans (intake)	10	0	\$29,050	\$29,050	\$29,050	\$2,844.98
1155	Propane Tank 500 gal.	20	14	\$9,235	\$2,771	\$0	\$452.21
2345	Wood Trim/Soffits - Replace	40	10	\$23,650	\$17,738	\$0	\$579.03
2370	Entry Double Doors	40	32	\$24,950	\$4,990	\$0	\$610.86
2381	Roof (Asphalt Shingle) - Replace	20	17	\$163,000	\$24,450	\$0	\$7,981.60
2387	Gutters/Downspouts- Replace	25	17	\$10,670	\$3,414	\$0	\$417.98

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2705	Ballroom Lighting Improvements	40	34	\$6,020	\$903	\$0	\$147.39
<b>Family Pool Area</b>							
2316	Heater Decks - Replace	25	22	\$30,400	\$3,648	\$0	\$1,190.87
2767	Kool Deck Surface-Recoat	10	6	\$71,300	\$28,520	\$28,520	\$6,982.68
2769	Pool - Resurface	8	4	\$126,000	\$63,000	\$63,000	\$15,424.57
2769	Pool Deck (Concrete) - Replace	35	17	\$184,000	\$94,629	\$0	\$5,148.52
2770	Pool Coping Tile-Replace	16	12	\$61,950	\$15,488	\$0	\$3,791.87
2771	Pool Fence (Aluminum)-Replace	30	17	\$40,050	\$17,355	\$0	\$1,307.42
2772	Lighting-Replace	15	1	\$14,650	\$13,673	\$13,673	\$956.49
2773	Pool Shell-Rebuild	50	27	\$747,000	\$343,620	\$0	\$14,631.31
2773	Wading Pool - Resurface	8	0	\$2,925	\$2,925	\$2,925	\$358.07
2773	Wading Pool Shell-Rebuild	50	27	\$26,600	\$12,236	\$0	\$521.01
2774	Pool Tiles -Replace	16	0	\$29,900	\$29,900	\$29,900	\$1,830.14
2774	Wading Pool Coping Tile-Replace	20	11	\$4,095	\$1,843	\$0	\$200.52
2781	Pool Heater - Replace	10	7	\$46,350	\$13,905	\$13,905	\$4,539.23
2797	Playground Surface-Replace	20	0	\$37,100	\$37,100	\$37,100	\$1,816.67
2801	Playsystem - Replace	20	0	\$40,950	\$40,950	\$40,950	\$2,005.19
<b>Adult Pool Area</b>							
2139	Landscape Fence - Replace	30	24	\$13,950	\$2,790	\$0	\$455.39
2177	Bollard Lights - Replace	15	9	\$12,500	\$5,000	\$5,000	\$816.11
2750	Bathrooms-Refurbish	15	9	\$17,550	\$7,020	\$7,020	\$1,145.83
2763	Pool Deck(Ipe Wood)-Replace	40	34	\$73,550	\$11,033	\$0	\$1,800.76
2763	Pool Deck Furniture - Replace	8	3	\$40,850	\$25,531	\$25,531	\$5,000.74
2767	Pool Structure-Rebuild	50	44	\$831,000	\$99,720	\$0	\$16,276.60
2769	Pool - Resurface	10	4	\$17,450	\$10,470	\$10,470	\$1,708.94
2769	Pool Deck (Concrete)-Replace	40	34	\$20,300	\$3,045	\$0	\$497.01
2773	Unnderwater Pool Lights-Replace	10	4	\$5,845	\$3,507	\$3,507	\$572.42
2774	Pool Lane Tiles-Replace	20	14	\$7,020	\$2,106	\$0	\$343.75
2774	Pool Tiles -Replace	20	14	\$16,550	\$4,965	\$0	\$810.40
2781	Pool Heater - Replace	10	6	\$33,650	\$13,460	\$13,460	\$3,295.47
2781	Pool Heater Platform - Replace	20	16	\$19,100	\$3,820	\$0	\$935.27
2781	Pool Heater Platform (New)- Replace	20	19	\$28,200	\$1,410	\$0	\$1,380.87
2792	HC Pool Lift	15	10	\$11,125	\$3,708	\$3,708	\$726.34
3001	Pool Fountains-Replace	15	9	\$9,595	\$3,838	\$3,838	\$626.45
<b>Bar Area Components</b>							
1901	Bar Area-Refurbish	30	24	\$85,550	\$17,110	\$0	\$2,792.75
1904	Sinks-Replace	30	24	\$14,050	\$2,810	\$0	\$458.66
1905	Drink Dispenser-Replace	20	14	\$16,400	\$4,920	\$0	\$803.06
<b>Sandcastle Grounds</b>							
2109	Concrete Curbs & Gutters - Repair	30	24	\$68,650	\$13,730	\$0	\$2,241.05
2113	Parking Lot Drainage-Allowance	20	14	\$64,300	\$19,290	\$0	\$3,148.57
2119	Parking Lot Pavers-Replace	30	24	\$523,500	\$104,700	\$0	\$17,089.45
2125	Parking Lot (Asphalt)-Resurface	20	14	\$129,500	\$38,850	\$0	\$6,341.21
2169	Main Entry Sign-Replace	20	14	\$5,845	\$1,754	\$0	\$286.21
2175	Lighting Fixtures-Replace	20	14	\$80,450	\$24,135	\$0	\$3,939.39
2175	Pole Lights - Replace	35	29	\$55,650	\$9,540	\$0	\$1,557.15
<b>Castle Grill Area</b>							
2316	Patio Deck (Structure)-Replace	40	23	\$28,300	\$12,028	\$0	\$692.88

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2316	Patio Deck(Wood)-Replace	20	3	\$11,070	\$9,410	\$9,410	\$542.06
2326	Patio Railing(SS Wire)-Replace	20	3	\$12,800	\$10,880	\$10,880	\$626.78
2326	Patio Rails(Wood/Wire)-Replace	30	19	\$15,800	\$5,793	\$0	\$515.78
2345	Flood Panels	20	3	\$8,075	\$6,864	\$6,864	\$395.41
2345	Siding & Trim(Wood)-Replace	25	8	\$9,925	\$6,749	\$6,749	\$388.80
2371	Exterior Doors	20	10	\$6,670	\$3,335	\$0	\$326.61
2381	Roof (Asphalt Shingle) - Replace	25	8	\$21,300	\$14,484	\$14,484	\$834.40
2387	Gutters/Downspouts(Cu)- Replace	25	8	\$3,565	\$2,424	\$2,424	\$139.65
2551	Electrical Service Panels	25	8	\$6,790	\$4,617	\$4,617	\$265.99
2557	Fire Suppression/Alarm	15	0	\$6,140	\$6,140	\$6,140	\$400.88
2709	Tile Flooring - Replace	35	18	\$27,050	\$13,139	\$0	\$756.89
2750	Bathrooms - Remodel	20	3	\$45,600	\$38,760	\$38,760	\$2,232.89
3009	Remodel-Allowance	20	3	\$7,600	\$6,460	\$6,460	\$372.15
3010	Exhaust Hood	25	8	\$43,875	\$29,835	\$29,835	\$1,718.74
<b>Community Docks</b>							
2193	Dock - Resurface CD-01 Beachwalker	20	22	\$3,360	\$0	\$0	\$164.53
2193	Dock - Resurface CD-02 Beachwalker	20	21	\$3,360	\$0	\$0	\$164.53
2193	Dock - Resurface CD-04 Surfsong Rd	20	9	\$2,810	\$1,546	\$1,546	\$137.60
2193	Dock - Resurface CD-05 Bufflehead	20	9	\$2,515	\$1,383	\$1,383	\$123.15
2193	Dock - Resurface CD-06Flyway/Osprey	20	4	\$3,275	\$2,620	\$2,620	\$160.37
2193	Dock - Resurface CD-07 Canvasback	20	3	\$3,045	\$2,588	\$2,588	\$149.10
2193	Dock - Resurface CD-10 Egret Pond	20	8	\$8,190	\$4,914	\$4,914	\$401.04
2193	Dock - Resurface CD-11 Falcon Point	20	8	\$13,050	\$7,830	\$7,830	\$639.02
2193	Dock - Resurface CD-12 Salt Cedar	20	9	\$8,745	\$4,810	\$4,810	\$428.22
2193	Dock - Resurface CD-13 Blue Heron	20	2	\$24,650	\$22,185	\$22,185	\$1,207.03
2193	Dock - Resurface CD-17	20	11	\$2,925	\$1,316	\$0	\$143.23
2193	Dock - Resurface CD-19	20	11	\$2,925	\$1,316	\$0	\$143.23
2193	Dock -Resurface CD-03 Bass Pond/Rhe	20	14	\$28,300	\$8,490	\$0	\$1,385.76
2193	Dock-Resurface CD-08 Canvasb/Govern	20	8	\$3,045	\$1,827	\$1,827	\$149.10
2193	Dock-Resurface CD-9 Canvasback/Gov2	20	9	\$8,420	\$4,631	\$4,631	\$412.30
2194	Dock - Replace/Rebuild - CD - 01	30	2	\$9,655	\$9,011	\$9,011	\$315.18
2194	Dock - Replace/Rebuild CD - 02	30	1	\$9,680	\$9,357	\$9,357	\$316.00
2194	Dock - Replace/Rebuild CD - 03	30	14	\$82,600	\$44,053	\$0	\$2,696.44
2194	Dock - Replace/Rebuild CD - 04	30	9	\$8,085	\$5,660	\$5,660	\$263.93
2194	Dock - Replace/Rebuild CD - 05	30	19	\$7,250	\$2,658	\$0	\$236.67
2194	Dock - Replace/Rebuild CD - 07	30	3	\$4,735	\$4,262	\$4,262	\$154.57
2194	Dock - Replace/Rebuild CD - 08	30	8	\$5,055	\$3,707	\$3,707	\$165.02
2194	Dock - Replace/Rebuild CD - 09	30	9	\$24,250	\$16,975	\$16,975	\$791.63
2194	Dock - Replace/Rebuild CD - 10	30	8	\$23,550	\$17,270	\$17,270	\$768.78
2194	Dock - Replace/Rebuild CD - 11	30	8	\$37,600	\$27,573	\$27,573	\$1,227.44
2194	Dock - Replace/Rebuild CD - 12	30	9	\$25,200	\$17,640	\$17,640	\$822.64
2194	Dock - Replace/Rebuild CD - 13	30	2	\$70,750	\$66,033	\$66,033	\$2,309.61
2194	Dock - Replace/Rebuild CD - 17	30	11	\$23,450	\$14,852	\$0	\$765.52
2194	Dock - Replace/Rebuild CD - 19	30	11	\$23,450	\$14,852	\$0	\$765.52
2194	Dock - Replace/Rebuild CD -06	30	4	\$9,385	\$8,134	\$8,134	\$306.37
<b>Boardwalks</b>							
2187	BW-1 Duneside Villas	30	19	\$154,000	\$56,467	\$0	\$5,027.27
2187	BW-10 Eugenia (21-23)	30	20	\$54,500	\$18,167	\$0	\$1,779.13
2187	BW-12 Eugenia (51-53)	30	23	\$115,500	\$26,950	\$0	\$3,770.45
Association Reserves, #23847-3			80				3/28/2023

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2187	BW-13 Eugenia (51-53)	30	22	\$73,450	\$19,587	\$0	\$2,397.75
2187	BW-14 Eugenia (61B-63A)	30	22	\$58,450	\$15,587	\$0	\$1,908.08
2187	BW-15 Eugenia (69-71)	30	22	\$77,400	\$20,640	\$0	\$2,526.69
2187	BW-16 Eugenia (77)	30	22	\$32,750	\$8,733	\$0	\$1,069.11
2187	BW-22 Windswept	30	23	\$146,500	\$34,183	\$0	\$4,782.43
2187	BW-27 Turtle Beach (18)	30	23	\$148,500	\$34,650	\$0	\$4,847.72
2187	BW-28 Turtle Beach (7-8)	30	19	\$76,800	\$28,160	\$0	\$2,507.11
2187	BW-29 Atlantic Beach	30	21	\$65,100	\$19,530	\$0	\$2,125.16
2187	BW-30 Nicklaus La (9-10)	30	24	\$101,750	\$20,350	\$0	\$3,321.59
2187	BW-31 Surfsong (341/342)	30	21	\$111,450	\$33,435	\$0	\$3,638.24
2187	BW-32 Surfsong (55/56)	30	5	\$181,500	\$151,250	\$151,250	\$5,924.99
2187	BW-33 Surfsong (63/64)	30	21	\$184,000	\$55,200	\$0	\$6,006.61
2187	BW-34 Flyway (81/82)	30	21	\$194,000	\$58,200	\$0	\$6,333.05
2187	BW-35 Jackstay (92)	30	22	\$139,500	\$37,200	\$0	\$4,553.92
2187	BW-38 Flyway (114/120)	30	6	\$233,000	\$186,400	\$186,400	\$7,606.19
2187	BW-39 Flyway (157/162)	30	6	\$217,500	\$174,000	\$174,000	\$7,100.20
2187	BW-40 Sand Fiddler (208)	30	23	\$199,000	\$46,433	\$0	\$6,496.27
2187	BW-42 Ocean Course	30	24	\$42,650	\$8,530	\$0	\$1,392.29
2187	BW-7 Seascape Villas	30	20	\$126,000	\$42,000	\$0	\$4,113.22
2187	BW-8 Sandcastle Private	30	24	\$143,000	\$28,600	\$0	\$4,668.18
2187	BW-8B Sandcastle Public	30	24	\$61,950	\$12,390	\$0	\$2,022.33
2187	BW-9 Eugenia (7-9)	30	18	\$103,650	\$41,460	\$0	\$3,383.61
2189	Lift and Extend Boardwalks Allowance	3	0	\$58,450	\$58,450	\$58,450	\$19,080.77
Walking Bridges							
8001	WB-1 Inlet Cove Channel Struct.	40	24	\$60,600	\$24,240	\$0	\$1,483.70
8002	WB-1 Inlet Cove Channel Deck	20	14	\$35,050	\$10,515	\$0	\$1,716.29
8003	WB-2 FairwayOaks(Pond 008) struct.	40	7	\$47,050	\$38,816	\$38,816	\$1,151.95
8004	WB-2 Fairway Oaks ( Pond 008) deck	20	18	\$23,950	\$2,395	\$0	\$1,172.76
8005	WB-3 Greensward (Pond 013) struct.	40	7	\$143,000	\$117,975	\$117,975	\$3,501.13
8006	WB-3 Greensward (Pond 013) deck	20	11	\$49,700	\$22,365	\$0	\$2,433.65
8007	WB-4 Marsh Hawk Tower struct.	40	31	\$51,650	\$11,621	\$0	\$1,264.57
8008	WB-4 Marsh Hawk Tower deck	20	11	\$17,850	\$8,033	\$0	\$874.06
8009	WB-5 Windswept (pond 034) struct.	40	7	\$109,300	\$90,173	\$90,173	\$2,676.04
8010	WB-5 Windswept (pond 034) deck	20	18	\$38,000	\$3,800	\$0	\$1,860.74
8011	WB-6 Turtle Cove (pond 038) struct.	40	1	\$75,750	\$73,856	\$73,856	\$1,854.62
8012	WB-6 Turtle Cove (pond 038) decking	20	21	\$26,250	\$0	\$0	\$1,285.38
8013	WB-7 Struct	40	34	\$168,000	\$25,200	\$0	\$4,113.22
8014	WB-7 Deck	20	14	\$5,845	\$1,754	\$0	\$286.21
8015	WB-8 Turtle Beach (pond 031) struct	40	7	\$104,200	\$85,965	\$85,965	\$2,551.18
8016	WB-8 Turtle Beach (pond 031) deck	20	18	\$36,150	\$3,615	\$0	\$1,770.15
8017	WB-9 Swamp Garden (pond 032) struct	40	31	\$11,480	\$2,583	\$0	\$281.07
8018	WB-9 Swamp Garden (pond 032) deck	20	11	\$3,975	\$1,789	\$0	\$194.64
8019	WB-10 Encl. Turtle Bch (pond 032) struct	40	11	\$80,100	\$58,073	\$0	\$1,961.12
8020	WB-10 Encl. Turtle Bch (pond 032) deck	20	0	\$27,800	\$27,800	\$27,800	\$1,361.28
8021	WB-11	40	16	\$29,450	\$17,670	\$0	\$721.04
8022	WB-11	20	0	\$10,245	\$10,245	\$10,245	\$501.67
8023	WB-12 41 Atl. Bch (near BW #29) struct	40	21	\$29,450	\$13,989	\$0	\$721.04
8024	WB-12 41 Atl. Bch (near BW #29) deck	20	6	\$10,245	\$7,172	\$7,172	\$501.67

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
8025	WB-13 Nature Path/RB Rd struct	40	16	\$158,000	\$94,800	\$0	\$3,868.38
8026	WB-13 Nature Path/RB Rd deck	20	6	\$54,750	\$38,325	\$38,325	\$2,680.94
8027	WB-14 Rhett's Bluff adj/Pavilion struct	40	14	\$10,150	\$6,598	\$0	\$248.51
8028	WB-14 Rhett's Bluff adj/Pavilion deck	20	6	\$3,505	\$2,454	\$2,454	\$171.63
8029	WB-15 Silver Moss to Atl Beach struct	40	12	\$134,500	\$94,150	\$0	\$3,293.02
8030	WB-15 Silver Moss to Atl Beach deck	20	1	\$46,650	\$44,318	\$44,318	\$2,284.31
8031	WB-16 Glen Abbey to Surfsong struct	40	7	\$195,000	\$160,875	\$160,875	\$4,774.27
8032	WB-16 Glen Abbey to Surfsong deck	20	12	\$67,600	\$27,040	\$0	\$3,310.16
8033	WB-17 Allee of Oaks/Canvassback struct	40	6	\$57,600	\$48,960	\$48,960	\$1,410.25
8034	WB-17 Allee of Oaks/Canvassback deck	20	6	\$20,000	\$14,000	\$14,000	\$979.34
8035	WB-18 Marsh Island Park struct	40	39	\$257,500	\$6,438	\$0	\$6,304.49
8036	WB-18 Marsh Island Park deck	20	18	\$49,450	\$4,945	\$0	\$2,421.41
8037	WB-19 Blue Heron b/w 113-115 struct	40	13	\$46,000	\$31,050	\$0	\$1,126.24
8038	WB-19 Blue Heron b/w 113-115 deck	20	13	\$15,950	\$5,583	\$0	\$781.02
8039	WB-20 Blue Heron b/w 127-129 struct	40	13	\$73,300	\$49,478	\$0	\$1,794.64
8040	WB-20 Blue Heron b/w 127-129 deck	20	1	\$25,450	\$24,178	\$24,178	\$1,246.21
8041	WB-21 Blue Heron b/w 118-119 struct	40	13	\$22,750	\$15,356	\$0	\$557.00
8042	WB-21 Blue Heron b/w 118-119 deck	20	3	\$7,890	\$6,707	\$6,707	\$386.35
8043	WB-22 Blue Heron near 128 struct	40	13	\$55,050	\$37,159	\$0	\$1,347.81
8044	WB-22 Blue Heron near 128 deck	20	13	\$19,150	\$6,703	\$0	\$937.72
8045	WB-23 Canopied Bridge struct	40	13	\$31,850	\$21,499	\$0	\$779.80
8046	WB-23 Canopied Bridge deck	20	12	\$11,075	\$4,430	\$0	\$542.31
8047	WB-24 Blue Heron (behind 21) struct	40	13	\$129,000	\$87,075	\$0	\$3,158.36
8048	WB-24 Blue Heron (behind 21) deck	20	13	\$44,700	\$15,645	\$0	\$2,188.82
8049	WB-25 Grey Widgeon (near 7) struct	40	13	\$31,250	\$21,094	\$0	\$765.11
8050	WB-25 Grey Widgeon (near 7) deck	20	13	\$10,900	\$3,815	\$0	\$533.74
8051	WB-26 Grey Widgeon parking area struct	40	13	\$26,300	\$17,753	\$0	\$643.91
8052	WB-26 Grey Widgeon parking area deck	20	13	\$9,100	\$3,185	\$0	\$445.60
8053	WB-27 Cinder Creek structure & conc deck	40	27	\$539,500	\$175,338	\$0	\$13,208.82
8054	WB-28 Falcon Pt/Slat Cedar struct	40	14	\$147,000	\$95,550	\$0	\$3,599.07
8055	WB-28 Falcon Pt/Slat Cedar deck	20	12	\$54,950	\$21,980	\$0	\$2,690.73
8056	WB-29 Willet Pond struct	40	5	\$13,500	\$11,813	\$11,813	\$330.53
8057	WB-29 Willet Pond deck	20	12	\$4,680	\$1,872	\$0	\$229.17
8058	WB-30 Bull Thistle deck	20	9	\$37,850	\$20,818	\$20,818	\$1,853.40
8059	WB-30 Bull Thistle structure	40	32	\$15,050	\$3,010	\$0	\$368.48
8060	WB-31- 7/8 Turtle Bch (to BW-28)-deck	20	10	\$10,040	\$5,020	\$0	\$491.63
8061	WB-32	20	6	\$52,650	\$36,855	\$36,855	\$2,578.11
8062	WB-33	20	11	\$105,250	\$47,363	\$0	\$5,153.77
8063	WB-34	20	11	\$52,650	\$23,693	\$0	\$2,578.11
8064	WB-35 Structure	40	16	\$350,500	\$210,300	\$0	\$8,581.45
8065	WB-35 Deck	20	6	\$56,850	\$39,795	\$39,795	\$2,783.77
744 Total Funded Components					\$26,409,291	\$15,018,245	\$4,600,000



Fiscal Year Start: 2024

Interest:

2.50 %

Inflation:

5.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$15,018,245	\$26,409,291	56.9 %	Medium	200.03 %	\$4,600,000	\$0	\$376,894	\$4,828,861
2025	\$15,166,279	\$27,589,624	55.0 %	Medium	5.25 %	\$4,841,500	\$0	\$395,643	\$3,883,619
2026	\$16,519,803	\$30,069,619	54.9 %	Medium	5.25 %	\$5,095,679	\$0	\$426,557	\$4,399,973
2027	\$17,642,066	\$32,390,552	54.5 %	Medium	5.25 %	\$5,363,202	\$0	\$450,303	\$5,034,025
2028	\$18,421,546	\$34,433,648	53.5 %	Medium	5.25 %	\$5,644,770	\$0	\$473,232	\$5,061,155
2029	\$19,478,392	\$36,835,876	52.9 %	Medium	5.25 %	\$5,941,120	\$0	\$517,508	\$3,969,542
2030	\$21,967,478	\$40,804,148	53.8 %	Medium	5.25 %	\$6,253,029	\$0	\$571,640	\$4,978,449
2031	\$23,813,699	\$44,226,207	53.8 %	Medium	5.25 %	\$6,581,313	\$0	\$630,440	\$4,348,799
2032	\$26,676,654	\$48,810,962	54.7 %	Medium	5.25 %	\$6,926,832	\$0	\$683,981	\$6,185,840
2033	\$28,101,626	\$52,043,045	54.0 %	Medium	5.25 %	\$7,290,491	\$0	\$717,532	\$6,745,943
2034	\$29,363,707	\$55,212,958	53.2 %	Medium	5.25 %	\$7,673,242	\$0	\$717,468	\$9,657,912
2035	\$28,096,505	\$55,866,349	50.3 %	Medium	5.25 %	\$8,076,087	\$0	\$681,849	\$10,343,388
2036	\$26,511,052	\$56,234,337	47.1 %	Medium	5.25 %	\$8,500,081	\$0	\$688,624	\$7,060,696
2037	\$28,639,061	\$60,489,312	47.3 %	Medium	5.25 %	\$8,946,336	\$0	\$642,649	\$15,399,003
2038	\$22,829,042	\$56,644,664	40.3 %	Medium	5.25 %	\$9,416,018	\$0	\$593,115	\$8,166,149
2039	\$24,672,027	\$60,667,273	40.7 %	Medium	5.25 %	\$9,910,359	\$0	\$661,584	\$6,931,396
2040	\$28,312,574	\$66,675,743	42.5 %	Medium	7.05 %	\$10,609,040	\$0	\$697,362	\$12,081,632
2041	\$27,537,343	\$68,089,543	40.4 %	Medium	7.05 %	\$11,356,977	\$0	\$752,192	\$6,942,684
2042	\$32,703,828	\$75,508,214	43.3 %	Medium	7.05 %	\$12,157,644	\$0	\$886,724	\$7,436,562
2043	\$38,311,634	\$83,344,448	46.0 %	Medium	7.05 %	\$13,014,758	\$0	\$1,020,006	\$8,968,374
2044	\$43,378,023	\$90,557,553	47.9 %	Medium	7.05 %	\$13,932,298	\$0	\$1,051,901	\$17,496,177
2045	\$40,866,045	\$89,800,252	45.5 %	Medium	7.05 %	\$14,914,525	\$0	\$1,099,382	\$9,699,287
2046	\$47,180,665	\$97,846,112	48.2 %	Medium	7.05 %	\$15,965,999	\$0	\$1,281,162	\$9,003,484
2047	\$55,424,342	\$107,711,862	51.5 %	Medium	7.05 %	\$17,091,602	\$0	\$1,425,892	\$15,170,102
2048	\$58,771,734	\$112,317,305	52.3 %	Medium	7.05 %	\$18,296,560	\$0	\$1,354,091	\$28,748,396
2049	\$49,673,989	\$103,653,236	47.9 %	Medium	7.05 %	\$19,586,467	\$0	\$1,240,113	\$20,857,036
2050	\$49,643,534	\$103,637,185	47.9 %	Medium	7.05 %	\$20,967,313	\$0	\$1,227,378	\$23,184,177
2051	\$48,654,048	\$102,011,892	47.7 %	Medium	7.05 %	\$22,445,509	\$0	\$1,285,081	\$18,119,826
2052	\$54,264,811	\$106,499,715	51.0 %	Medium	7.05 %	\$24,027,917	\$0	\$1,316,185	\$28,463,822
2053	\$51,145,091	\$101,271,385	50.5 %	Medium	7.05 %	\$25,721,886	\$0	\$1,472,493	\$11,556,339

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$15,018,245	\$15,166,279	\$16,519,803	\$17,642,066	\$18,421,546
Annual Reserve Funding	\$4,600,000	\$4,841,500	\$5,095,679	\$5,363,202	\$5,644,770
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$376,894	\$395,643	\$426,557	\$450,303	\$473,232
<b>Total Income</b>	<b>\$19,995,139</b>	<b>\$20,403,422</b>	<b>\$22,042,039</b>	<b>\$23,455,571</b>	<b>\$24,539,548</b>
# Component					
<b>Site and Grounds</b>					
101 Site Drainage System - Allowance	\$1,250,000	\$1,312,500	\$1,378,125	\$1,447,031	\$1,519,383
202 Emergency Repair - Allowance	\$120,000	\$126,000	\$132,300	\$138,915	\$145,861
303 Concrete Curbs & Gutters - Repair	\$112,500	\$118,125	\$124,031	\$130,233	\$136,744
404 Asphalt(Trails) - Repair Allowance	\$160,000	\$168,000	\$176,400	\$185,220	\$194,481
2119 Brick Pavers Main Gate	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers Main Gate (2022)	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers- Repair/Part Replace	\$0	\$0	\$20,341	\$0	\$0
2119 Brick Pavers V-Gate - Inbound	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Outbound	\$0	\$0	\$0	\$0	\$0
2119 Main Gate (Concrete) Inbound Lane	\$0	\$0	\$0	\$0	\$0
2139 Night Heron Park Split Rail-Replace	\$0	\$0	\$0	\$0	\$0
2139 Preserve Split Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2149 Pavilion (Kestrel Court) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-13	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-14	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-15	\$16,450	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-16	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-19	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-20	\$0	\$0	\$0	\$4,353	\$0
2161 Timber Landscape Wall-Replace BH-5	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-7	\$3,280	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-8	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-9	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscpe Wall-Allowance(33%)	\$0	\$8,054	\$0	\$0	\$0
2170 Beach Regulation Signs - Replace	\$0	\$0	\$0	\$0	\$0
2170 Community Signs	\$0	\$0	\$0	\$0	\$0
2170 Roadway Signage - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$300,000	\$315,000	\$330,750	\$347,288	\$364,652
2264 Revetment Cinder Ck-Replace	\$0	\$0	\$0	\$0	\$383,492
2265 Revetment Bass Ck/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2266 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2267 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2268 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2269 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2270 Revetment Bass Pond/Rhetts Bluff-Re	\$0	\$0	\$0	\$0	\$0
2271 Bulkhead Cinder Creek Dock-Replace	\$0	\$0	\$0	\$0	\$0
2272 Bulkhead Cinder Creek Bridge-Replac	\$0	\$0	\$0	\$0	\$0
2273 Bulkhead Sparrow Pond (pond 2)	\$0	\$0	\$0	\$0	\$0
2274 Bulkhead Flyway Drive Pond 50 Side	\$0	\$0	\$0	\$0	\$0
2275 Bulkhead Flyway Drive Pond 59 Side	\$0	\$0	\$0	\$0	\$0
2276 Envirolok Bank Stabilize (Flyway)	\$0	\$0	\$0	\$0	\$0
2277 Envirolok Bank (Canvasback Dock)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)1	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)2	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)3	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(Pond92)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank System-Repl Pond92	\$0	\$0	\$0	\$0	\$0
2278 Pintail Pond - Wooden Bulkhead	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System-Partial Repairs	\$4,680	\$4,914	\$5,160	\$5,418	\$5,689
4001 Weather Controller - Replace (1)	\$6,370	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (2)	\$6,370	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (3)	\$6,370	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (4)	\$0	\$0	\$7,023	\$0	\$0
<b>Asphalt Roadways</b>					
2123 Asphalt - Annual Repair Allowance	\$125,000	\$131,250	\$137,813	\$144,703	\$151,938

Fiscal Year	2024	2025	2026	2027	2028
2124 Engineering and Design-Allowance	\$50,000	\$52,500	\$55,125	\$57,881	\$60,775
2125 Airy Hall	\$0	\$0	\$0	\$0	\$0
2125 Amaranth Road	\$0	\$0	\$0	\$0	\$0
2125 Angler Hall	\$0	\$0	\$0	\$0	\$0
2125 Anhinga Court	\$0	\$0	\$0	\$0	\$0
2125 Arrowhead Hall	\$0	\$0	\$0	\$0	\$0
2125 Atlantic Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Atlantic Beach Court (Entrance)	\$0	\$0	\$0	\$0	\$0
2125 Augusta National	\$0	\$0	\$0	\$0	\$0
2125 Avocet Lane	\$0	\$0	\$0	\$0	\$0
2125 Baldpate Ct.	\$0	\$0	\$0	\$0	\$0
2125 Ballyunion Drive	\$0	\$0	\$0	\$0	\$0
2125 Bank Swallow Way	\$0	\$0	\$0	\$0	\$0
2125 Bass Creek Lane	\$0	\$0	\$0	\$0	\$0
2125 Belmeade Hall	\$0	\$0	\$0	\$0	\$0
2125 Belted Kingfisher	\$0	\$0	\$0	\$0	\$0
2125 Berkshire Hall	\$0	\$0	\$0	\$0	\$0
2125 Bittern Court	\$0	\$0	\$0	\$0	\$0
2125 Black Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Blubill Court	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd (Southside)	\$0	\$0	\$0	\$0	\$269,235
2125 Blue Heron Pond Rd To Intersection	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Road (Northside)	\$0	\$0	\$0	\$0	\$0
2125 Bobcat Lane	\$0	\$0	\$0	\$0	\$0
2125 Broomsedge Lane	\$0	\$0	\$0	\$0	\$0
2125 Bufflehead Drive	\$0	\$0	\$0	\$0	\$0
2125 Bull Thistle Lane	\$0	\$0	\$0	\$0	\$0
2125 Bulrush Lane	\$0	\$0	\$0	\$0	\$0
2125 Burroughs Hall	\$0	\$0	\$0	\$0	\$0
2125 Carolina Shores Lane	\$0	\$0	\$0	\$0	\$0
2125 Catbriar Court	\$0	\$0	\$0	\$0	\$0
2125 Cedar Waxwing	\$0	\$0	\$0	\$0	\$0
2125 Chinaberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Clay Hall	\$0	\$0	\$0	\$0	\$0
2125 Club Cottage Lane	\$0	\$39,428	\$0	\$0	\$0
2125 Conifer Lane	\$0	\$0	\$0	\$0	\$0
2125 Cordgrass Court	\$0	\$0	\$0	\$15,859	\$0
2125 Cormorant Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Cotton Hall	\$0	\$0	\$0	\$0	\$0
2125 Crested Flycatcher	\$0	\$0	\$0	\$0	\$0
2125 Curlew Court	\$0	\$0	\$0	\$0	\$0
2125 Diodia Ct	\$0	\$0	\$0	\$0	\$0
2125 Doral Open	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road Speed Tales - Replace	\$0	\$0	\$0	\$0	\$0
2125 Dunganon Hall	\$0	\$0	\$0	\$0	\$0
2125 Eagle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Eugenia Avenue	\$0	\$0	\$0	\$0	\$0
2125 Evening Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Falcon Point Road	\$0	\$0	\$0	\$0	\$0
2125 Fiddlers Reach Court	\$0	\$0	\$0	\$0	\$0
2125 Fish Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Fletcher Hall	\$0	\$0	\$0	\$0	\$0
2125 Flying Squirrel Court	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive / 100-Gov - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/97 jk-100 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/Gov-97 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Forestay Court	\$0	\$0	\$0	\$0	\$0
2125 Fountain Grass Lane	\$0	\$0	\$0	\$0	\$0
2125 Friendfield Hall	\$0	\$0	\$0	\$0	\$0
2125 Gadwall Lane	\$0	\$0	\$0	\$0	\$0
2125 Gallinule Court	\$0	\$0	\$0	\$0	\$0
2125 Glen Abbey	\$0	\$0	\$0	\$0	\$0
2125 Glen Eagle Court	\$0	\$0	\$0	\$0	\$0
2125 Glossy Ibis Lane	\$0	\$0	\$0	\$0	\$0
2125 Goldeneye Drive	\$0	\$0	\$0	\$0	\$0
2125 Goldenrod Court	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr past Flyway 2" overlay - MAJ	\$0	\$848,400	\$0	\$0	\$0
2125 Gov Dr to Flyway 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Governors Flyway	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
2125 Green Dolphin Way	\$0	\$0	\$0	\$0	\$0
2125 Green Winged Teal	\$0	\$0	\$0	\$0	\$164,093
2125 Greensward Road	\$0	\$0	\$0	\$0	\$0
2125 Grey Fox Den	\$0	\$0	\$0	\$0	\$0
2125 Grey Widgeon Lane	\$0	\$0	\$0	\$0	\$0
2125 Halona Lane	\$0	\$0	\$0	\$0	\$0
2125 High Dunes Lane	\$0	\$0	\$0	\$0	\$0
2125 Hooded Merganser	\$0	\$0	\$0	\$0	\$0
2125 Horned Grebe Court	\$0	\$0	\$0	\$0	\$0
2125 Jackstay Court	\$0	\$0	\$0	\$0	\$0
2125 Kestrel Ct & Sora Rail Rd Entrance	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Beach Drive	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island base and subbase	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island Parkway	\$0	\$0	\$0	\$0	\$0
2125 Kildeer Court	\$0	\$0	\$0	\$0	\$0
2125 Kings Island	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Main Gate Truck Pull Off	\$0	\$0	\$0	\$0	\$0
2125 Maingate (Truck Pull Off/Parking)	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cove Road	\$0	\$0	\$0	\$0	\$0
2125 Marsh Edge Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Elder Ct	\$0	\$0	\$0	\$0	\$0
2125 Marsh Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Island Drive	\$0	\$0	\$0	\$0	\$0
2125 Marsh Wren Ct.	\$0	\$0	\$0	\$0	\$0
2125 Masters Court	\$0	\$0	\$0	\$0	\$0
2125 Moon Tide Lane	\$0	\$0	\$0	\$0	\$0
2125 Muirfield Lane	\$0	\$0	\$0	\$0	\$38,592
2125 Needlerush Court	\$0	\$0	\$0	\$0	\$0
2125 New Settlement Road	\$0	\$0	\$0	\$0	\$0
2125 Nicklaus Lane	\$0	\$0	\$0	\$0	\$0
2125 Night Heron: Baldpate	\$0	\$0	\$0	\$21,937	\$0
2125 Ocean Course	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr (Ocean Prk section)	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Ocean Green Drive	\$0	\$0	\$0	\$0	\$0
2125 Ocean Marsh Road	\$0	\$0	\$0	\$0	\$0
2125 Ocean Oaks Court	\$0	\$0	\$0	\$0	\$0
2125 Old Dock Road	\$0	\$0	\$0	\$0	\$0
2125 Osprey Cottage Lane	\$0	\$22,890	\$0	\$0	\$0
2125 Osprey Point Lane	\$0	\$0	\$0	\$44,916	\$0
2125 Otter Island Road	\$0	\$0	\$0	\$0	\$0
2125 Oyster Rake Drive	\$0	\$0	\$0	\$0	\$0
2125 Oyster Shell Road	\$0	\$0	\$0	\$0	\$0
2125 Painted Bunting Lane	\$0	\$0	\$0	\$0	\$0
2125 Palm Warbler Road	\$0	\$0	\$0	\$0	\$0
2125 Park Lane Drive	\$0	\$0	\$54,133	\$0	\$0
2125 Pepper Vine	\$0	\$0	\$0	\$0	\$0
2125 Persimmon Court	\$0	\$0	\$0	\$0	\$0
2125 Pete Dye Place	\$0	\$0	\$0	\$0	\$0
2125 Pine Siskin Court	\$0	\$0	\$0	\$0	\$0
2125 Piping Plover Lane	\$0	\$0	\$58,377	\$0	\$0
2125 Pleasant Valley	\$0	\$0	\$0	\$0	\$0
2125 Red Bay Road	\$0	\$0	\$0	\$0	\$0
2125 Red Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff (Entry- RC Lane to NS)	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff Road	\$0	\$0	\$0	\$0	\$0
2125 River Marsh Lane	\$0	\$0	\$0	\$0	\$0
2125 Royal Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Turnstone Road	\$0	\$0	\$0	\$0	\$0
2125 Ryder Cup	\$0	\$0	\$0	\$0	\$0
2125 Salt Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Salt Meadow Cove	\$0	\$0	\$0	\$0	\$0
2125 Saltgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Sand Fiddler Court	\$0	\$0	\$0	\$0	\$0
2125 Sanderling Court	\$0	\$0	\$0	\$0	\$0
2125 Sandwedge Court	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
2125 Savanna Pt.	\$0	\$0	\$0	\$0	\$0
2125 Sawgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Scaup Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Elder Court	\$0	\$0	\$0	\$0	\$73,538
2125 Sea Forest Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Lavender Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Marsh Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Rocket Court	\$0	\$0	\$0	\$0	\$0
2125 Shell Creek Landing	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Rd (Entry @ Straw Market)	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Road	\$0	\$0	\$0	\$0	\$0
2125 Shoolbred Court	\$0	\$0	\$0	\$0	\$0
2125 Shoveler Court	\$0	\$0	\$0	\$0	\$0
2125 Silver Moss Circle	\$0	\$0	\$0	\$0	\$0
2125 Skimmer Court	\$0	\$0	\$13,561	\$0	\$0
2125 Snowy Egret Lane	\$0	\$0	\$0	\$0	\$0
2125 Sora Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Hawk Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Road	\$0	\$0	\$0	\$0	\$0
2125 Spartina Court	\$0	\$0	\$0	\$0	\$0
2125 Spotted Sandpiper	\$0	\$0	\$0	\$0	\$0
2125 Summer Duck Way	\$0	\$0	\$0	\$0	\$0
2125 Summer Islands Lane	\$0	\$0	\$0	\$0	\$0
2125 Summer Tanager Court	\$0	\$0	\$0	\$0	\$0
2125 Sundown Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Sunlet Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Surfscoter Lane	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- 307 Surfsong to Flyway	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- Gov Dr to 307 Surfsong	\$0	\$0	\$0	\$0	\$0
2125 Surfwatch Drive	\$0	\$0	\$0	\$0	\$0
2125 Sweet Gum Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetspire Lane	\$0	\$0	\$0	\$0	\$0
2125 Tallow Tree Lane	\$0	\$0	\$0	\$0	\$0
2125 Tennis Club Lane	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Court	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Thrasher Court	\$0	\$0	\$0	\$0	\$0
2125 Treeduck Court	\$0	\$0	\$0	\$0	\$0
2125 Trumpet Creeper Lane	\$0	\$0	\$0	\$0	\$0
2125 Turnberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Beach Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Point Lane	\$0	\$0	\$0	\$0	\$53,361
2125 Vetch Court	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 1	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 2	\$0	\$0	\$0	\$0	\$0
2125 Virginia Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Walker Cup Lane	\$0	\$0	\$0	\$0	\$0
2125 Warbler Court	\$0	\$0	\$0	\$0	\$0
2125 Wax Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Whimbrel Road	\$0	\$0	\$67,142	\$0	\$0
2125 Winged Foot	\$0	\$0	\$0	\$0	\$0
2125 Woodcock Court	\$0	\$0	\$0	\$0	\$0
2125 Yellowthroat Lane	\$0	\$0	\$0	\$0	\$0

Drainage System Components					
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9001 Culvert engineering - allowance	\$65,000	\$68,250	\$71,663	\$75,246	\$79,008
9002 Misc. repairs to 15 water control	\$30,200	\$31,710	\$33,296	\$34,960	\$36,708
9003 WC-001 Interior Headwall concrete	\$14,850	\$0	\$0	\$0	\$0
9004 WC-001 48" Exterior Flapgate cast iron	\$22,250	\$0	\$0	\$0	\$0
9005 WC-001 48" Exterior Combo gate cast iron	\$0	\$23,363	\$0	\$0	\$0
9006 WC-001 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9007 WC-028 Weir Structure concrete	\$5,730	\$0	\$0	\$0	\$0
9008 WC-028 Flapgate aluminum	\$5,325	\$0	\$0	\$0	\$0
9009 WC-028 24" Pipe RCP	\$14,200	\$0	\$0	\$0	\$0
9010 WC-035 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9011 WC-035 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9012 WC-035 42" Exterior Flapgate cast iron	\$9,075	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
9013 WC-035 42" Flap Gate aluminum	\$9,075	\$0	\$0	\$0	\$0
9014 WC-0-35 30" Gate Valve cast iron	\$0	\$134,400	\$0	\$0	\$0
9015 WC-056 24" Interior Flapgate aluminum	\$5,325	\$0	\$0	\$0	\$0
9016 WC-056 30" Interior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9017 WC-069 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9018 WC-069 18" Flapgate rubber	\$0	\$0	\$0	\$0	\$0
9019 WC-069 Pipe corrugated plastic	\$0	\$0	\$0	\$0	\$0
9020 WC-072 Exterior Headwall concrete	\$0	\$4,972	\$0	\$0	\$0
9021 WC-072 Weir Structure concrete	\$0	\$6,017	\$0	\$0	\$0
9022 WC-072 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9023 WC-072 42" Flapgate cast iron	\$9,075	\$0	\$0	\$0	\$0
9024 WC-073 Exterior Headwall concrete	\$0	\$4,610	\$0	\$0	\$0
9025 WC-073 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9026 WC-073 30" Gate Valve aluminum	\$129,000	\$0	\$0	\$0	\$0
9027 WC-073 36" Exterior Flapgate aluminum	\$15,800	\$0	\$0	\$0	\$0
9028 WC-073 36" Pipe RCP	\$0	\$29,505	\$0	\$0	\$0
9029 WC-073 36" Pipe corrugated metal	\$7,605	\$0	\$0	\$0	\$0
9030 WC-074 Exterior Headwall concrete	\$0	\$4,610	\$0	\$0	\$0
9031 WC-074 Weir Structure concrete	\$0	\$6,080	\$0	\$0	\$0
9032 WC-074 30" Gate Valve aluminum	\$128,000	\$0	\$0	\$0	\$0
9033 WC-074 Exterior Flapgate aluminum	\$12,650	\$0	\$0	\$0	\$0
9034 WC-074 36" Pipe RCP	\$0	\$22,365	\$0	\$0	\$0
9035 WC-074 36" Pipe corrugated metal	\$5,550	\$0	\$0	\$0	\$0
9036 WC-075 Exterior Headwall concrete	\$11,835	\$0	\$0	\$0	\$0
9037 WC-075 Interior Headwall concrete	\$11,835	\$0	\$0	\$0	\$0
9038 WC-075 30" Gate Valve cast iron	\$59,150	\$0	\$0	\$0	\$0
9039 WC-075 48" Combo Gate cast iron	\$22,250	\$0	\$0	\$0	\$0
9040 WC-075 48" Ext. Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9041 WC-093 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9042 WC-093 36" Ext. Flapgate aluminum	\$23,650	\$0	\$0	\$0	\$0
9043 WC-093 36" Interior Flapgate aluminum	\$23,650	\$0	\$0	\$0	\$0
9044 WC-093 30" Gate Valve cast iron	\$64,350	\$0	\$0	\$0	\$0
9045 WC-094 Interior Headwall	\$0	\$0	\$0	\$0	\$0
9046 WC-094 Weir Structure	\$0	\$0	\$0	\$0	\$0
9047 WC-094 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9048 WC-094 36" Exterior Flapgate aluminum	\$31,500	\$0	\$0	\$0	\$0
9049 WC-094 36" Interior Flapgate alum.	\$0	\$0	\$0	\$0	\$28,747
9050 WC-094 32" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9051 WC-094 16" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9052 WC-096 30" Exterior Flapgate alum.	\$6,320	\$0	\$0	\$0	\$0
9053 WC-096 24" Gate Valve alum	\$57,700	\$0	\$0	\$0	\$0
9054 Automated gate @ Beachwalker system	\$0	\$0	\$0	\$0	\$0
9055 Automated gate @ Canvasback system	\$0	\$0	\$0	\$0	\$0
9056 Trumpet Creeper Tidal Inlet-Dredge	\$0	\$0	\$0	\$0	\$0
9057 Pond 30 outfall-Outfall system(NEW)	\$0	\$0	\$0	\$0	\$0
<b>Timber Bridges (Vehicle)</b>					
7001 Bridges and bulkheads allowance	\$31,000	\$32,550	\$34,178	\$35,886	\$37,681
7002 Blue Heron Pond Rd - concrete substructure	\$0	\$0	\$0	\$0	\$0
7003 Blue Heron Pond Rd deck	\$0	\$0	\$0	\$0	\$453,384
7004 Blue Heron Pond Rd - timber superstructure	\$0	\$0	\$0	\$0	\$336,695
7005 Terrapin Island - concrete substructure	\$0	\$0	\$0	\$0	\$0
7006 Terrapin Island deck	\$0	\$0	\$0	\$0	\$0
7007 Terrapin Island - timber superstructure	\$0	\$0	\$1,389,150	\$0	\$0
7008 Eagle Pt 2 -concrete substructure	\$0	\$0	\$0	\$0	\$0
7009 Eagle Pt 2 - Decking	\$0	\$0	\$0	\$0	\$0
7010 Eagle Pt 2- timber superstructure	\$0	\$0	\$0	\$0	\$0
7011 Eagle Pt 1 - concrete substructure	\$0	\$0	\$0	\$0	\$0
7012 Eagle Pt 1 Bridge Deck	\$0	\$0	\$0	\$0	\$0
7013 Eagle Pt 1- Timber Superstructure	\$0	\$0	\$0	\$1,155,310	\$0
7014 Falcon Point Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7015 Falcon Point Road deck	\$119,500	\$0	\$0	\$0	\$0
7016 Falcon Point Road - timber superstructure	\$0	\$0	\$0	\$286,512	\$0
7017 Sumer Island Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7018 Sumer Island bridge deck	\$557,500	\$0	\$0	\$0	\$0
7019 Sumer Island bridge deck reinforcement	\$0	\$0	\$0	\$0	\$0
7020 Summer Island Rd - timber structure	\$0	\$0	\$0	\$0	\$0
7021 Cormorant Island -concrete subst	\$0	\$0	\$0	\$0	\$0
7022 Entrance Cormorant Island deck	\$0	\$0	\$0	\$0	\$0
7023 Entrance Cormorant Island - timber superstr	\$0	\$0	\$0	\$436,425	\$0

Fiscal Year		2024	2025	2026	2027	2028
7024	Timber Bridge Deck Board Replacement Allowance	\$31,000	\$32,550	\$34,178	\$35,886	\$37,681
7025	Little Bear Way Bridge Decking	\$0	\$0	\$0	\$0	\$0
7026	Little Bear Way Bridge Concrete	\$0	\$0	\$0	\$0	\$0
<b>Main Gate House</b>						
2344	Siding&Trim(Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2367	Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0
2384	Roofs (Copper)- Replace	\$0	\$0	\$0	\$0	\$0
2387	Gutter & Downspout(Copper)-Replace	\$0	\$0	\$0	\$0	\$0
2549	Generator-Replace	\$0	\$0	\$0	\$0	\$0
2551	Electric Service Panel	\$0	\$0	\$0	\$0	\$0
2750	Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Vanderhoorst Gate House</b>						
2344	Siding&Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2367	Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0
2384	Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2387	Gutter&Downspout(Alum)-Replace	\$0	\$0	\$0	\$0	\$0
2750	Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Guardrails</b>						
6001	KI Pkwy (Golf Tunnel #1)	\$0	\$0	\$0	\$0	\$0
6002	KI Pkwy (Golf Tunnel #2)	\$0	\$0	\$0	\$0	\$0
6003	KI Pkwy (Golf Tunnel #3)	\$0	\$0	\$0	\$0	\$0
6004	Marsh Hawk La	\$0	\$0	\$0	\$0	\$0
6005	Rhett's Bluff	\$0	\$0	\$0	\$0	\$0
6006	Guardrails Replace (2042)-Replace	\$0	\$0	\$0	\$0	\$0
6007	IbisWillet Pond (1&2) Ocean Course	\$0	\$0	\$0	\$0	\$0
6008	Cinder Creek Bridge	\$0	\$0	\$0	\$0	\$0
<b>Eagle Point Common Areas</b>						
2107	Boat Ramp Concrete-Replace	\$0	\$0	\$0	\$0	\$0
2161	Eagle Point (Extended) - Bulkhead	\$0	\$0	\$0	\$0	\$0
2161	Eagle Point Boat Landing - Bulkhead	\$0	\$0	\$0	\$0	\$0
2193	Wood Decking - Replace	\$0	\$30,398	\$0	\$0	\$0
2195	Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
<b>Viewing Towers (VT)</b>						
3000	Viewing Tower (VT) -Repair	\$8,775	\$0	\$9,674	\$0	\$10,666
3001	Blue Heron Pond Tower - Replace	\$0	\$0	\$0	\$0	\$0
3002	Blue Heron Pond Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3004	Blue Heron Pond Roof-Replace	\$4,680	\$0	\$0	\$0	\$0
3005	Marsh Island Park Tower - Replace	\$0	\$0	\$0	\$0	\$0
3006	Marsh Isl. Park Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3008	Marsh Island Park Roof-Replace	\$4,680	\$0	\$0	\$0	\$0
3009	Marsh View Tower - Replace	\$0	\$0	\$0	\$60,949	\$0
3010	View Tower Hawk Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3011	Marsh Hawk View Spiral Stairs-Repl	\$0	\$0	\$0	\$0	\$0
<b>Cinder Creek Common Areas</b>						
4001	Roof Cedar Shingles - Replace	\$0	\$0	\$0	\$0	\$33,609
4002	Birch Bark Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
4005	Kayak Pavilion Roof (Metal)-Replace	\$0	\$0	\$0	\$0	\$0
4006	Pavilion Siding (Bark/Trim) Replace	\$0	\$0	\$0	\$0	\$0
4007	Kayak Pavilion Wood Lattice-Replace	\$0	\$0	\$0	\$0	\$0
4009	Bathrooms - Refurbish	\$9,945	\$0	\$0	\$0	\$0
4011	West Dock Pavilion Roof(Cedar)-Repl	\$0	\$0	\$0	\$7,791	\$0
4013	West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4014	West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$33,426
4016	East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4017	East Dock Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4019	East Dock Gangways - Replace	\$0	\$11,398	\$0	\$0	\$0
4020	East Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4022	Kayak Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4023	East Floating Dock Pilings-Replace	\$0	\$0	\$0	\$0	\$0
4024	Kayak Launch - Replacement	\$0	\$0	\$0	\$0	\$0
<b>Rhett's Bluff Common Areas</b>						
101	Boat Ramp Concrete	\$0	\$0	\$0	\$0	\$0
101	Boat Ramp Concrete (New)	\$0	\$0	\$0	\$0	\$0
102	East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
103	East Dock Decking-Replace	\$0	\$0	\$0	\$0	\$0
104	East Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0
105	East Dock Pavilion Roof-Replace	\$0	\$0	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
106 East Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
107 East Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
108 East Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
109 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
110 West Dock Decking(Wood)-Replace	\$29,900	\$0	\$0	\$0	\$0
111 West Dock Railings-Replace	\$31,700	\$0	\$0	\$0	\$0
112 West Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0
113 West Dock Pav. Roof-Replace	\$3,805	\$0	\$0	\$0	\$0
114 West Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
115 West Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
116 West Dock Electrical-Refurb	\$0	\$6,137	\$0	\$0	\$0
117 Pavilion Decking - Replace	\$0	\$0	\$0	\$0	\$0
118 Pavilion Structure-Replace	\$0	\$0	\$0	\$0	\$0
119 Bathhouse Roof-Replace	\$0	\$0	\$0	\$0	\$0
120 Bathhouse Decking-Replace	\$0	\$0	\$0	\$11,860	\$0
121 Bathhouse Deck Structure-Replace	\$0	\$0	\$0	\$0	\$0
122 Bathhouse Siding-Replace	\$0	\$0	\$0	\$0	\$0
123 Bathhouse Window&Doors-Replace	\$0	\$0	\$0	\$0	\$0
124 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
3003 Fish Cleaning Station - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Beachwalker Center</b>					
2107 Concrete Sidewalk-Part. Repair(10%)	\$9,100	\$0	\$0	\$0	\$0
2108 Concrete Entry Ramp Guard Railings	\$0	\$0	\$0	\$0	\$0
2108 Concrete Entry Wall Railings	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs&Gutters-Repair(10%)	\$0	\$0	\$0	\$14,071	\$0
2109 Concrete Wheel Stops	\$0	\$0	\$0	\$4,393	\$0
2113 Drainage System - Allowance	\$0	\$0	\$0	\$40,575	\$0
2123 Asphalt - Seal/Repair	\$10,025	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$121,050	\$0	\$0	\$0	\$0
2139 Split-Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2171 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
2303 Entry Grounds Lights-Replace	\$16,900	\$0	\$0	\$0	\$0
2307 Entry Awning(Metal Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Decking/Rails	\$22,650	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Structure	\$0	\$0	\$0	\$0	\$0
2341 EFIS - Repair Allowance (~10%)	\$0	\$0	\$0	\$0	\$0
2345 Soffit - Repair/Replace	\$0	\$13,388	\$0	\$0	\$0
2345 Wood Fascia - Replace	\$0	\$14,490	\$0	\$0	\$0
2367 Entry Doors - Replace Allowance	\$0	\$0	\$0	\$0	\$0
2367 Entry Storefront Doors -Replace	\$0	\$0	\$0	\$0	\$0
2371 Aluminum Doors - Replace	\$0	\$0	\$0	\$0	\$0
2373 9x8 OH Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$7,250	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2509 OH Door Operators-Replace	\$5,150	\$0	\$0	\$0	\$0
2549 Diesel Pump	\$0	\$6,137	\$0	\$0	\$0
2551 Electrical System - Repair	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$21,332
2558 Exit Lights-Replace	\$0	\$0	\$0	\$0	\$6,679
2559 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$6,965
2591 Irrigation System - Repair Allowan	\$0	\$5,040	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Track Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2715 Wood Floor-Replace	\$0	\$0	\$0	\$0	\$0
2719 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2745 Flat Screen TVs - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3000 Infrastructure Allowance	\$0	\$0	\$0	\$0	\$0
5074 Metal hurricane shutters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Area Components</b>					
5001 Drainage repairs to back lot	\$35,050	\$36,803	\$38,643	\$40,575	\$42,603
5002 Roof metal	\$0	\$0	\$0	\$0	\$0
5003 Windows	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2024	2025	2026	2027	2028
5004 Exit Doors	\$0	\$0	\$0	\$0	\$0
5005 Shutters	\$0	\$0	\$0	\$0	\$0
5007 Kitchen Cabinets	\$0	\$0	\$0	\$0	\$9,955
5008 Bathroom Refurbish	\$0	\$0	\$0	\$0	\$14,252
5009 Flooring	\$0	\$0	\$0	\$0	\$24,189
5015 Maint Shop roof-metal	\$0	\$0	\$0	\$0	\$0
5016 Maint Shop siding	\$28,300	\$0	\$0	\$0	\$0
5017 Maint Shop windows	\$0	\$0	\$0	\$0	\$0
5018 Maint Shop exit doors	\$0	\$0	\$0	\$0	\$0
5019 Maint Shop overhead doors	\$17,550	\$0	\$0	\$0	\$0
5023 Wood Storage roof - metal	\$6,840	\$0	\$0	\$0	\$0
5024 Wood Storage siding	\$0	\$0	\$0	\$0	\$0
5026 Paint Storage siding	\$0	\$0	\$0	\$0	\$0
5028 Vehicle Storage roof	\$20,250	\$0	\$0	\$0	\$0
5029 Vehicle Storage siding	\$0	\$0	\$0	\$0	\$0
5030 Vehicle Wash Down area	\$0	\$0	\$0	\$0	\$0
5031 Chemical Storage roof	\$3,040	\$0	\$0	\$0	\$0
5032 Chemical Storage siding	\$0	\$0	\$0	\$0	\$0
5033 Chemical Storage door	\$0	\$0	\$0	\$0	\$0
5034 Tool Storage roof	\$17,350	\$0	\$0	\$0	\$0
5035 Tool Storage siding	\$0	\$0	\$0	\$0	\$0
5036 Tool Storage door	\$2,335	\$0	\$0	\$0	\$0
5037 Lake Storage roof	\$14,600	\$0	\$0	\$0	\$0
5038 Lake Storage siding	\$0	\$0	\$0	\$0	\$0
5039 Lake Storage door	\$2,335	\$0	\$0	\$0	\$0
5040 Storage Container	\$6,435	\$0	\$0	\$0	\$0
5041 Document Room roof	\$3,040	\$0	\$0	\$0	\$0
5042 Document Room siding	\$0	\$0	\$0	\$0	\$0
5043 Document Room door	\$2,335	\$0	\$0	\$0	\$0
5044 Dog Pen	\$0	\$0	\$0	\$4,602	\$0
5045 Entrance Walkway structure	\$0	\$0	\$0	\$0	\$0
5046 Entrance Walkway decking	\$13,300	\$0	\$0	\$0	\$0
5047 Entrance Walkway railing	\$17,000	\$0	\$0	\$0	\$0
5048 Covered Deck structure	\$0	\$0	\$0	\$0	\$0
5049 Covered Deck decking	\$7,480	\$0	\$0	\$0	\$0
5050 Covered Deck railing	\$4,490	\$0	\$0	\$0	\$0
5051 Covered Deck roof	\$3,890	\$0	\$0	\$0	\$0
5052 Main Deck structure	\$0	\$0	\$0	\$0	\$0
5053 Main Deck decking	\$5,620	\$0	\$0	\$0	\$0
5054 Main Deck railing	\$3,750	\$0	\$0	\$0	\$0
5055 Rear Deck structure	\$0	\$0	\$0	\$0	\$0
5056 Rear Deck decking	\$876	\$0	\$0	\$0	\$0
5057 Rear Deck railing	\$1,590	\$0	\$0	\$0	\$0
5058 Maint Yard Fence 6'cl	\$53,750	\$0	\$0	\$0	\$0
5059 New Woodshop Addition Metal Structure	\$0	\$0	\$0	\$0	\$0
5060 New Woodshop Addition Windows	\$0	\$0	\$0	\$0	\$0
5061 New Woodshop Addition Doors	\$0	\$0	\$0	\$0	\$0
5062 Green House Primary Structure	\$0	\$0	\$0	\$0	\$0
5063 Green House Cover System	\$13,800	\$0	\$0	\$0	\$0
5064 Green House Doors	\$0	\$0	\$0	\$0	\$0
5065 Green House Ventilation System	\$0	\$0	\$0	\$0	\$0
5066 Green House Heating System	\$0	\$0	\$0	\$0	\$0
5067 Green House Controller	\$0	\$0	\$0	\$0	\$0
5068 Green House Automatic Shade System	\$13,100	\$0	\$0	\$0	\$0
5069 Green House Bench System	\$0	\$0	\$0	\$0	\$0
5070 Green House Irrigation System	\$0	\$0	\$0	\$0	\$0
5071 Green House Safety Equipment	\$0	\$0	\$0	\$0	\$0
5073 Additional shed building	\$0	\$0	\$0	\$0	\$0
5075 Down island maintenance site building	\$0	\$0	\$0	\$0	\$0
5076 Cleanup of dump site	\$11,725	\$12,311	\$12,927	\$13,573	\$14,252
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103 East & South Siding cedar shingle	\$84,350	\$0	\$0	\$0	\$0
1104 East & South Trim cedar	\$21,400	\$0	\$0	\$0	\$0
1105 West & North Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1106 West & North Trim cedar	\$0	\$0	\$0	\$0	\$0
1107 Windows wood w/insul glass	\$73,450	\$0	\$0	\$0	\$0
1109 Verandah Decking-Replace	\$0	\$0	\$0	\$0	\$0
1110 Verandah Post&Rails-Replace	\$0	\$0	\$0	\$0	\$0
1111 Railings (SS wire)-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
1112 Entrance Deck structure	\$0	\$0	\$0	\$0	\$0
1113 Entrance Deck-Replace	\$0	\$0	\$0	\$0	\$0
1114 Entrance Rails (SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
1115 Entrance Rail (Wood)-Replace	\$0	\$0	\$0	\$0	\$0
1116 HC Ramp structure	\$0	\$0	\$0	\$0	\$0
1117 SRH HC Ramp decking	\$0	\$0	\$0	\$0	\$0
1118 SRH HC Ramp railing	\$0	\$0	\$0	\$0	\$0
1119 SRH HC Ramp Mahogany Rail	\$0	\$0	\$0	\$0	\$0
1120 HVAC Deck structure	\$0	\$0	\$0	\$0	\$0
1121 HVAC Deck decking	\$12,950	\$0	\$0	\$0	\$0
1122 Bar Area Deck structure	\$0	\$0	\$0	\$0	\$0
1123 Bar Area Deck decking	\$0	\$0	\$0	\$0	\$0
1124 Hardwood (Hallway 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1125 Hardwood (Library 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	\$0	\$0	\$43,494	\$0	\$0
1127 Hardwood (1st floor)	\$0	\$0	\$0	\$0	\$0
1128 Fitness Room Flooring	\$0	\$0	\$0	\$0	\$44,791
1129 Teraflex Aerobic Flooring	\$0	\$0	\$0	\$0	\$0
1130 Window Treatment	\$0	\$0	\$0	\$0	\$29,841
1131 Built-in Desks	\$0	\$0	\$0	\$0	\$0
1132 Ballroom lighting improvements	\$0	\$0	\$0	\$0	\$0
1133 Restroom Fixtures 1st floor	\$0	\$0	\$0	\$0	\$0
1134 Restroom Finishes 2nd floor	\$0	\$0	\$0	\$0	\$0
1135 Restroom Fixtures 2nd floor	\$0	\$0	\$0	\$0	\$0
1136 Elevator hydraulic pump system	\$9,185	\$0	\$0	\$0	\$0
1137 Elevator control system	\$14,150	\$0	\$0	\$0	\$0
1138 Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1139 SVC Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1140 SVC Elevator control system	\$0	\$0	\$0	\$0	\$0
1141 SVC Elevator cab refurbishment	\$0	\$18,690	\$0	\$0	\$0
1142 Fire Alarm/Suppress. System	\$19,650	\$0	\$0	\$0	\$0
1143 Sound System 1st floor	\$11,510	\$0	\$0	\$0	\$0
1144 Sound System 2nd floor	\$33,900	\$0	\$0	\$0	\$0
1145 Shelves & Counters SS	\$0	\$0	\$56,669	\$0	\$0
1153 Exhaust Hood	\$9,345	\$0	\$0	\$0	\$0
1154 Makeup Air fans (intake)	\$29,050	\$0	\$0	\$0	\$0
1155 Propane Tank 500 gal.	\$0	\$0	\$0	\$0	\$0
2345 Wood Trim/Soffits - Replace	\$0	\$0	\$0	\$0	\$0
2370 Entry Double Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2705 Ballroom Lighting Improvements	\$0	\$0	\$0	\$0	\$0
<b>Family Pool Area</b>					
2316 Heater Decks - Replace	\$0	\$0	\$0	\$0	\$0
2767 Kool Deck Surface-Recoat	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$153,154
2769 Pool Deck (Concrete) - Replace	\$0	\$0	\$0	\$0	\$0
2770 Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Aluminum)-Replace	\$0	\$0	\$0	\$0	\$0
2772 Lighting-Replace	\$0	\$15,383	\$0	\$0	\$0
2773 Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$2,925	\$0	\$0	\$0	\$0
2773 Wading Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$29,900	\$0	\$0	\$0	\$0
2774 Wading Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Surface-Replace	\$37,100	\$0	\$0	\$0	\$0
2801 Playsystem - Replace	\$40,950	\$0	\$0	\$0	\$0
<b>Adult Pool Area</b>					
2139 Landscape Fence - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms-Refurbish	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck(Ipe Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$47,289	\$0
2767 Pool Structure-Rebuild	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$21,211
2769 Pool Deck (Concrete)-Replace	\$0	\$0	\$0	\$0	\$0
2773 Unnderwater Pool Lights-Replace	\$0	\$0	\$0	\$0	\$7,105
2774 Pool Lane Tiles-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform (New)- Replace	\$0	\$0	\$0	\$0	\$0
2792 HC Pool Lift	\$0	\$0	\$0	\$0	\$0
3001 Pool Fountains-Replace	\$0	\$0	\$0	\$0	\$0
<b>Bar Area Components</b>					
1901 Bar Area-Refurbish	\$0	\$0	\$0	\$0	\$0
1904 Sinks-Replace	\$0	\$0	\$0	\$0	\$0
1905 Drink Dispenser-Replace	\$0	\$0	\$0	\$0	\$0
<b>Sandcastle Grounds</b>					
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2113 Parking Lot Drainage-Allowance	\$0	\$0	\$0	\$0	\$0
2119 Parking Lot Pavers-Replace	\$0	\$0	\$0	\$0	\$0
2125 Parking Lot (Asphalt)-Resurface	\$0	\$0	\$0	\$0	\$0
2169 Main Entry Sign-Replace	\$0	\$0	\$0	\$0	\$0
2175 Lighting Fixtures-Replace	\$0	\$0	\$0	\$0	\$0
2175 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Castle Grill Area</b>					
2316 Patio Deck (Structure)-Replace	\$0	\$0	\$0	\$0	\$0
2316 Patio Deck(Wood)-Replace	\$0	\$0	\$0	\$12,815	\$0
2326 Patio Railing(SS Wire)-Replace	\$0	\$0	\$0	\$14,818	\$0
2326 Patio Rails(Wood/Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2345 Flood Panels	\$0	\$0	\$0	\$9,348	\$0
2345 Siding & Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts(Cu)- Replace	\$0	\$0	\$0	\$0	\$0
2551 Electrical Service Panels	\$0	\$0	\$0	\$0	\$0
2557 Fire Suppression/Alarm	\$6,140	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$52,788	\$0
3009 Remodel-Allowance	\$0	\$0	\$0	\$8,798	\$0
3010 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
<b>Community Docks</b>					
2193 Dock - Resurface CD-01 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-02 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-04 Surfson Rd	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-05 Bufflehead	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-06Flyway/Osprey	\$0	\$0	\$0	\$0	\$3,981
2193 Dock - Resurface CD-07 Canvasback	\$0	\$0	\$0	\$3,525	\$0
2193 Dock - Resurface CD-10 Egret Pond	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-11 Falcon Point	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-12 Salt Cedar	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-13 Blue Heron	\$0	\$0	\$27,177	\$0	\$0
2193 Dock - Resurface CD-17	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-19	\$0	\$0	\$0	\$0	\$0
2193 Dock -Resurface CD-03 Bass Pond/Rhe	\$0	\$0	\$0	\$0	\$0
2193 Dock-Resurface CD-08 Canvasb/Govern	\$0	\$0	\$0	\$0	\$0
2193 Dock-Resurface CD-9 Canvasback/Gov2	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild - CD - 01	\$0	\$0	\$10,645	\$0	\$0
2194 Dock - Replace/Rebuild CD - 02	\$0	\$10,164	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 03	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 04	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 05	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 07	\$0	\$0	\$0	\$5,481	\$0
2194 Dock - Replace/Rebuild CD - 08	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 09	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 10	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 11	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 12	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 13	\$0	\$0	\$78,002	\$0	\$0
2194 Dock - Replace/Rebuild CD - 17	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 19	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD -06	\$0	\$0	\$0	\$0	\$11,408
<b>Boardwalks</b>					
2187 BW-1 Duneside Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-10 Eugenia (21-23)	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
2187 BW-12 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-13 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-14 Eugenia (61B-63A)	\$0	\$0	\$0	\$0	\$0
2187 BW-15 Eugenia (69-71)	\$0	\$0	\$0	\$0	\$0
2187 BW-16 Eugenia (77)	\$0	\$0	\$0	\$0	\$0
2187 BW-22 Windswept	\$0	\$0	\$0	\$0	\$0
2187 BW-27 Turtle Beach (18)	\$0	\$0	\$0	\$0	\$0
2187 BW-28 Turtle Beach (7-8)	\$0	\$0	\$0	\$0	\$0
2187 BW-29 Atlantic Beach	\$0	\$0	\$0	\$0	\$0
2187 BW-30 Nicklaus La (9-10)	\$0	\$0	\$0	\$0	\$0
2187 BW-31 Surfsong (341/342)	\$0	\$0	\$0	\$0	\$0
2187 BW-32 Surfsong (55/56)	\$0	\$0	\$0	\$0	\$0
2187 BW-33 Surfsong (63/64)	\$0	\$0	\$0	\$0	\$0
2187 BW-34 Flyway (81/82)	\$0	\$0	\$0	\$0	\$0
2187 BW-35 Jackstay (92)	\$0	\$0	\$0	\$0	\$0
2187 BW-38 Flyway (114/120)	\$0	\$0	\$0	\$0	\$0
2187 BW-39 Flyway (157/162)	\$0	\$0	\$0	\$0	\$0
2187 BW-40 Sand Fiddler (208)	\$0	\$0	\$0	\$0	\$0
2187 BW-42 Ocean Course	\$0	\$0	\$0	\$0	\$0
2187 BW-7 Seascape Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-8 Sandcastle Private	\$0	\$0	\$0	\$0	\$0
2187 BW-8B Sandcastle Public	\$0	\$0	\$0	\$0	\$0
2187 BW-9 Eugenia (7-9)	\$0	\$0	\$0	\$0	\$0
2189 Lift and Extend Boardwalks Allowance	\$58,450	\$0	\$0	\$67,663	\$0
<b>Walking Bridges</b>					
8001 WB-1 Inlet Cove Channel Struct.	\$0	\$0	\$0	\$0	\$0
8002 WB-1 Inlet Cove Channel Deck	\$0	\$0	\$0	\$0	\$0
8003 WB-2 FairwayOaks(Pond 008) struct.	\$0	\$0	\$0	\$0	\$0
8004 WB-2 Fairway Oaks ( Pond 008) deck	\$0	\$0	\$0	\$0	\$0
8005 WB-3 Greensward (Pond 013) struct.	\$0	\$0	\$0	\$0	\$0
8006 WB-3 Greensward (Pond 013) deck	\$0	\$0	\$0	\$0	\$0
8007 WB-4 Marsh Hawk Tower struct.	\$0	\$0	\$0	\$0	\$0
8008 WB-4 Marsh Hawk Tower deck	\$0	\$0	\$0	\$0	\$0
8009 WB-5 Windswept (pond 034) struct.	\$0	\$0	\$0	\$0	\$0
8010 WB-5 Windswept (pond 034) deck	\$0	\$0	\$0	\$0	\$0
8011 WB-6 Turtle Cove (pond 038) struct.	\$0	\$79,538	\$0	\$0	\$0
8012 WB-6 Turtle Cove (pond 038) decking	\$0	\$0	\$0	\$0	\$0
8013 WB-7 Struct	\$0	\$0	\$0	\$0	\$0
8014 WB-7 Deck	\$0	\$0	\$0	\$0	\$0
8015 WB-8 Turtle Beach (pond 031) struct	\$0	\$0	\$0	\$0	\$0
8016 WB-8 Turtle Beach (pond 031) deck	\$0	\$0	\$0	\$0	\$0
8017 WB-9 Swamp Garden (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8018 WB-9 Swamp Garden (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8019 WB-10 Encl. Turtle Bch (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8020 WB-10 Encl. Turtle Bch (pond 032) deck	\$27,800	\$0	\$0	\$0	\$0
8021 WB-11	\$0	\$0	\$0	\$0	\$0
8022 WB-11	\$10,245	\$0	\$0	\$0	\$0
8023 WB-12 41 Atl. Bch (near BW #29) struct	\$0	\$0	\$0	\$0	\$0
8024 WB-12 41 Atl. Bch (near BW #29) deck	\$0	\$0	\$0	\$0	\$0
8025 WB-13 Nature Path/RB Rd struct	\$0	\$0	\$0	\$0	\$0
8026 WB-13 Nature Path/RB Rd deck	\$0	\$0	\$0	\$0	\$0
8027 WB-14 Rhett's Bluff adj/Pavilion struct	\$0	\$0	\$0	\$0	\$0
8028 WB-14 Rhett's Bluff adj/Pavilion deck	\$0	\$0	\$0	\$0	\$0
8029 WB-15 Silver Moss to Atl Beach struct	\$0	\$0	\$0	\$0	\$0
8030 WB-15 Silver Moss to Atl Beach deck	\$0	\$48,983	\$0	\$0	\$0
8031 WB-16 Glen Abbey to Surfsong struct	\$0	\$0	\$0	\$0	\$0
8032 WB-16 Glen Abbey to Surfsong deck	\$0	\$0	\$0	\$0	\$0
8033 WB-17 Allee of Oaks/Canvassback struct	\$0	\$0	\$0	\$0	\$0
8034 WB-17 Allee of Oaks/Canvassback deck	\$0	\$0	\$0	\$0	\$0
8035 WB-18 Marsh Island Park struct	\$0	\$0	\$0	\$0	\$0
8036 WB-18 Marsh Island Park deck	\$0	\$0	\$0	\$0	\$0
8037 WB-19 Blue Heron b/w 113-115 struct	\$0	\$0	\$0	\$0	\$0
8038 WB-19 Blue Heron b/w 113-115 deck	\$0	\$0	\$0	\$0	\$0
8039 WB-20 Blue Heron b/w 127-129 struct	\$0	\$0	\$0	\$0	\$0
8040 WB-20 Blue Heron b/w 127-129 deck	\$0	\$26,723	\$0	\$0	\$0
8041 WB-21 Blue Heron b/w 118-119 struct	\$0	\$0	\$0	\$0	\$0
8042 WB-21 Blue Heron b/w 118-119 deck	\$0	\$0	\$0	\$9,134	\$0
8043 WB-22 Blue Heron near 128 struct	\$0	\$0	\$0	\$0	\$0
8044 WB-22 Blue Heron near 128 deck	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
8045 WB-23 Canopied Bridge struct	\$0	\$0	\$0	\$0	\$0
8046 WB-23 Canopied Bridge deck	\$0	\$0	\$0	\$0	\$0
8047 WB-24 Blue Heron (behind 21) struct	\$0	\$0	\$0	\$0	\$0
8048 WB-24 Blue Heron (behind 21) deck	\$0	\$0	\$0	\$0	\$0
8049 WB-25 Grey Widgeon (near 7) struct	\$0	\$0	\$0	\$0	\$0
8050 WB-25 Grey Widgeon (near 7) deck	\$0	\$0	\$0	\$0	\$0
8051 WB-26 Grey Widgeon parking area struct	\$0	\$0	\$0	\$0	\$0
8052 WB-26 Grey Widgeon parking area deck	\$0	\$0	\$0	\$0	\$0
8053 WB-27 Cinder Creek structure & conc deck	\$0	\$0	\$0	\$0	\$0
8054 WB-28 Falcon Pt/Slat Cedar struct	\$0	\$0	\$0	\$0	\$0
8055 WB-28 Falcon Pt/Slat Cedar deck	\$0	\$0	\$0	\$0	\$0
8056 WB-29 Willet Pond struct	\$0	\$0	\$0	\$0	\$0
8057 WB-29 Willet Pond deck	\$0	\$0	\$0	\$0	\$0
8058 WB-30 Bull Thistle deck	\$0	\$0	\$0	\$0	\$0
8059 WB-30 Bull Thistle structure	\$0	\$0	\$0	\$0	\$0
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	\$0	\$0	\$0	\$0	\$0
8061 WB-32	\$0	\$0	\$0	\$0	\$0
8062 WB-33	\$0	\$0	\$0	\$0	\$0
8063 WB-34	\$0	\$0	\$0	\$0	\$0
8064 WB-35 Structure	\$0	\$0	\$0	\$0	\$0
8065 WB-35 Deck	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$4,828,861</b>	<b>\$3,883,619</b>	<b>\$4,399,973</b>	<b>\$5,034,025</b>	<b>\$5,061,155</b>
<b>Ending Reserve Balance</b>	<b>\$15,166,279</b>	<b>\$16,519,803</b>	<b>\$17,642,066</b>	<b>\$18,421,546</b>	<b>\$19,478,392</b>

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Starting Reserve Balance	\$19,478,392	\$21,967,478	\$23,813,699	\$26,676,654	\$28,101,626
Annual Reserve Funding	\$5,941,120	\$6,253,029	\$6,581,313	\$6,926,832	\$7,290,491
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$517,508	\$571,640	\$630,440	\$683,981	\$717,532
<b>Total Income</b>	<b>\$25,937,020</b>	<b>\$28,792,147</b>	<b>\$31,025,452</b>	<b>\$34,287,466</b>	<b>\$36,109,650</b>
<b># Component</b>					
<b>Site and Grounds</b>					
101 Site Drainage System - Allowance	\$1,595,352	\$1,675,120	\$1,758,876	\$1,846,819	\$1,939,160
202 Emergency Repair - Allowance	\$153,154	\$160,811	\$168,852	\$177,295	\$186,159
303 Concrete Curbs & Gutters - Repair	\$143,582	\$150,761	\$158,299	\$166,214	\$174,524
404 Asphalt(Trails) - Repair Allowance	\$204,205	\$214,415	\$225,136	\$236,393	\$248,213
2119 Brick Pavers Main Gate	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers Main Gate (2022)	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers- Repair/Part Replace	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Inbound	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Outbound	\$0	\$0	\$0	\$0	\$0
2119 Main Gate (Concrete) Inbound Lane	\$0	\$0	\$0	\$0	\$0
2139 Night Heron Park Split Rail-Replace	\$0	\$0	\$0	\$0	\$0
2139 Preserve Split Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2149 Pavilion (Kestrel Court) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-13	\$0	\$0	\$0	\$0	\$5,352
2161 Timber Landscape Wall-Replace BH-14	\$0	\$0	\$0	\$0	\$3,886
2161 Timber Landscape Wall-Replace BH-15	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-16	\$0	\$0	\$0	\$0	\$7,408
2161 Timber Landscape Wall-Replace BH-19	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-20	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-5	\$0	\$0	\$0	\$10,933	\$0
2161 Timber Landscape Wall-Replace BH-7	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-8	\$0	\$0	\$7,324	\$0	\$0
2161 Timber Landscape Wall-Replace BH-9	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Allowance(33%)	\$0	\$0	\$0	\$11,332	\$0
2170 Beach Regulation Signs - Replace	\$0	\$0	\$0	\$0	\$0
2170 Community Signs	\$0	\$0	\$0	\$0	\$0
2170 Roadway Signage - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$382,884	\$402,029	\$422,130	\$443,237	\$465,398
2264 Revetment Cinder Ck-Replace	\$0	\$0	\$0	\$0	\$0
2265 Revetment Bass Ck/Ocean Crs-Replace	\$0	\$0	\$0	\$279,978	\$0
2266 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2267 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2268 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2269 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2270 Revetment Bass Pond/Rhetts Bluff-Re	\$0	\$0	\$0	\$0	\$0
2271 Bulkhead Cinder Creek Dock-Replace	\$0	\$0	\$0	\$0	\$0
2272 Bulkhead Cinder Creek Bridge-Replac	\$0	\$0	\$0	\$0	\$0
2273 Bulkhead Sparrow Pond (pond 2)	\$0	\$0	\$0	\$0	\$0
2274 Bulkhead Flyway Drive Pond 50 Side	\$0	\$0	\$0	\$77,271	\$0
2275 Bulkhead Flyway Drive Pond 59 Side	\$0	\$0	\$0	\$0	\$0
2276 Envirolok Bank Stabilize (Flyway)	\$0	\$0	\$0	\$0	\$0
2277 Envirolok Bank (Canvasback Dock)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)1	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)2	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)3	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(Pond92)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank System-Repl Pond92	\$0	\$0	\$0	\$0	\$0
2278 Pintail Pond - Wooden Bulkhead	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System-Partial Repairs	\$5,973	\$6,272	\$6,585	\$6,914	\$7,260
4001 Weather Controller - Replace (1)	\$0	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (2)	\$0	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (3)	\$0	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (4)	\$0	\$0	\$0	\$0	\$0
<b>Asphalt Roadways</b>					
2123 Asphalt - Annual Repair Allowance	\$159,535	\$167,512	\$175,888	\$184,682	\$193,916
2124 Engineering and Design-Allowance	\$63,814	\$67,005	\$70,355	\$73,873	\$77,566
2125 Airy Hall	\$0	\$0	\$0	\$0	\$0
2125 Amaranth Road	\$0	\$0	\$0	\$0	\$0
2125 Angler Hall	\$0	\$0	\$0	\$0	\$0
2125 Anhinga Court	\$0	\$0	\$0	\$0	\$0
2125 Arrowhead Hall	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
2125 Atlantic Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Atlantic Beach Court (Entrance)	\$0	\$0	\$0	\$0	\$0
2125 Augusta National	\$0	\$0	\$0	\$0	\$0
2125 Avocet Lane	\$0	\$0	\$0	\$0	\$0
2125 Baldpate Ct.	\$0	\$25,328	\$0	\$0	\$0
2125 Ballyunion Drive	\$0	\$0	\$0	\$0	\$0
2125 Bank Swallow Way	\$0	\$0	\$0	\$0	\$0
2125 Bass Creek Lane	\$0	\$0	\$0	\$0	\$0
2125 Belmeade Hall	\$0	\$0	\$0	\$0	\$0
2125 Belted Kingfisher	\$0	\$0	\$0	\$0	\$0
2125 Berkshire Hall	\$0	\$0	\$0	\$0	\$0
2125 Bittern Court	\$0	\$0	\$0	\$0	\$0
2125 Black Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Blubill Court	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd (Southside)	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd To Intersection	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Road (Northside)	\$0	\$0	\$0	\$0	\$0
2125 Bobcat Lane	\$0	\$0	\$0	\$0	\$0
2125 Broomsedge Lane	\$0	\$0	\$99,974	\$0	\$0
2125 Bufflehead Drive	\$0	\$0	\$0	\$0	\$0
2125 Bull Thistle Lane	\$0	\$0	\$0	\$0	\$183,832
2125 Bulrush Lane	\$0	\$0	\$0	\$0	\$0
2125 Burroughs Hall	\$0	\$0	\$0	\$0	\$0
2125 Carolina Shores Lane	\$0	\$0	\$0	\$0	\$0
2125 Catbriar Court	\$0	\$28,142	\$0	\$0	\$0
2125 Cedar Waxwing	\$19,463	\$0	\$0	\$0	\$0
2125 Chinaberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Clay Hall	\$0	\$0	\$0	\$0	\$0
2125 Club Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Conifer Lane	\$0	\$0	\$0	\$0	\$0
2125 Cordgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Cormorant Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Cotton Hall	\$0	\$0	\$0	\$0	\$0
2125 Crested Flycatcher	\$0	\$0	\$0	\$0	\$0
2125 Curlew Court	\$0	\$0	\$0	\$0	\$0
2125 Diodia Ct	\$0	\$24,457	\$0	\$0	\$0
2125 Doral Open	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road Speed Tales - Replace	\$0	\$0	\$0	\$0	\$0
2125 Dunganon Hall	\$0	\$0	\$0	\$0	\$0
2125 Eagle Point Lane	\$0	\$0	\$0	\$0	\$387,056
2125 Eugenia Avenue	\$0	\$0	\$0	\$0	\$0
2125 Evening Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Falcon Point Road	\$0	\$0	\$0	\$0	\$0
2125 Fiddlers Reach Court	\$0	\$0	\$0	\$0	\$0
2125 Fish Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Fletcher Hall	\$0	\$0	\$0	\$0	\$0
2125 Flying Squirrel Court	\$0	\$0	\$0	\$35,385	\$0
2125 Flyway Drive / 100-Gov - MAJOR	\$0	\$0	\$0	\$0	\$559,254
2125 Flyway Drive/97 jk-100 - MAJOR	\$0	\$0	\$0	\$0	\$146,213
2125 Flyway Drive/Gov-97 - MAJOR	\$0	\$0	\$0	\$0	\$435,923
2125 Forestay Court	\$0	\$0	\$0	\$0	\$0
2125 Fountain Grass Lane	\$0	\$0	\$0	\$0	\$0
2125 Friendfield Hall	\$0	\$0	\$0	\$0	\$0
2125 Gadwall Lane	\$0	\$0	\$0	\$0	\$0
2125 Gallinule Court	\$0	\$0	\$0	\$0	\$0
2125 Glen Abbey	\$0	\$0	\$0	\$0	\$0
2125 Glen Eagle Court	\$0	\$0	\$0	\$0	\$0
2125 Glossy Ibis Lane	\$0	\$0	\$0	\$0	\$0
2125 Goldeneye Drive	\$0	\$0	\$0	\$128,095	\$0
2125 Goldenrod Court	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr past Flyway 2" overlay - MAJ	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr to Flyway 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Governors Flyway	\$0	\$0	\$0	\$0	\$0
2125 Green Dolphin Way	\$0	\$0	\$0	\$0	\$0
2125 Green Winged Teal	\$0	\$0	\$0	\$0	\$0
2125 Greensward Road	\$0	\$0	\$0	\$0	\$0
2125 Grey Fox Den	\$0	\$0	\$0	\$0	\$0
2125 Grey Widgeon Lane	\$0	\$0	\$0	\$0	\$0
2125 Halona Lane	\$0	\$0	\$0	\$0	\$109,679



Fiscal Year	2029	2030	2031	2032	2033
2125 High Dunes Lane	\$0	\$0	\$0	\$0	\$0
2125 Hooded Merganser	\$0	\$0	\$0	\$0	\$0
2125 Horned Grebe Court	\$0	\$0	\$0	\$0	\$0
2125 Jackstay Court	\$0	\$0	\$0	\$0	\$0
2125 Kestrel Ct & Sora Rail Rd Entrance	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Beach Drive	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island base and subbase	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island Parkway	\$0	\$0	\$0	\$1,255,837	\$0
2125 Kildeer Court	\$0	\$0	\$0	\$0	\$0
2125 Kings Island	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$60,927	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Main Gate Truck Pull Off	\$0	\$0	\$0	\$0	\$0
2125 Maingate (Truck Pull Off/Parking)	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cove Road	\$0	\$0	\$0	\$0	\$0
2125 Marsh Edge Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Elder Ct	\$0	\$0	\$0	\$0	\$0
2125 Marsh Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Island Drive	\$0	\$0	\$0	\$0	\$0
2125 Marsh Wren Ct.	\$0	\$0	\$0	\$0	\$0
2125 Masters Court	\$0	\$0	\$0	\$0	\$0
2125 Moon Tide Lane	\$0	\$0	\$0	\$0	\$0
2125 Muirfield Lane	\$0	\$0	\$0	\$0	\$0
2125 Needlerush Court	\$0	\$0	\$0	\$0	\$0
2125 New Settlement Road	\$0	\$0	\$0	\$0	\$0
2125 Nicklaus Lane	\$0	\$0	\$0	\$0	\$0
2125 Night Heron: Baldpate	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr (Ocean Prk section)	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Ocean Green Drive	\$0	\$0	\$0	\$0	\$0
2125 Ocean Marsh Road	\$0	\$0	\$0	\$0	\$0
2125 Ocean Oaks Court	\$0	\$0	\$0	\$0	\$0
2125 Old Dock Road	\$0	\$0	\$0	\$0	\$0
2125 Osprey Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Osprey Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Otter Island Road	\$0	\$0	\$0	\$0	\$0
2125 Oyster Rake Drive	\$0	\$0	\$0	\$0	\$0
2125 Oyster Shell Road	\$0	\$0	\$0	\$0	\$0
2125 Painted Bunting Lane	\$0	\$0	\$0	\$0	\$0
2125 Palm Warbler Road	\$0	\$79,736	\$0	\$0	\$0
2125 Park Lane Drive	\$0	\$0	\$0	\$0	\$0
2125 Pepper Vine	\$0	\$0	\$0	\$0	\$0
2125 Persimmon Court	\$0	\$0	\$0	\$0	\$0
2125 Pete Dye Place	\$0	\$0	\$0	\$0	\$0
2125 Pine Siskin Court	\$0	\$0	\$0	\$0	\$0
2125 Piping Plover Lane	\$0	\$0	\$0	\$0	\$0
2125 Pleasant Valley	\$0	\$0	\$0	\$0	\$0
2125 Red Bay Road	\$0	\$0	\$0	\$0	\$61,045
2125 Red Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff (Entry- RC Lane to NS)	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff Road	\$0	\$0	\$0	\$0	\$0
2125 River Marsh Lane	\$0	\$0	\$0	\$0	\$0
2125 Royal Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Turnstone Road	\$0	\$0	\$0	\$0	\$0
2125 Ryder Cup	\$0	\$0	\$0	\$0	\$0
2125 Salt Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Salt Meadow Cove	\$0	\$0	\$0	\$0	\$0
2125 Saltgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Sand Fiddler Court	\$0	\$0	\$0	\$0	\$0
2125 Sanderling Court	\$0	\$0	\$0	\$0	\$0
2125 Sandwedge Court	\$0	\$0	\$0	\$0	\$0
2125 Savanna Pt.	\$0	\$0	\$0	\$0	\$0
2125 Sawgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Scaup Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Elder Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Forest Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Lavender Court	\$0	\$0	\$0	\$47,131	\$0



Fiscal Year	2029	2030	2031	2032	2033
2125 Sea Marsh Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Rocket Court	\$0	\$0	\$0	\$48,534	\$0
2125 Shell Creek Landing	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Rd (Entry @ Straw Market)	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Road	\$0	\$0	\$0	\$0	\$0
2125 Shoolbred Court	\$0	\$36,652	\$0	\$0	\$0
2125 Shoveler Court	\$0	\$0	\$0	\$0	\$0
2125 Silver Moss Circle	\$0	\$0	\$0	\$0	\$0
2125 Skimmer Court	\$0	\$0	\$0	\$0	\$0
2125 Snowy Egret Lane	\$0	\$0	\$0	\$0	\$0
2125 Sora Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Hawk Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Road	\$0	\$43,687	\$0	\$0	\$0
2125 Spartina Court	\$0	\$0	\$0	\$0	\$0
2125 Spotted Sandpiper	\$0	\$0	\$0	\$0	\$0
2125 Summer Duck Way	\$0	\$0	\$0	\$0	\$0
2125 Summer Islands Lane	\$0	\$0	\$0	\$0	\$0
2125 Summer Tanager Court	\$0	\$0	\$0	\$0	\$0
2125 Sundown Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Sunlet Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Surfscoter Lane	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- 307 Surfsong to Flyway	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- Gov Dr to 307 Surfsong	\$0	\$0	\$0	\$0	\$0
2125 Surfwatch Drive	\$0	\$0	\$0	\$0	\$0
2125 Sweet Gum Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetspire Lane	\$0	\$0	\$0	\$0	\$0
2125 Tallow Tree Lane	\$0	\$0	\$0	\$0	\$0
2125 Tennis Club Lane	\$179,956	\$0	\$0	\$0	\$0
2125 Terrapin Court	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Thrasher Court	\$0	\$0	\$0	\$0	\$0
2125 Treeduck Court	\$0	\$0	\$0	\$0	\$0
2125 Trumpet Creeper Lane	\$0	\$0	\$0	\$0	\$0
2125 Turnberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Beach Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Vetch Court	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane	\$0	\$0	\$0	\$0	\$255,193
2125 Victory Bay Lane - crossing 1	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 2	\$0	\$0	\$0	\$0	\$0
2125 Virginia Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Walker Cup Lane	\$0	\$0	\$0	\$0	\$42,429
2125 Warbler Court	\$0	\$0	\$0	\$0	\$0
2125 Wax Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Whimbrel Road	\$0	\$0	\$0	\$0	\$0
2125 Winged Foot	\$0	\$0	\$0	\$0	\$0
2125 Woodcock Court	\$0	\$0	\$0	\$0	\$0
2125 Yellowthroat Lane	\$0	\$0	\$0	\$0	\$0

Drainage System Components					
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9001 Culvert engineering - allowance	\$82,958	\$87,106	\$91,462	\$96,035	\$100,836
9002 Misc. repairs to 15 water control	\$38,544	\$40,471	\$42,494	\$44,619	\$46,850
9003 WC-001 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9004 WC-001 48" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9005 WC-001 48" Exterior Combo gate cast iron	\$0	\$0	\$0	\$0	\$0
9006 WC-001 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9007 WC-028 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9008 WC-028 Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9009 WC-028 24" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9010 WC-035 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9011 WC-035 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9012 WC-035 42" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9013 WC-035 42" Flap Gate aluminum	\$0	\$0	\$0	\$0	\$0
9014 WC-0-35 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9015 WC-056 24" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9016 WC-056 30" Interior Flapgate cast iron	\$8,060	\$0	\$0	\$0	\$0
9017 WC-069 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9018 WC-069 18" Flapgate rubber	\$0	\$5,883	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
9019 WC-069 Pipe corrugated plastic	\$0	\$0	\$0	\$0	\$0
9020 WC-072 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9021 WC-072 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9022 WC-072 30" Gate Valve cast iron	\$37,644	\$0	\$0	\$0	\$0
9023 WC-072 42" Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9024 WC-073 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9025 WC-073 Weir Structure concrete	\$7,390	\$0	\$0	\$0	\$0
9026 WC-073 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9027 WC-073 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9028 WC-073 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9029 WC-073 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9030 WC-074 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9031 WC-074 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9032 WC-074 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9033 WC-074 Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9034 WC-074 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9035 WC-074 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9036 WC-075 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9037 WC-075 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9038 WC-075 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9039 WC-075 48" Combo Gate cast iron	\$0	\$0	\$0	\$0	\$0
9040 WC-075 48" Ext. Flapgate cast iron	\$28,397	\$0	\$0	\$0	\$0
9041 WC-093 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9042 WC-093 36" Ext. Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9043 WC-093 36" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9044 WC-093 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9045 WC-094 Interior Headwall	\$0	\$0	\$0	\$0	\$0
9046 WC-094 Weir Structure	\$0	\$0	\$0	\$0	\$0
9047 WC-094 30" Gate Valve cast iron	\$81,810	\$0	\$0	\$0	\$0
9048 WC-094 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9049 WC-094 36" Interior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9050 WC-094 32" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9051 WC-094 16" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9052 WC-096 30" Exterior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9053 WC-096 24" Gate Valve alum	\$0	\$0	\$0	\$0	\$0
9054 Automated gate @ Beachwalker system	\$0	\$0	\$0	\$0	\$0
9055 Automated gate @ Canvasback system	\$0	\$0	\$0	\$0	\$0
9056 Trumpet Creeper Tidal Inlet-Dredge	\$0	\$0	\$0	\$0	\$0
9057 Pond 30 outfall-Outfall system(NEW)	\$0	\$0	\$0	\$0	\$0
<b>Timber Bridges (Vehicle)</b>					
7001 Bridges and bulkheads allowance	\$39,565	\$41,543	\$43,620	\$45,801	\$48,091
7002 Blue Heron Pond Rd - concrete substructure	\$0	\$0	\$0	\$0	\$0
7003 Blue Heron Pond Rd deck	\$0	\$0	\$0	\$0	\$0
7004 Blue Heron Pond Rd - timber superstructure	\$0	\$0	\$0	\$0	\$0
7005 Terrapin Island - concrete substructure	\$0	\$0	\$0	\$0	\$0
7006 Terrapin Island deck	\$0	\$0	\$0	\$0	\$0
7007 Terrapin Island - timber superstructure	\$0	\$0	\$0	\$0	\$0
7008 Eagle Pt 2 -concrete substructure	\$0	\$0	\$0	\$0	\$0
7009 Eagle Pt 2 - Decking	\$0	\$0	\$0	\$0	\$0
7010 Eagle Pt 2- timber superstructure	\$0	\$0	\$0	\$0	\$0
7011 Eagle Pt 1 - concrete substructure	\$0	\$0	\$0	\$0	\$0
7012 Eagle Pt 1 Bridge Deck	\$0	\$0	\$0	\$0	\$0
7013 Eagle Pt 1- Timber Superstructure	\$0	\$0	\$0	\$0	\$0
7014 Falcon Point Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7015 Falcon Point Road deck	\$0	\$0	\$0	\$0	\$0
7016 Falcon Point Road - timber superstructure	\$0	\$0	\$0	\$0	\$0
7017 Sumer Island Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7018 Sumer Island bridge deck	\$0	\$0	\$0	\$0	\$0
7019 Sumer Island bridge deck reinforcement	\$0	\$0	\$0	\$0	\$0
7020 Summer Island Rd - timber structure	\$0	\$0	\$0	\$0	\$0
7021 Cormorant Island -concrete subst	\$0	\$0	\$0	\$0	\$0
7022 Entrance Cormorant Island deck	\$0	\$0	\$0	\$0	\$0
7023 Entrance Cormorant Island - timber superstr	\$0	\$0	\$0	\$0	\$0
7024 Timber Bridge Deck Board Replacement Allowance	\$39,565	\$41,543	\$43,620	\$45,801	\$48,091
7025 Little Bear Way Bridge Decking	\$0	\$0	\$0	\$0	\$0
7026 Little Bear Way Bridge Concrete	\$0	\$0	\$0	\$0	\$0
<b>Main Gate House</b>					
2344 Siding&Trim(Wood) - Replace	\$0	\$0	\$0	\$37,675	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$60,206	\$0

Fiscal Year	2029	2030	2031	2032	2033
2384 Roofs (Copper)- Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter & Downspout(Copper)-Replace	\$0	\$0	\$0	\$0	\$0
2549 Generator-Replace	\$0	\$0	\$0	\$0	\$0
2551 Electric Service Panel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$9,019	\$0	\$0	\$0
<b>Vanderhoorst Gate House</b>					
2344 Siding&Trim(Wood)-Replace	\$0	\$0	\$0	\$24,304	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$46,466	\$0
2384 Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter&Downspout(Alum)-Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$9,019	\$0	\$0	\$0
<b>Guardrails</b>					
6001 KI Pkwy (Golf Tunnel #1)	\$0	\$0	\$0	\$0	\$0
6002 KI Pkwy (Golf Tunnel #2)	\$0	\$0	\$0	\$0	\$0
6003 KI Pkwy (Golf Tunnel #3)	\$0	\$0	\$0	\$0	\$0
6004 Marsh Hawk La	\$0	\$0	\$0	\$0	\$0
6005 Rhett's Bluff	\$0	\$0	\$0	\$0	\$0
6006 Guardrails Replace (2042)-Replace	\$0	\$0	\$0	\$0	\$0
6007 IbisWillet Pond (1&2) Ocean Course	\$0	\$0	\$0	\$0	\$0
6008 Cinder Creek Bridge	\$0	\$0	\$0	\$0	\$0
<b>Eagle Point Common Areas</b>					
2107 Boat Ramp Concrete-Replace	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point (Extended) - Bulkhead	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point Boat Landing - Bulkhead	\$0	\$0	\$0	\$0	\$0
2193 Wood Decking - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
<b>Viewing Towers (VT)</b>					
3000 Viewing Tower (VT) -Repair	\$0	\$11,759	\$0	\$12,965	\$0
3001 Blue Heron Pond Tower - Replace	\$0	\$0	\$0	\$0	\$0
3002 Blue Heron Pond Deck&Rails-Replace	\$0	\$39,265	\$0	\$0	\$0
3004 Blue Heron Pond Roof-Replace	\$0	\$0	\$0	\$0	\$0
3005 Marsh Island Park Tower - Replace	\$0	\$0	\$0	\$0	\$0
3006 Marsh Isl. Park Deck&Rails-Replace	\$0	\$39,265	\$0	\$0	\$0
3008 Marsh Island Park Roof-Replace	\$0	\$0	\$0	\$0	\$0
3009 Marsh View Tower - Replace	\$0	\$0	\$0	\$0	\$0
3010 View Tower Hawk Deck&Rails-Replace	\$0	\$39,265	\$0	\$0	\$0
3011 Marsh Hawk View Spiral Stairs-Repl	\$0	\$0	\$0	\$0	\$0
<b>Cinder Creek Common Areas</b>					
4001 Roof Cedar Shingles - Replace	\$0	\$0	\$0	\$0	\$0
4002 Birch Bark Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$38,395
4005 Kayak Pavilion Roof (Metal)-Replace	\$39,884	\$0	\$0	\$0	\$0
4006 Pavilion Siding (Bark/Trim) Replace	\$0	\$0	\$0	\$0	\$23,192
4007 Kayak Pavilion Wood Lattice-Replace	\$6,573	\$0	\$0	\$0	\$0
4009 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
4011 West Dock Pavilion Roof(Cedar)-Repl	\$0	\$0	\$0	\$0	\$0
4013 West Dock Structure-Replace	\$143,582	\$0	\$0	\$0	\$0
4014 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4016 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4017 East Dock Deck(Wood)-Replace	\$0	\$19,766	\$0	\$0	\$0
4019 East Dock Gangways - Replace	\$0	\$0	\$0	\$0	\$0
4020 East Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4022 Kayak Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4023 East Floating Dock Pilings-Replace	\$0	\$0	\$0	\$0	\$0
4024 Kayak Launch - Replacement	\$0	\$0	\$0	\$0	\$0
<b>Rhett's Bluff Common Areas</b>					
101 Boat Ramp Concrete	\$0	\$136,154	\$0	\$0	\$0
101 Boat Ramp Concrete (New)	\$0	\$0	\$0	\$0	\$0
102 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$219,513
103 East Dock Decking-Replace	\$0	\$0	\$0	\$0	\$58,175
104 East Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$32,578
105 East Dock Pavilion Roof-Replace	\$0	\$0	\$0	\$0	\$0
106 East Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
107 East Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
108 East Dock Electrical-Refurb	\$0	\$0	\$0	\$8,636	\$0
109 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
110 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
111 West Dock Railings-Replace	\$0	\$0	\$0	\$0	\$0
112 West Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
113 West Dock Pav. Roof-Replace	\$0	\$0	\$0	\$0	\$0
114 West Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
115 West Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
116 West Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
117 Pavilion Decking - Replace	\$0	\$44,491	\$0	\$0	\$0
118 Pavilion Structure-Replace	\$0	\$0	\$0	\$0	\$0
119 Bathhouse Roof-Replace	\$0	\$0	\$0	\$22,236	\$0
120 Bathhouse Decking-Replace	\$0	\$0	\$0	\$0	\$0
121 Bathhouse Deck Structure-Replace	\$0	\$0	\$0	\$0	\$0
122 Bathhouse Siding-Replace	\$0	\$0	\$0	\$0	\$0
123 Bathhouse Window&Doors-Replace	\$0	\$0	\$0	\$0	\$0
124 Bathrooms - Refurbish	\$0	\$0	\$0	\$33,021	\$0
3003 Fish Cleaning Station - Refurbish	\$0	\$6,017	\$0	\$0	\$0
<b>Beachwalker Center</b>					
2107 Concrete Sidewalk-Part. Repair(10%)	\$0	\$0	\$0	\$0	\$0
2108 Concrete Entry Ramp Guard Railings	\$0	\$0	\$0	\$0	\$0
2108 Concrete Entry Wall Railings	\$0	\$0	\$0	\$5,444	\$0
2109 Concrete Curbs&Gutters-Repair(10%)	\$0	\$0	\$0	\$0	\$0
2109 Concrete Wheel Stops	\$0	\$0	\$0	\$0	\$0
2113 Drainage System - Allowance	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$12,795	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Split-Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2171 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
2303 Entry Grounds Lights-Replace	\$0	\$0	\$0	\$0	\$0
2307 Entry Awning(Metal Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Decking/Rails	\$0	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Structure	\$0	\$0	\$0	\$0	\$0
2341 EFIS - Repair Allowance (~10%)	\$0	\$0	\$0	\$21,349	\$0
2345 Soffit - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2345 Wood Fascia - Replace	\$0	\$0	\$0	\$0	\$0
2367 Entry Doors - Replace Allowance	\$0	\$0	\$0	\$0	\$0
2367 Entry Storefront Doors -Replace	\$0	\$0	\$0	\$0	\$0
2371 Aluminum Doors - Replace	\$0	\$0	\$0	\$0	\$0
2373 9x8 OH Doors - Replace	\$18,442	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$10,419	\$0	\$0	\$0
2509 OH Door Operators-Replace	\$0	\$0	\$0	\$0	\$0
2549 Diesel Pump	\$0	\$0	\$0	\$0	\$0
2551 Electrical System - Repair	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit Lights-Replace	\$0	\$0	\$0	\$0	\$0
2559 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair Allowan	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$25,596	\$0	\$0	\$0
2705 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Track Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$118,640	\$0
2715 Wood Floor-Replace	\$0	\$0	\$0	\$0	\$0
2719 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2745 Flat Screen TVs - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3000 Infrastructure Allowance	\$0	\$0	\$0	\$0	\$0
5074 Metal hurricane shutters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Area Components</b>					
5001 Drainage repairs to back lot	\$44,734	\$46,970	\$49,319	\$51,785	\$54,374
5002 Roof metal	\$0	\$0	\$0	\$0	\$0
5003 Windows	\$0	\$0	\$0	\$0	\$0
5004 Exit Doors	\$0	\$0	\$0	\$0	\$9,068
5005 Shutters	\$0	\$0	\$0	\$0	\$89,201
5007 Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0
5008 Bathroom Refurbish	\$0	\$0	\$0	\$0	\$0
5009 Flooring	\$0	\$0	\$0	\$0	\$0
5015 Maint Shop roof-metal	\$0	\$0	\$0	\$0	\$0
5016 Maint Shop siding	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
5017 Maint Shop windows	\$0	\$0	\$0	\$0	\$0
5018 Maint Shop exit doors	\$5,973	\$0	\$0	\$0	\$0
5019 Maint Shop overhead doors	\$0	\$0	\$0	\$0	\$0
5023 Wood Storage roof - metal	\$0	\$0	\$0	\$0	\$0
5024 Wood Storage siding	\$0	\$0	\$0	\$16,237	\$0
5026 Paint Storage siding	\$0	\$0	\$0	\$8,303	\$0
5028 Vehicle Storage roof	\$0	\$0	\$0	\$0	\$0
5029 Vehicle Storage siding	\$0	\$0	\$0	\$31,027	\$0
5030 Vehicle Wash Down area	\$0	\$0	\$0	\$48,387	\$0
5031 Chemical Storage roof	\$0	\$0	\$0	\$0	\$0
5032 Chemical Storage siding	\$0	\$0	\$0	\$15,373	\$0
5033 Chemical Storage door	\$0	\$0	\$0	\$10,025	\$0
5034 Tool Storage roof	\$0	\$0	\$0	\$0	\$0
5035 Tool Storage siding	\$0	\$0	\$0	\$31,027	\$0
5036 Tool Storage door	\$0	\$0	\$0	\$0	\$0
5037 Lake Storage roof	\$0	\$0	\$0	\$0	\$0
5038 Lake Storage siding	\$0	\$0	\$0	\$26,520	\$0
5039 Lake Storage door	\$0	\$0	\$0	\$0	\$0
5040 Storage Container	\$0	\$0	\$0	\$0	\$0
5041 Document Room roof	\$0	\$0	\$0	\$0	\$0
5042 Document Room siding	\$0	\$0	\$0	\$12,440	\$0
5043 Document Room door	\$0	\$0	\$0	\$0	\$0
5044 Dog Pen	\$0	\$0	\$0	\$0	\$0
5045 Entrance Walkway structure	\$0	\$0	\$0	\$0	\$0
5046 Entrance Walkway decking	\$0	\$0	\$0	\$0	\$0
5047 Entrance Walkway railing	\$0	\$0	\$0	\$0	\$0
5048 Covered Deck structure	\$0	\$0	\$0	\$0	\$0
5049 Covered Deck decking	\$0	\$0	\$0	\$0	\$0
5050 Covered Deck railing	\$0	\$0	\$0	\$0	\$0
5051 Covered Deck roof	\$0	\$0	\$0	\$0	\$0
5052 Main Deck structure	\$0	\$0	\$0	\$0	\$0
5053 Main Deck decking	\$0	\$0	\$0	\$0	\$0
5054 Main Deck railing	\$0	\$0	\$0	\$0	\$0
5055 Rear Deck structure	\$0	\$0	\$0	\$0	\$0
5056 Rear Deck decking	\$0	\$0	\$0	\$0	\$0
5057 Rear Deck railing	\$0	\$0	\$0	\$0	\$0
5058 Maint Yard Fence 6'cl	\$0	\$0	\$0	\$0	\$0
5059 New Woodshop Addition Metal Structure	\$0	\$0	\$0	\$0	\$0
5060 New Woodshop Addition Windows	\$0	\$0	\$0	\$0	\$0
5061 New Woodshop Addition Doors	\$0	\$0	\$0	\$0	\$0
5062 Green House Primary Structure	\$0	\$0	\$0	\$0	\$0
5063 Green House Cover System	\$0	\$0	\$0	\$0	\$0
5064 Green House Doors	\$0	\$0	\$0	\$0	\$0
5065 Green House Ventilation System	\$8,660	\$0	\$0	\$0	\$0
5066 Green House Heating System	\$2,840	\$0	\$0	\$0	\$0
5067 Green House Controller	\$4,620	\$0	\$0	\$0	\$0
5068 Green House Automatic Shade System	\$0	\$0	\$0	\$0	\$0
5069 Green House Bench System	\$0	\$0	\$0	\$0	\$0
5070 Green House Irrigation System	\$4,473	\$0	\$0	\$0	\$0
5071 Green House Safety Equipment	\$5,673	\$0	\$0	\$0	\$0
5073 Additional shed building	\$0	\$0	\$0	\$0	\$0
5075 Down island maintenance site building	\$0	\$0	\$0	\$0	\$0
5076 Cleanup of dump site	\$14,964	\$15,713	\$16,498	\$17,323	\$18,189
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103 East & South Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1104 East & South Trim cedar	\$0	\$0	\$0	\$0	\$0
1105 West & North Siding cedar shingle	\$108,292	\$0	\$0	\$0	\$0
1106 West & North Trim cedar	\$27,312	\$0	\$0	\$0	\$0
1107 Windows wood w/insul glass	\$0	\$0	\$0	\$0	\$0
1109 Verandah Decking-Replace	\$0	\$0	\$0	\$0	\$0
1110 Verandah Post&Rails-Replace	\$0	\$0	\$0	\$0	\$0
1111 Railings (SS wire)-Replace	\$0	\$0	\$0	\$0	\$0
1112 Entrance Deck structure	\$0	\$0	\$0	\$0	\$0
1113 Entrance Deck-Replace	\$0	\$0	\$0	\$0	\$0
1114 Entrance Rails (SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
1115 Entrance Rail (Wood)-Replace	\$0	\$0	\$0	\$0	\$0
1116 HC Ramp structure	\$0	\$0	\$0	\$0	\$0
1117 SRH HC Ramp decking	\$0	\$0	\$0	\$0	\$0
1118 SRH HC Ramp railing	\$0	\$0	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
1119 SRH HC Ramp Mahogany Rail	\$0	\$0	\$0	\$0	\$0
1120 HVAC Deck structure	\$0	\$0	\$0	\$0	\$0
1121 HVAC Deck decking	\$0	\$0	\$0	\$0	\$0
1122 Bar Area Deck structure	\$0	\$0	\$0	\$0	\$0
1123 Bar Area Deck decking	\$0	\$0	\$0	\$0	\$0
1124 Hardwood (Hallway 2nd Floor)	\$0	\$0	\$0	\$0	\$75,782
1125 Hardwood (Library 2nd Floor)	\$0	\$0	\$0	\$0	\$43,127
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1127 Hardwood (1st floor)	\$0	\$0	\$0	\$0	\$0
1128 Fitness Room Flooring	\$0	\$0	\$0	\$0	\$0
1129 Teraflex Aerobic Flooring	\$0	\$0	\$0	\$0	\$15,971
1130 Window Treatment	\$0	\$0	\$0	\$0	\$0
1131 Built-in Desks	\$0	\$0	\$0	\$0	\$0
1132 Ballroom lighting improvements	\$0	\$0	\$0	\$0	\$0
1133 Restroom Fixtures 1st floor	\$0	\$0	\$0	\$0	\$0
1134 Restroom Finishes 2nd floor	\$0	\$0	\$0	\$0	\$0
1135 Restroom Fixtures 2nd floor	\$0	\$0	\$0	\$0	\$0
1136 Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1137 Elevator control system	\$0	\$0	\$0	\$0	\$0
1138 Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1139 SVC Elevator hydraulic pump system	\$0	\$18,091	\$0	\$0	\$0
1140 SVC Elevator control system	\$0	\$43,955	\$0	\$0	\$0
1141 SVC Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1142 Fire Alarm/Suppress. System	\$0	\$0	\$0	\$0	\$0
1143 Sound System 1st floor	\$0	\$0	\$0	\$0	\$0
1144 Sound System 2nd floor	\$0	\$0	\$0	\$0	\$0
1145 Shelves & Counters SS	\$0	\$0	\$0	\$0	\$0
1153 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
1154 Makeup Air fans (intake)	\$0	\$0	\$0	\$0	\$0
1155 Propane Tank 500 gal.	\$0	\$0	\$0	\$0	\$0
2345 Wood Trim/Soffits - Replace	\$0	\$0	\$0	\$0	\$0
2370 Entry Double Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2705 Ballroom Lighting Improvements	\$0	\$0	\$0	\$0	\$0
<b>Family Pool Area</b>					
2316 Heater Decks - Replace	\$0	\$0	\$0	\$0	\$0
2767 Kool Deck Surface-Recoat	\$0	\$95,549	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Concrete) - Replace	\$0	\$0	\$0	\$0	\$0
2770 Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Aluminum)-Replace	\$0	\$0	\$0	\$0	\$0
2772 Lighting-Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$4,322	\$0
2773 Wading Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2774 Wading Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$65,219	\$0	\$0
2797 Playground Surface-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playsystem - Replace	\$0	\$0	\$0	\$0	\$0
<b>Adult Pool Area</b>					
2139 Landscape Fence - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$19,392
2750 Bathrooms-Refurbish	\$0	\$0	\$0	\$0	\$27,226
2763 Pool Deck(Ipe Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Structure-Rebuild	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Concrete)-Replace	\$0	\$0	\$0	\$0	\$0
2773 Unnderwater Pool Lights-Replace	\$0	\$0	\$0	\$0	\$0
2774 Pool Lane Tiles-Replace	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$45,094	\$0	\$0	\$0
2781 Pool Heater Platform - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform (New)- Replace	\$0	\$0	\$0	\$0	\$0
2792 HC Pool Lift	\$0	\$0	\$0	\$0	\$0
3001 Pool Fountains-Replace	\$0	\$0	\$0	\$0	\$14,885
<b>Bar Area Components</b>					

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
1901 Bar Area-Refurbish	\$0	\$0	\$0	\$0	\$0
1904 Sinks-Replace	\$0	\$0	\$0	\$0	\$0
1905 Drink Dispenser-Replace	\$0	\$0	\$0	\$0	\$0
<b>Sandcastle Grounds</b>					
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2113 Parking Lot Drainage-Allowance	\$0	\$0	\$0	\$0	\$0
2119 Parking Lot Pavers-Replace	\$0	\$0	\$0	\$0	\$0
2125 Parking Lot (Asphalt)-Resurface	\$0	\$0	\$0	\$0	\$0
2169 Main Entry Sign-Replace	\$0	\$0	\$0	\$0	\$0
2175 Lighting Fixtures-Replace	\$0	\$0	\$0	\$0	\$0
2175 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Castle Grill Area</b>					
2316 Patio Deck (Structure)-Replace	\$0	\$0	\$0	\$0	\$0
2316 Patio Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Railing(SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Rails(Wood/Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2345 Flood Panels	\$0	\$0	\$0	\$0	\$0
2345 Siding & Trim(Wood)-Replace	\$0	\$0	\$0	\$14,664	\$0
2371 Exterior Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$31,470	\$0
2387 Gutters/Downspouts(Cu)- Replace	\$0	\$0	\$0	\$5,267	\$0
2551 Electrical Service Panels	\$0	\$0	\$0	\$10,032	\$0
2557 Fire Suppression/Alarm	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3009 Remodel-Allowance	\$0	\$0	\$0	\$0	\$0
3010 Exhaust Hood	\$0	\$0	\$0	\$64,823	\$0
<b>Community Docks</b>					
2193 Dock - Resurface CD-01 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-02 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-04 Surfsong Rd	\$0	\$0	\$0	\$0	\$4,359
2193 Dock - Resurface CD-05 Bufflehead	\$0	\$0	\$0	\$0	\$3,902
2193 Dock - Resurface CD-06Flyway/Osprey	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-07 Canvasback	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-10 Egret Pond	\$0	\$0	\$0	\$12,100	\$0
2193 Dock - Resurface CD-11 Falcon Point	\$0	\$0	\$0	\$19,281	\$0
2193 Dock - Resurface CD-12 Salt Cedar	\$0	\$0	\$0	\$0	\$13,566
2193 Dock - Resurface CD-13 Blue Heron	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-17	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-19	\$0	\$0	\$0	\$0	\$0
2193 Dock -Resurface CD-03 Bass Pond/Rhe	\$0	\$0	\$0	\$0	\$0
2193 Dock-Resurface CD-08 Canvasb/Govern	\$0	\$0	\$0	\$4,499	\$0
2193 Dock-Resurface CD-9 Canvasback/Gov2	\$0	\$0	\$0	\$0	\$13,062
2194 Dock - Replace/Rebuild - CD - 01	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 02	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 03	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 04	\$0	\$0	\$0	\$0	\$12,542
2194 Dock - Replace/Rebuild CD - 05	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 07	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 08	\$0	\$0	\$0	\$7,469	\$0
2194 Dock - Replace/Rebuild CD - 09	\$0	\$0	\$0	\$0	\$37,620
2194 Dock - Replace/Rebuild CD - 10	\$0	\$0	\$0	\$34,794	\$0
2194 Dock - Replace/Rebuild CD - 11	\$0	\$0	\$0	\$55,552	\$0
2194 Dock - Replace/Rebuild CD - 12	\$0	\$0	\$0	\$0	\$39,093
2194 Dock - Replace/Rebuild CD - 13	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 17	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 19	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD -06	\$0	\$0	\$0	\$0	\$0
<b>Boardwalks</b>					
2187 BW-1 Duneside Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-10 Eugenia (21-23)	\$0	\$0	\$0	\$0	\$0
2187 BW-12 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-13 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-14 Eugenia (61B-63A)	\$0	\$0	\$0	\$0	\$0
2187 BW-15 Eugenia (69-71)	\$0	\$0	\$0	\$0	\$0
2187 BW-16 Eugenia (77)	\$0	\$0	\$0	\$0	\$0
2187 BW-22 Windswept	\$0	\$0	\$0	\$0	\$0
2187 BW-27 Turtle Beach (18)	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
2187 BW-28 Turtle Beach (7-8)	\$0	\$0	\$0	\$0	\$0
2187 BW-29 Atlantic Beach	\$0	\$0	\$0	\$0	\$0
2187 BW-30 Nicklaus La (9-10)	\$0	\$0	\$0	\$0	\$0
2187 BW-31 Surfsong (341/342)	\$0	\$0	\$0	\$0	\$0
2187 BW-32 Surfsong (55/56)	\$231,645	\$0	\$0	\$0	\$0
2187 BW-33 Surfsong (63/64)	\$0	\$0	\$0	\$0	\$0
2187 BW-34 Flyway (81/82)	\$0	\$0	\$0	\$0	\$0
2187 BW-35 Jackstay (92)	\$0	\$0	\$0	\$0	\$0
2187 BW-38 Flyway (114/120)	\$0	\$312,242	\$0	\$0	\$0
2187 BW-39 Flyway (157/162)	\$0	\$291,471	\$0	\$0	\$0
2187 BW-40 Sand Fiddler (208)	\$0	\$0	\$0	\$0	\$0
2187 BW-42 Ocean Course	\$0	\$0	\$0	\$0	\$0
2187 BW-7 Seascape Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-8 Sandcastle Private	\$0	\$0	\$0	\$0	\$0
2187 BW-8B Sandcastle Public	\$0	\$0	\$0	\$0	\$0
2187 BW-9 Eugenia (7-9)	\$0	\$0	\$0	\$0	\$0
2189 Lift and Extend Boardwalks Allowance	\$0	\$78,329	\$0	\$0	\$90,675
<b>Walking Bridges</b>					
8001 WB-1 Inlet Cove Channel Struct.	\$0	\$0	\$0	\$0	\$0
8002 WB-1 Inlet Cove Channel Deck	\$0	\$0	\$0	\$0	\$0
8003 WB-2 FairwayOaks(Pond 008) struct.	\$0	\$0	\$66,204	\$0	\$0
8004 WB-2 Fairway Oaks ( Pond 008) deck	\$0	\$0	\$0	\$0	\$0
8005 WB-3 Greensward (Pond 013) struct.	\$0	\$0	\$201,215	\$0	\$0
8006 WB-3 Greensward (Pond 013) deck	\$0	\$0	\$0	\$0	\$0
8007 WB-4 Marsh Hawk Tower struct.	\$0	\$0	\$0	\$0	\$0
8008 WB-4 Marsh Hawk Tower deck	\$0	\$0	\$0	\$0	\$0
8009 WB-5 Windswept (pond 034) struct.	\$0	\$0	\$153,796	\$0	\$0
8010 WB-5 Windswept (pond 034) deck	\$0	\$0	\$0	\$0	\$0
8011 WB-6 Turtle Cove (pond 038) struct.	\$0	\$0	\$0	\$0	\$0
8012 WB-6 Turtle Cove (pond 038) decking	\$0	\$0	\$0	\$0	\$0
8013 WB-7 Struct	\$0	\$0	\$0	\$0	\$0
8014 WB-7 Deck	\$0	\$0	\$0	\$0	\$0
8015 WB-8 Turtle Beach (pond 031) struct	\$0	\$0	\$146,620	\$0	\$0
8016 WB-8 Turtle Beach (pond 031) deck	\$0	\$0	\$0	\$0	\$0
8017 WB-9 Swamp Garden (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8018 WB-9 Swamp Garden (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8019 WB-10 Encl. Turtle Bch (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8020 WB-10 Encl. Turtle Bch (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8021 WB-11	\$0	\$0	\$0	\$0	\$0
8022 WB-11	\$0	\$0	\$0	\$0	\$0
8023 WB-12 41 Atl. Bch (near BW #29) struct	\$0	\$0	\$0	\$0	\$0
8024 WB-12 41 Atl. Bch (near BW #29) deck	\$0	\$13,729	\$0	\$0	\$0
8025 WB-13 Nature Path/RB Rd struct	\$0	\$0	\$0	\$0	\$0
8026 WB-13 Nature Path/RB Rd deck	\$0	\$73,370	\$0	\$0	\$0
8027 WB-14 Rhett's Bluff adj/Pavilion struct	\$0	\$0	\$0	\$0	\$0
8028 WB-14 Rhett's Bluff adj/Pavilion deck	\$0	\$4,697	\$0	\$0	\$0
8029 WB-15 Silver Moss to Atl Beach struct	\$0	\$0	\$0	\$0	\$0
8030 WB-15 Silver Moss to Atl Beach deck	\$0	\$0	\$0	\$0	\$0
8031 WB-16 Glen Abbey to Surfsong struct	\$0	\$0	\$274,385	\$0	\$0
8032 WB-16 Glen Abbey to Surfsong deck	\$0	\$0	\$0	\$0	\$0
8033 WB-17 Allee of Oaks/Canvassback struct	\$0	\$77,190	\$0	\$0	\$0
8034 WB-17 Allee of Oaks/Canvassback deck	\$0	\$26,802	\$0	\$0	\$0
8035 WB-18 Marsh Island Park struct	\$0	\$0	\$0	\$0	\$0
8036 WB-18 Marsh Island Park deck	\$0	\$0	\$0	\$0	\$0
8037 WB-19 Blue Heron b/w 113-115 struct	\$0	\$0	\$0	\$0	\$0
8038 WB-19 Blue Heron b/w 113-115 deck	\$0	\$0	\$0	\$0	\$0
8039 WB-20 Blue Heron b/w 127-129 struct	\$0	\$0	\$0	\$0	\$0
8040 WB-20 Blue Heron b/w 127-129 deck	\$0	\$0	\$0	\$0	\$0
8041 WB-21 Blue Heron b/w 118-119 struct	\$0	\$0	\$0	\$0	\$0
8042 WB-21 Blue Heron b/w 118-119 deck	\$0	\$0	\$0	\$0	\$0
8043 WB-22 Blue Heron near 128 struct	\$0	\$0	\$0	\$0	\$0
8044 WB-22 Blue Heron near 128 deck	\$0	\$0	\$0	\$0	\$0
8045 WB-23 Canopied Bridge struct	\$0	\$0	\$0	\$0	\$0
8046 WB-23 Canopied Bridge deck	\$0	\$0	\$0	\$0	\$0
8047 WB-24 Blue Heron (behind 21) struct	\$0	\$0	\$0	\$0	\$0
8048 WB-24 Blue Heron (behind 21) deck	\$0	\$0	\$0	\$0	\$0
8049 WB-25 Grey Widgeon (near 7) struct	\$0	\$0	\$0	\$0	\$0
8050 WB-25 Grey Widgeon (near 7) deck	\$0	\$0	\$0	\$0	\$0
8051 WB-26 Grey Widgeon parking area struct	\$0	\$0	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
8052 WB-26 Grey Widgeon parking area deck	\$0	\$0	\$0	\$0	\$0
8053 WB-27 Cinder Creek structure & conc deck	\$0	\$0	\$0	\$0	\$0
8054 WB-28 Falcon Pt/Slat Cedar struct	\$0	\$0	\$0	\$0	\$0
8055 WB-28 Falcon Pt/Slat Cedar deck	\$0	\$0	\$0	\$0	\$0
8056 WB-29 Willet Pond struct	\$17,230	\$0	\$0	\$0	\$0
8057 WB-29 Willet Pond deck	\$0	\$0	\$0	\$0	\$0
8058 WB-30 Bull Thistle deck	\$0	\$0	\$0	\$0	\$58,718
8059 WB-30 Bull Thistle structure	\$0	\$0	\$0	\$0	\$0
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	\$0	\$0	\$0	\$0	\$0
8061 WB-32	\$0	\$70,556	\$0	\$0	\$0
8062 WB-33	\$0	\$0	\$0	\$0	\$0
8063 WB-34	\$0	\$0	\$0	\$0	\$0
8064 WB-35 Structure	\$0	\$0	\$0	\$0	\$0
8065 WB-35 Deck	\$0	\$76,184	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$3,969,542</b>	<b>\$4,978,449</b>	<b>\$4,348,799</b>	<b>\$6,185,840</b>	<b>\$6,745,943</b>
<b>Ending Reserve Balance</b>	<b>\$21,967,478</b>	<b>\$23,813,699</b>	<b>\$26,676,654</b>	<b>\$28,101,626</b>	<b>\$29,363,707</b>

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Starting Reserve Balance	\$29,363,707	\$28,096,505	\$26,511,052	\$28,639,061	\$22,829,042
Annual Reserve Funding	\$7,673,242	\$8,076,087	\$8,500,081	\$8,946,336	\$9,416,018
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$717,468	\$681,849	\$688,624	\$642,649	\$593,115
<b>Total Income</b>	<b>\$37,754,416</b>	<b>\$36,854,441</b>	<b>\$35,699,757</b>	<b>\$38,228,045</b>	<b>\$32,838,175</b>
# Component					
<b>Site and Grounds</b>					
101 Site Drainage System - Allowance	\$2,036,118	\$2,137,924	\$2,244,820	\$2,357,061	\$2,474,914
202 Emergency Repair - Allowance	\$195,467	\$205,241	\$215,503	\$226,278	\$237,592
303 Concrete Curbs & Gutters - Repair	\$183,251	\$192,413	\$202,034	\$212,136	\$222,742
404 Asphalt(Trails) - Repair Allowance	\$260,623	\$273,654	\$287,337	\$301,704	\$316,789
2119 Brick Pavers Main Gate	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers Main Gate (2022)	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers- Repair/Part Replace	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Inbound	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Outbound	\$0	\$0	\$0	\$0	\$0
2119 Main Gate (Concrete) Inbound Lane	\$0	\$0	\$0	\$0	\$0
2139 Night Heron Park Split Rail-Replace	\$0	\$0	\$0	\$0	\$0
2139 Preserve Split Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2149 Pavilion (Kestrel Court) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-13	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-14	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-15	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-16	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-19	\$9,863	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-20	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-5	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-7	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-8	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-9	\$0	\$0	\$0	\$0	\$7,989
2161 Timber Landscape Wall-Allowance(33%)	\$0	\$0	\$0	\$0	\$0
2170 Beach Regulation Signs - Replace	\$0	\$0	\$0	\$0	\$0
2170 Community Signs	\$0	\$0	\$0	\$0	\$0
2170 Roadway Signage - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$488,668	\$513,102	\$538,757	\$565,695	\$593,979
2264 Revetment Cinder Ck-Replace	\$0	\$0	\$0	\$0	\$0
2265 Revetment Bass Ck/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2266 Revetment Pond/Ocean Crs-Replace	\$33,555	\$0	\$0	\$0	\$0
2267 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2268 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2269 Revetment Willet Pnd/Ocean Crs-Repl	\$43,980	\$0	\$0	\$0	\$0
2270 Revetment Bass Pond/Rhetts Bluff-Re	\$0	\$0	\$0	\$0	\$0
2271 Bulkhead Cinder Creek Dock-Replace	\$0	\$0	\$0	\$0	\$0
2272 Bulkhead Cinder Creek Bridge-Replac	\$0	\$0	\$0	\$0	\$0
2273 Bulkhead Sparrow Pond (pond 2)	\$0	\$0	\$0	\$0	\$0
2274 Bulkhead Flyway Drive Pond 50 Side	\$0	\$0	\$0	\$0	\$0
2275 Bulkhead Flyway Drive Pond 59 Side	\$0	\$0	\$0	\$0	\$0
2276 Envirolok Bank Stabilize (Flyway)	\$0	\$0	\$0	\$0	\$0
2277 Envirolok Bank (Canvasback Dock)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)1	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)2	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)3	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(Pond92)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank System-Repl Pond92	\$0	\$0	\$0	\$0	\$0
2278 Pintail Pond - Wooden Bulkhead	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System-Partial Repairs	\$7,623	\$8,004	\$8,405	\$8,825	\$9,266
4001 Weather Controller - Replace (1)	\$0	\$0	\$11,440	\$0	\$0
4001 Weather Controller - Replace (2)	\$0	\$0	\$11,440	\$0	\$0
4001 Weather Controller - Replace (3)	\$0	\$0	\$11,440	\$0	\$0
4001 Weather Controller - Replace (4)	\$0	\$0	\$0	\$0	\$12,612
<b>Asphalt Roadways</b>					
2123 Asphalt - Annual Repair Allowance	\$203,612	\$213,792	\$224,482	\$235,706	\$247,491
2124 Engineering and Design-Allowance	\$81,445	\$85,517	\$89,793	\$94,282	\$98,997
2125 Airy Hall	\$0	\$0	\$0	\$0	\$149,980
2125 Amaranth Road	\$0	\$0	\$0	\$69,769	\$0
2125 Angler Hall	\$60,676	\$0	\$0	\$0	\$0
2125 Anhinga Court	\$0	\$0	\$0	\$22,911	\$0
2125 Arrowhead Hall	\$0	\$62,769	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
2125 Atlantic Beach Court	\$0	\$0	\$88,805	\$0	\$0
2125 Atlantic Beach Court (Entrance)	\$0	\$37,371	\$0	\$0	\$0
2125 Augusta National	\$0	\$111,001	\$0	\$0	\$0
2125 Avocet Lane	\$81,771	\$0	\$0	\$0	\$0
2125 Baldpate Ct.	\$0	\$0	\$0	\$0	\$0
2125 Ballyunion Drive	\$0	\$0	\$0	\$70,146	\$0
2125 Bank Swallow Way	\$0	\$0	\$0	\$79,103	\$0
2125 Bass Creek Lane	\$0	\$0	\$0	\$147,175	\$0
2125 Belmeade Hall	\$0	\$0	\$0	\$123,793	\$0
2125 Belted Kingfisher	\$0	\$88,510	\$0	\$0	\$0
2125 Berkshire Hall	\$0	\$0	\$0	\$78,443	\$0
2125 Bittern Court	\$0	\$0	\$0	\$36,487	\$0
2125 Black Duck Court	\$0	\$0	\$0	\$26,682	\$0
2125 Blubill Court	\$70,531	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd (Southside)	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd To Intersection	\$0	\$0	\$0	\$50,913	\$0
2125 Blue Heron Pond Road (Northside)	\$0	\$0	\$0	\$395,986	\$0
2125 Bobcat Lane	\$0	\$177,448	\$0	\$0	\$0
2125 Broomsedge Lane	\$0	\$0	\$0	\$0	\$0
2125 Bufflehead Drive	\$0	\$0	\$0	\$860,799	\$0
2125 Bull Thistle Lane	\$0	\$0	\$0	\$0	\$0
2125 Bulrush Lane	\$0	\$0	\$0	\$47,707	\$0
2125 Burroughs Hall	\$0	\$0	\$0	\$0	\$130,082
2125 Carolina Shores Lane	\$0	\$162,910	\$0	\$0	\$0
2125 Catbriar Court	\$0	\$0	\$0	\$0	\$0
2125 Cedar Waxwing	\$0	\$0	\$0	\$0	\$0
2125 Chinaberry Lane	\$120,783	\$0	\$0	\$0	\$0
2125 Clay Hall	\$0	\$88,082	\$0	\$0	\$0
2125 Club Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Conifer Lane	\$0	\$103,647	\$0	\$0	\$0
2125 Cordgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Cormorant Island Lane	\$0	\$0	\$0	\$76,180	\$0
2125 Cotton Hall	\$0	\$126,651	\$0	\$0	\$0
2125 Crested Flycatcher	\$0	\$0	\$0	\$44,218	\$0
2125 Curlew Court	\$0	\$0	\$0	\$56,852	\$0
2125 Diodia Ct	\$0	\$0	\$0	\$0	\$0
2125 Doral Open	\$0	\$0	\$0	\$110,122	\$0
2125 Duneside Road	\$144,564	\$0	\$0	\$0	\$0
2125 Duneside Road Speed Tales - Replace	\$47,645	\$0	\$0	\$0	\$0
2125 Dunganon Hall	\$75,092	\$0	\$0	\$0	\$0
2125 Eagle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Eugenia Avenue	\$336,367	\$0	\$0	\$0	\$0
2125 Evening Bend Road	\$0	\$0	\$0	\$23,099	\$0
2125 Falcon Point Road	\$0	\$0	\$0	\$431,814	\$0
2125 Fiddlers Reach Court	\$0	\$60,375	\$0	\$0	\$0
2125 Fish Hawk Lane	\$0	\$100,055	\$0	\$0	\$0
2125 Fletcher Hall	\$0	\$0	\$0	\$96,734	\$0
2125 Flying Squirrel Court	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive / 100-Gov - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/97 jk-100 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/Gov-97 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Forestay Court	\$0	\$78,077	\$0	\$0	\$0
2125 Fountain Grass Lane	\$0	\$34,292	\$0	\$0	\$0
2125 Friendfield Hall	\$0	\$0	\$0	\$45,633	\$0
2125 Gadwall Lane	\$0	\$0	\$0	\$76,934	\$0
2125 Gallinule Court	\$0	\$37,114	\$0	\$0	\$0
2125 Glen Abbey	\$0	\$374,564	\$0	\$0	\$0
2125 Glen Eagle Court	\$0	\$0	\$0	\$75,426	\$0
2125 Glossy Ibis Lane	\$0	\$0	\$0	\$321,503	\$0
2125 Goldeneye Drive	\$0	\$0	\$0	\$0	\$0
2125 Goldenrod Court	\$0	\$61,316	\$0	\$0	\$0
2125 Gov Dr past Flyway 2" overlay - MAJ	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr to Flyway 2" overlay - MAJOR	\$0	\$0	\$833,277	\$0	\$0
2125 Governors Flyway	\$0	\$85,004	\$0	\$0	\$0
2125 Green Dolphin Way	\$378,718	\$0	\$0	\$0	\$0
2125 Green Winged Teal	\$0	\$0	\$0	\$0	\$0
2125 Greensward Road	\$357,542	\$0	\$0	\$0	\$0
2125 Grey Fox Den	\$0	\$30,530	\$0	\$0	\$0
2125 Grey Widgeon Lane	\$0	\$120,664	\$0	\$0	\$0
2125 Halona Lane	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
2125 High Dunes Lane	\$328,222	\$0	\$0	\$0	\$0
2125 Hooded Merganser	\$0	\$56,356	\$0	\$0	\$0
2125 Horned Grebe Court	\$0	\$37,884	\$0	\$0	\$0
2125 Jackstay Court	\$0	\$95,693	\$0	\$0	\$0
2125 Kestrel Ct & Sora Rail Rd Entrance	\$0	\$171,034	\$0	\$0	\$0
2125 Kiawah Beach Drive	\$0	\$0	\$0	\$461,041	\$0
2125 Kiawah Island base and subbase	\$0	\$0	\$0	\$119,550	\$0
2125 Kiawah Island Parkway	\$0	\$0	\$0	\$0	\$0
2125 Kildeer Court	\$0	\$27,964	\$0	\$0	\$0
2125 Kings Island	\$0	\$72,518	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$126,527	\$0
2125 Main Gate Truck Pull Off	\$0	\$103,048	\$0	\$0	\$0
2125 Maingate (Truck Pull Off/Parking)	\$0	\$113,652	\$0	\$0	\$0
2125 Marsh Cottage Lane	\$0	\$0	\$0	\$42,144	\$0
2125 Marsh Cove Road	\$0	\$0	\$0	\$0	\$146,218
2125 Marsh Edge Lane	\$0	\$108,179	\$0	\$0	\$0
2125 Marsh Elder Ct	\$0	\$54,560	\$0	\$0	\$0
2125 Marsh Hawk Lane	\$0	\$0	\$0	\$120,587	\$0
2125 Marsh Island Drive	\$196,282	\$0	\$0	\$0	\$0
2125 Marsh Wren Ct.	\$0	\$0	\$0	\$38,656	\$0
2125 Masters Court	\$0	\$50,797	\$0	\$0	\$0
2125 Moon Tide Lane	\$0	\$134,433	\$0	\$0	\$0
2125 Muirfield Lane	\$0	\$0	\$0	\$0	\$0
2125 Needlerush Court	\$0	\$34,292	\$0	\$0	\$0
2125 New Settlement Road	\$0	\$0	\$0	\$84,289	\$0
2125 Nicklaus Lane	\$0	\$0	\$0	\$60,152	\$0
2125 Night Heron: Baldpate	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course	\$0	\$51,994	\$0	\$0	\$0
2125 Ocean Course Dr (Ocean Prk section)	\$272,840	\$0	\$0	\$0	\$0
2125 Ocean Course Dr 2" overlay - MAJOR	\$1,000,141	\$0	\$0	\$0	\$0
2125 Ocean Green Drive	\$0	\$133,749	\$0	\$0	\$0
2125 Ocean Marsh Road	\$0	\$0	\$0	\$115,307	\$0
2125 Ocean Oaks Court	\$0	\$0	\$0	\$154,812	\$0
2125 Old Dock Road	\$0	\$109,376	\$0	\$0	\$0
2125 Osprey Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Osprey Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Otter Island Road	\$0	\$0	\$0	\$247,963	\$0
2125 Oyster Rake Drive	\$246,778	\$0	\$0	\$0	\$0
2125 Oyster Shell Road	\$0	\$0	\$0	\$139,821	\$0
2125 Painted Bunting Lane	\$0	\$0	\$0	\$28,190	\$0
2125 Palm Warbler Road	\$0	\$0	\$0	\$0	\$0
2125 Park Lane Drive	\$0	\$0	\$0	\$0	\$0
2125 Pepper Vine	\$0	\$0	\$0	\$30,736	\$0
2125 Persimmon Court	\$0	\$0	\$0	\$64,489	\$0
2125 Pete Dye Place	\$0	\$120,151	\$0	\$0	\$0
2125 Pine Siskin Court	\$0	\$29,161	\$0	\$0	\$0
2125 Piping Plover Lane	\$0	\$0	\$0	\$0	\$0
2125 Pleasant Valley	\$0	\$0	\$0	\$149,909	\$0
2125 Red Bay Road	\$0	\$0	\$0	\$0	\$0
2125 Red Cedar Lane	\$0	\$0	\$0	\$77,312	\$0
2125 Rhetts Bluff (Entry- RC Lane to NS)	\$0	\$0	\$0	\$184,605	\$0
2125 Rhetts Bluff Road	\$0	\$0	\$0	\$293,218	\$0
2125 River Marsh Lane	\$0	\$0	\$0	\$147,458	\$0
2125 Royal Beach Court	\$0	\$65,848	\$0	\$0	\$0
2125 Ruddy Duck Court	\$0	\$23,090	\$0	\$0	\$0
2125 Ruddy Turnstone Road	\$0	\$0	\$0	\$92,680	\$0
2125 Ryder Cup	\$0	\$46,350	\$0	\$0	\$0
2125 Salt Cedar Lane	\$0	\$0	\$0	\$325,274	\$0
2125 Salt Meadow Cove	\$0	\$0	\$0	\$77,783	\$0
2125 Saltgrass Court	\$0	\$0	\$0	\$22,722	\$0
2125 Sand Fiddler Court	\$0	\$0	\$0	\$70,335	\$0
2125 Sanderling Court	\$0	\$30,359	\$0	\$0	\$0
2125 Sandwedge Court	\$0	\$0	\$0	\$54,212	\$0
2125 Savanna Pt.	\$64,097	\$0	\$0	\$0	\$0
2125 Sawgrass Lane	\$0	\$41,476	\$0	\$0	\$0
2125 Scaup Court	\$0	\$25,997	\$0	\$0	\$0
2125 Sea Elder Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Forest Drive	\$522,875	\$0	\$0	\$0	\$0
2125 Sea Lavender Court	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
2125 Sea Marsh Drive	\$471,565	\$0	\$0	\$0	\$0
2125 Sea Myrtle Court	\$0	\$0	\$0	\$22,722	\$0
2125 Sea Rocket Court	\$0	\$0	\$0	\$0	\$0
2125 Shell Creek Landing	\$0	\$56,356	\$0	\$0	\$0
2125 Shipwatch Rd (Entry @ Straw Market)	\$0	\$43,101	\$0	\$0	\$0
2125 Shipwatch Road	\$0	\$138,024	\$0	\$0	\$0
2125 Shoolbred Court	\$0	\$0	\$0	\$0	\$0
2125 Shoveler Court	\$0	\$20,439	\$0	\$0	\$0
2125 Silver Moss Circle	\$0	\$44,212	\$0	\$0	\$0
2125 Skimmer Court	\$0	\$0	\$0	\$0	\$0
2125 Snowy Egret Lane	\$0	\$190,617	\$0	\$0	\$0
2125 Sora Rail Road	\$0	\$0	\$0	\$179,514	\$0
2125 Sparrow Hawk Road	\$0	\$75,340	\$0	\$0	\$0
2125 Sparrow Road	\$0	\$0	\$0	\$0	\$0
2125 Spartina Court	\$0	\$0	\$0	\$90,228	\$0
2125 Spotted Sandpiper	\$0	\$0	\$0	\$38,656	\$0
2125 Summer Duck Way	\$0	\$0	\$0	\$166,031	\$0
2125 Summer Islands Lane	\$0	\$0	\$0	\$351,674	\$0
2125 Summer Tanager Court	\$0	\$40,193	\$0	\$0	\$0
2125 Sundown Bend Road	\$0	\$0	\$0	\$26,211	\$0
2125 Sunlet Bend Road	\$0	\$0	\$0	\$165,560	\$0
2125 Surfscoter Lane	\$0	\$0	\$0	\$121,624	\$0
2125 Surfsong Rd- 307 Surfsong to Flyway	\$0	\$0	\$305,296	\$0	\$0
2125 Surfsong Rd- Gov Dr to 307 Surfsong	\$525,319	\$0	\$0	\$0	\$0
2125 Surfwatch Drive	\$0	\$0	\$0	\$272,476	\$0
2125 Sweet Gum Lane	\$0	\$0	\$27,926	\$0	\$0
2125 Sweetgrass Lane	\$0	\$57,125	\$0	\$0	\$0
2125 Sweetspire Lane	\$0	\$40,278	\$0	\$0	\$0
2125 Tallow Tree Lane	\$0	\$0	\$0	\$90,417	\$0
2125 Tennis Club Lane	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Court	\$0	\$23,432	\$0	\$0	\$0
2125 Terrapin Island Lane	\$0	\$0	\$0	\$327,160	\$0
2125 Thrasher Court	\$0	\$41,732	\$0	\$0	\$0
2125 Treeduck Court	\$0	\$33,950	\$0	\$0	\$0
2125 Trumpet Creeper Lane	\$0	\$80,899	\$0	\$0	\$0
2125 Turnberry Lane	\$0	\$72,518	\$0	\$0	\$0
2125 Turtle Beach Lane	\$0	\$124,855	\$0	\$0	\$0
2125 Turtle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Vetch Court	\$0	\$47,376	\$0	\$0	\$0
2125 Victory Bay Lane	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 1	\$0	\$13,503	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 2	\$0	\$12,528	\$0	\$0	\$0
2125 Virginia Rail Road	\$0	\$124,855	\$0	\$0	\$0
2125 Walker Cup Lane	\$0	\$0	\$0	\$0	\$0
2125 Warbler Court	\$0	\$25,056	\$0	\$0	\$0
2125 Wax Myrtle Court	\$0	\$81,327	\$0	\$0	\$0
2125 Whimbrel Road	\$0	\$0	\$0	\$0	\$0
2125 Winged Foot	\$0	\$33,095	\$0	\$0	\$0
2125 Woodcock Court	\$0	\$0	\$0	\$25,362	\$0
2125 Yellowthroat Lane	\$0	\$126,822	\$0	\$0	\$0
<b>Drainage System Components</b>					
9001 Culvert engineering - allowance	\$105,878	\$111,172	\$116,731	\$122,567	\$128,696
9002 Misc. repairs to 15 water control	\$49,193	\$51,652	\$54,235	\$56,947	\$59,794
9003 WC-001 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9004 WC-001 48" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9005 WC-001 48" Exterior Combo gate cast iron	\$0	\$0	\$0	\$0	\$0
9006 WC-001 30" Gate Valve cast iron	\$0	\$0	\$229,870	\$0	\$0
9007 WC-028 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9008 WC-028 Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9009 WC-028 24" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9010 WC-035 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9011 WC-035 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9012 WC-035 42" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9013 WC-035 42" Flap Gate aluminum	\$0	\$0	\$0	\$0	\$0
9014 WC-0-35 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9015 WC-056 24" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9016 WC-056 30" Interior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9017 WC-069 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9018 WC-069 18" Flapgate rubber	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
9019 WC-069 Pipe corrugated plastic	\$0	\$0	\$0	\$0	\$0
9020 WC-072 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9021 WC-072 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9022 WC-072 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9023 WC-072 42" Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9024 WC-073 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9025 WC-073 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9026 WC-073 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9027 WC-073 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9028 WC-073 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9029 WC-073 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9030 WC-074 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9031 WC-074 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9032 WC-074 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9033 WC-074 Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9034 WC-074 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9035 WC-074 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9036 WC-075 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9037 WC-075 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9038 WC-075 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9039 WC-075 48" Combo Gate cast iron	\$0	\$0	\$0	\$0	\$0
9040 WC-075 48" Ext. Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9041 WC-093 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9042 WC-093 36" Ext. Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9043 WC-093 36" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9044 WC-093 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9045 WC-094 Interior Headwall	\$0	\$0	\$0	\$0	\$0
9046 WC-094 Weir Structure	\$0	\$0	\$0	\$0	\$0
9047 WC-094 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9048 WC-094 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9049 WC-094 36" Interior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9050 WC-094 32" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9051 WC-094 16" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9052 WC-096 30" Exterior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9053 WC-096 24" Gate Valve alum	\$0	\$0	\$0	\$0	\$114,242
9054 Automated gate @ Beachwalker system	\$0	\$0	\$0	\$0	\$0
9055 Automated gate @ Canvasback system	\$0	\$0	\$0	\$0	\$0
9056 Trumpet Creeper Tidal Inlet-Dredge	\$0	\$0	\$0	\$0	\$0
9057 Pond 30 outfall-Outfall system(NEW)	\$0	\$0	\$0	\$0	\$0
<b>Timber Bridges (Vehicle)</b>					
7001 Bridges and bulkheads allowance	\$50,496	\$53,021	\$55,672	\$58,455	\$61,378
7002 Blue Heron Pond Rd - concrete substructure	\$0	\$0	\$0	\$0	\$0
7003 Blue Heron Pond Rd deck	\$0	\$0	\$0	\$0	\$0
7004 Blue Heron Pond Rd - timber superstructure	\$0	\$0	\$0	\$0	\$0
7005 Terrapin Island - concrete substructure	\$0	\$0	\$0	\$0	\$0
7006 Terrapin Island deck	\$0	\$0	\$0	\$0	\$1,128,561
7007 Terrapin Island - timber superstructure	\$0	\$0	\$0	\$0	\$0
7008 Eagle Pt 2 -concrete substructure	\$0	\$0	\$0	\$0	\$0
7009 Eagle Pt 2 - Decking	\$0	\$0	\$0	\$0	\$0
7010 Eagle Pt 2- timber superstructure	\$0	\$0	\$0	\$0	\$0
7011 Eagle Pt 1 - concrete substructure	\$0	\$0	\$0	\$0	\$0
7012 Eagle Pt 1 Bridge Deck	\$0	\$0	\$0	\$0	\$0
7013 Eagle Pt 1- Timber Superstructure	\$0	\$0	\$0	\$0	\$0
7014 Falcon Point Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7015 Falcon Point Road deck	\$0	\$0	\$0	\$0	\$0
7016 Falcon Point Road - timber superstructure	\$0	\$0	\$0	\$0	\$0
7017 Sumer Island Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7018 Sumer Island bridge deck	\$0	\$0	\$0	\$0	\$0
7019 Sumer Island bridge deck reinforcement	\$0	\$0	\$0	\$0	\$0
7020 Summer Island Rd - timber structure	\$0	\$0	\$0	\$0	\$0
7021 Cormorant Island -concrete subst	\$0	\$0	\$0	\$0	\$0
7022 Entrance Cormorant Island deck	\$0	\$0	\$306,194	\$0	\$0
7023 Entrance Cormorant Island - timber superstr	\$0	\$0	\$0	\$0	\$0
7024 Timber Bridge Deck Board Replacement Allowance	\$50,496	\$53,021	\$55,672	\$58,455	\$61,378
7025 Little Bear Way Bridge Decking	\$0	\$0	\$0	\$367,702	\$0
7026 Little Bear Way Bridge Concrete	\$0	\$0	\$0	\$0	\$0
<b>Main Gate House</b>					
2344 Siding&Trim(Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
2384 Roofs (Copper)- Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter & Downspout(Copper)-Replace	\$0	\$0	\$0	\$0	\$0
2549 Generator-Replace	\$0	\$25,056	\$0	\$0	\$0
2551 Electric Service Panel	\$0	\$0	\$0	\$9,155	\$0
2750 Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Vanderhoorst Gate House</b>					
2344 Siding&Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0
2384 Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter&Downspout(Alum)-Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Guardrails</b>					
6001 KI Pkwy (Golf Tunnel #1)	\$0	\$0	\$0	\$0	\$0
6002 KI Pkwy (Golf Tunnel #2)	\$0	\$0	\$0	\$0	\$0
6003 KI Pkwy (Golf Tunnel #3)	\$0	\$0	\$0	\$0	\$0
6004 Marsh Hawk La	\$12,160	\$0	\$0	\$0	\$0
6005 Rhett's Bluff	\$0	\$0	\$0	\$103,711	\$0
6006 Guardrails Replace (2042)-Replace	\$0	\$0	\$0	\$0	\$0
6007 IbisWillet Pond (1&2) Ocean Course	\$0	\$0	\$0	\$35,073	\$0
6008 Cinder Creek Bridge	\$0	\$0	\$0	\$0	\$0
<b>Eagle Point Common Areas</b>					
2107 Boat Ramp Concrete-Replace	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point (Extended) - Bulkhead	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point Boat Landing - Bulkhead	\$0	\$0	\$0	\$0	\$0
2193 Wood Decking - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
<b>Viewing Towers (VT)</b>					
3000 Viewing Tower (VT) -Repair	\$14,294	\$0	\$15,759	\$0	\$17,374
3001 Blue Heron Pond Tower - Replace	\$0	\$0	\$0	\$0	\$0
3002 Blue Heron Pond Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3004 Blue Heron Pond Roof-Replace	\$0	\$0	\$0	\$0	\$0
3005 Marsh Island Park Tower - Replace	\$0	\$0	\$0	\$0	\$0
3006 Marsh Isl. Park Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3008 Marsh Island Park Roof-Replace	\$0	\$0	\$0	\$0	\$0
3009 Marsh View Tower - Replace	\$0	\$0	\$0	\$0	\$0
3010 View Tower Hawk Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3011 Marsh Hawk View Spiral Stairs-Repl	\$0	\$0	\$0	\$0	\$0
<b>Cinder Creek Common Areas</b>					
4001 Roof Cedar Shingles - Replace	\$0	\$0	\$0	\$0	\$0
4002 Birch Bark Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
4005 Kayak Pavilion Roof (Metal)-Replace	\$0	\$0	\$0	\$0	\$0
4006 Pavilion Siding (Bark/Trim) Replace	\$0	\$0	\$0	\$0	\$0
4007 Kayak Pavilion Wood Lattice-Replace	\$0	\$0	\$0	\$0	\$0
4009 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
4011 West Dock Pavilion Roof(Cedar)-Repl	\$0	\$0	\$0	\$0	\$0
4013 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4014 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4016 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4017 East Dock Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4019 East Dock Gangways - Replace	\$0	\$0	\$0	\$0	\$0
4020 East Floating Dock-Replace	\$0	\$140,590	\$0	\$0	\$0
4022 Kayak Floating Dock-Replace	\$0	\$0	\$0	\$0	\$23,215
4023 East Floating Dock Pilings-Replace	\$0	\$0	\$0	\$0	\$0
4024 Kayak Launch - Replacement	\$0	\$0	\$0	\$0	\$0
<b>Rhett's Bluff Common Areas</b>					
101 Boat Ramp Concrete	\$0	\$0	\$0	\$0	\$0
101 Boat Ramp Concrete (New)	\$0	\$0	\$0	\$0	\$0
102 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
103 East Dock Decking-Replace	\$0	\$0	\$0	\$0	\$0
104 East Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0
105 East Dock Pavilion Roof-Replace	\$0	\$0	\$0	\$0	\$0
106 East Dock Gangway-Replace	\$0	\$0	\$0	\$10,258	\$0
107 East Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
108 East Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
109 West Dock Structure-Replace	\$0	\$153,845	\$0	\$0	\$0
110 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
111 West Dock Railings-Replace	\$0	\$0	\$0	\$0	\$0
112 West Dock Pavilion-Replace	\$0	\$8,996	\$0	\$0	\$0



Fiscal Year		2034	2035	2036	2037	2038
113	West Dock Pav. Roof-Replace	\$0	\$0	\$0	\$0	\$0
114	West Dock Gangway-Replace	\$0	\$0	\$0	\$10,258	\$0
115	West Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
116	West Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
117	Pavilion Decking - Replace	\$0	\$0	\$0	\$0	\$0
118	Pavilion Structure-Replace	\$0	\$0	\$0	\$0	\$0
119	Bathhouse Roof-Replace	\$0	\$0	\$0	\$0	\$0
120	Bathhouse Decking-Replace	\$0	\$0	\$0	\$0	\$0
121	Bathhouse Deck Structure-Replace	\$0	\$0	\$0	\$0	\$0
122	Bathhouse Siding-Replace	\$0	\$0	\$0	\$0	\$0
123	Bathhouse Window&Doors-Replace	\$0	\$0	\$0	\$0	\$0
124	Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
3003	Fish Cleaning Station - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Beachwalker Center</b>						
2107	Concrete Sidewalk-Part. Repair(10%)	\$14,823	\$0	\$0	\$0	\$0
2108	Concrete Entry Ramp Guard Railings	\$0	\$0	\$0	\$0	\$0
2108	Concrete Entry Wall Railings	\$0	\$0	\$0	\$0	\$0
2109	Concrete Curbs&Gutters-Repair(10%)	\$0	\$20,789	\$0	\$0	\$0
2109	Concrete Wheel Stops	\$0	\$0	\$0	\$0	\$0
2113	Drainage System - Allowance	\$0	\$0	\$0	\$0	\$0
2123	Asphalt - Seal/Repair	\$16,330	\$0	\$0	\$0	\$0
2125	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139	Split-Rail Fence-Replace	\$0	\$0	\$14,277	\$0	\$0
2171	Entry Signage - Replace	\$0	\$17,009	\$0	\$0	\$0
2303	Entry Grounds Lights-Replace	\$0	\$0	\$0	\$0	\$0
2307	Entry Awning(Metal Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2320	Rear Wood Deck - Decking/Rails	\$0	\$0	\$0	\$0	\$0
2320	Rear Wood Deck - Structure	\$0	\$0	\$0	\$79,480	\$0
2341	EFIS - Repair Allowance (~10%)	\$0	\$0	\$0	\$0	\$0
2345	Soffit - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2345	Wood Fascia - Replace	\$0	\$0	\$0	\$0	\$0
2367	Entry Doors - Replace Allowance	\$0	\$9,595	\$0	\$0	\$0
2367	Entry Storefront Doors -Replace	\$0	\$0	\$0	\$0	\$0
2371	Aluminum Doors - Replace	\$0	\$0	\$0	\$0	\$0
2373	9x8 OH Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381	Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2381	Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387	Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2509	OH Door Operators-Replace	\$0	\$0	\$0	\$0	\$0
2549	Diesel Pump	\$0	\$0	\$0	\$0	\$0
2551	Electrical System - Repair	\$0	\$0	\$0	\$0	\$0
2557	Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558	Exit Lights-Replace	\$0	\$0	\$0	\$0	\$0
2559	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
2591	Irrigation System - Repair Allowan	\$0	\$8,210	\$0	\$0	\$0
2701	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705	Fluorescent Lights - Replace	\$0	\$0	\$0	\$90,228	\$0
2705	Recessed Lights - Replace	\$0	\$0	\$0	\$13,897	\$0
2705	Track Lights - Replace	\$0	\$0	\$0	\$20,007	\$0
2709	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711	Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2715	Wood Floor-Replace	\$0	\$0	\$0	\$44,407	\$0
2719	Ceiling Tiles - Replace	\$0	\$0	\$0	\$151,135	\$0
2745	Flat Screen TVs - Replace	\$13,031	\$0	\$0	\$0	\$0
2747	Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
2750	Bathrooms - Remodel	\$0	\$58,323	\$0	\$0	\$0
3000	Infrastructure Allowance	\$0	\$0	\$0	\$529,867	\$0
5074	Metal hurricane shutters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Area Components</b>						
5001	Drainage repairs to back lot	\$57,093	\$59,947	\$62,945	\$66,092	\$69,397
5002	Roof metal	\$0	\$0	\$0	\$0	\$137,407
5003	Windows	\$0	\$0	\$0	\$0	\$139,090
5004	Exit Doors	\$0	\$0	\$0	\$0	\$0
5005	Shutters	\$0	\$0	\$0	\$0	\$0
5007	Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0
5008	Bathroom Refurbish	\$0	\$0	\$0	\$0	\$0
5009	Flooring	\$0	\$0	\$0	\$0	\$39,401
5015	Maint Shop roof-metal	\$68,658	\$0	\$0	\$0	\$0
5016	Maint Shop siding	\$0	\$0	\$0	\$0	\$0



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5017 Maint Shop windows	\$14,831	\$0	\$0	\$0	\$0
5018 Maint Shop exit doors	\$0	\$0	\$0	\$0	\$0
5019 Maint Shop overhead doors	\$0	\$0	\$0	\$0	\$0
5023 Wood Storage roof - metal	\$0	\$0	\$0	\$0	\$0
5024 Wood Storage siding	\$0	\$0	\$0	\$0	\$0
5026 Paint Storage siding	\$0	\$0	\$0	\$0	\$0
5028 Vehicle Storage roof	\$0	\$0	\$0	\$0	\$0
5029 Vehicle Storage siding	\$0	\$0	\$0	\$0	\$0
5030 Vehicle Wash Down area	\$0	\$0	\$0	\$0	\$0
5031 Chemical Storage roof	\$0	\$0	\$0	\$0	\$0
5032 Chemical Storage siding	\$0	\$0	\$0	\$0	\$0
5033 Chemical Storage door	\$0	\$0	\$0	\$0	\$0
5034 Tool Storage roof	\$0	\$0	\$0	\$0	\$0
5035 Tool Storage siding	\$0	\$0	\$0	\$0	\$0
5036 Tool Storage door	\$0	\$0	\$0	\$0	\$0
5037 Lake Storage roof	\$0	\$0	\$0	\$0	\$0
5038 Lake Storage siding	\$0	\$0	\$0	\$0	\$0
5039 Lake Storage door	\$0	\$0	\$0	\$0	\$0
5040 Storage Container	\$0	\$0	\$0	\$0	\$0
5041 Document Room roof	\$0	\$0	\$0	\$0	\$0
5042 Document Room siding	\$0	\$0	\$0	\$0	\$0
5043 Document Room door	\$0	\$0	\$0	\$0	\$0
5044 Dog Pen	\$0	\$0	\$0	\$0	\$0
5045 Entrance Walkway structure	\$0	\$0	\$0	\$0	\$0
5046 Entrance Walkway decking	\$0	\$0	\$0	\$0	\$0
5047 Entrance Walkway railing	\$0	\$0	\$0	\$0	\$0
5048 Covered Deck structure	\$0	\$0	\$0	\$0	\$0
5049 Covered Deck decking	\$0	\$0	\$0	\$0	\$0
5050 Covered Deck railing	\$0	\$0	\$0	\$0	\$0
5051 Covered Deck roof	\$0	\$0	\$0	\$0	\$0
5052 Main Deck structure	\$0	\$0	\$0	\$0	\$0
5053 Main Deck decking	\$0	\$0	\$0	\$0	\$0
5054 Main Deck railing	\$0	\$0	\$0	\$0	\$0
5055 Rear Deck structure	\$0	\$0	\$0	\$0	\$0
5056 Rear Deck decking	\$0	\$0	\$0	\$0	\$0
5057 Rear Deck railing	\$0	\$0	\$0	\$0	\$0
5058 Maint Yard Fence 6'cl	\$0	\$0	\$0	\$0	\$0
5059 New Woodshop Addition Metal Structure	\$0	\$0	\$0	\$0	\$0
5060 New Woodshop Addition Windows	\$0	\$0	\$0	\$0	\$0
5061 New Woodshop Addition Doors	\$0	\$0	\$0	\$0	\$0
5062 Green House Primary Structure	\$0	\$0	\$0	\$0	\$0
5063 Green House Cover System	\$22,479	\$0	\$0	\$0	\$0
5064 Green House Doors	\$0	\$0	\$0	\$0	\$0
5065 Green House Ventilation System	\$0	\$0	\$0	\$0	\$0
5066 Green House Heating System	\$0	\$0	\$0	\$0	\$0
5067 Green House Controller	\$0	\$0	\$0	\$0	\$0
5068 Green House Automatic Shade System	\$21,339	\$0	\$0	\$0	\$0
5069 Green House Bench System	\$0	\$0	\$0	\$0	\$0
5070 Green House Irrigation System	\$0	\$0	\$0	\$0	\$0
5071 Green House Safety Equipment	\$0	\$0	\$0	\$0	\$0
5073 Additional shed building	\$0	\$0	\$0	\$0	\$0
5075 Down island maintenance site building	\$0	\$0	\$0	\$0	\$0
5076 Cleanup of dump site	\$19,099	\$20,054	\$21,056	\$22,109	\$23,215
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103 East & South Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1104 East & South Trim cedar	\$0	\$0	\$0	\$0	\$0
1105 West & North Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1106 West & North Trim cedar	\$0	\$0	\$0	\$0	\$0
1107 Windows wood w/insul glass	\$0	\$0	\$0	\$0	\$0
1109 Verandah Decking-Replace	\$0	\$0	\$0	\$0	\$0
1110 Verandah Post&Rails-Replace	\$0	\$0	\$0	\$0	\$0
1111 Railings (SS wire)-Replace	\$0	\$0	\$0	\$0	\$0
1112 Entrance Deck structure	\$12,290	\$0	\$0	\$0	\$0
1113 Entrance Deck-Replace	\$0	\$0	\$0	\$0	\$0
1114 Entrance Rails (SS Wire)-Replace	\$0	\$0	\$17,770	\$0	\$0
1115 Entrance Rail (Wood)-Replace	\$0	\$0	\$0	\$0	\$0
1116 HC Ramp structure	\$0	\$0	\$9,967	\$0	\$0
1117 SRH HC Ramp decking	\$0	\$0	\$0	\$0	\$0
1118 SRH HC Ramp railing	\$0	\$0	\$0	\$0	\$0

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1119 SRH HC Ramp Mahogany Rail	\$0	\$0	\$0	\$0	\$0
1120 HVAC Deck structure	\$0	\$0	\$14,286	\$0	\$0
1121 HVAC Deck decking	\$0	\$0	\$0	\$0	\$0
1122 Bar Area Deck structure	\$0	\$0	\$17,806	\$0	\$0
1123 Bar Area Deck decking	\$0	\$0	\$0	\$0	\$0
1124 Hardwood (Hallway 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1125 Hardwood (Library 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	\$64,260	\$0	\$0	\$0	\$0
1127 Hardwood (1st floor)	\$0	\$0	\$0	\$0	\$0
1128 Fitness Room Flooring	\$0	\$0	\$0	\$0	\$72,960
1129 Teraflex Aerobic Flooring	\$0	\$0	\$0	\$0	\$0
1130 Window Treatment	\$0	\$0	\$0	\$0	\$48,607
1131 Built-in Desks	\$0	\$0	\$0	\$0	\$0
1132 Ballroom lighting improvements	\$0	\$0	\$0	\$0	\$9,266
1133 Restroom Fixtures 1st floor	\$0	\$0	\$0	\$0	\$14,701
1134 Restroom Finishes 2nd floor	\$0	\$0	\$0	\$0	\$9,266
1135 Restroom Fixtures 2nd floor	\$0	\$0	\$0	\$0	\$14,701
1136 Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1137 Elevator control system	\$0	\$0	\$0	\$0	\$0
1138 Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$35,045
1139 SVC Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1140 SVC Elevator control system	\$0	\$0	\$0	\$0	\$0
1141 SVC Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1142 Fire Alarm/Suppress. System	\$0	\$0	\$35,289	\$0	\$0
1143 Sound System 1st floor	\$18,749	\$0	\$0	\$0	\$0
1144 Sound System 2nd floor	\$55,220	\$0	\$0	\$0	\$0
1145 Shelves & Counters SS	\$0	\$0	\$0	\$0	\$0
1153 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
1154 Makeup Air fans (intake)	\$47,319	\$0	\$0	\$0	\$0
1155 Propane Tank 500 gal.	\$0	\$0	\$0	\$0	\$18,285
2345 Wood Trim/Soffits - Replace	\$38,523	\$0	\$0	\$0	\$0
2370 Entry Double Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2705 Ballroom Lighting Improvements	\$0	\$0	\$0	\$0	\$0
<b>Family Pool Area</b>					
2316 Heater Decks - Replace	\$0	\$0	\$0	\$0	\$0
2767 Kool Deck Surface-Recoat	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$226,278	\$0	\$0
2769 Pool Deck (Concrete) - Replace	\$0	\$0	\$0	\$0	\$0
2770 Pool Coping Tile-Replace	\$0	\$0	\$111,253	\$0	\$0
2771 Pool Fence (Aluminum)-Replace	\$0	\$0	\$0	\$0	\$0
2772 Lighting-Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2774 Wading Pool Coping Tile-Replace	\$0	\$7,004	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Surface-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playsystem - Replace	\$0	\$0	\$0	\$0	\$0
<b>Adult Pool Area</b>					
2139 Landscape Fence - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms-Refurbish	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck(lpe Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$69,867	\$0	\$0	\$0
2767 Pool Structure-Rebuild	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$34,550
2769 Pool Deck (Concrete)-Replace	\$0	\$0	\$0	\$0	\$0
2773 Unnderwater Pool Lights-Replace	\$0	\$0	\$0	\$0	\$11,573
2774 Pool Lane Tiles-Replace	\$0	\$0	\$0	\$0	\$13,899
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$32,768
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform (New)- Replace	\$0	\$0	\$0	\$0	\$0
2792 HC Pool Lift	\$18,121	\$0	\$0	\$0	\$0
3001 Pool Fountains-Replace	\$0	\$0	\$0	\$0	\$0
<b>Bar Area Components</b>					

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1901 Bar Area-Refurbish	\$0	\$0	\$0	\$0	\$0
1904 Sinks-Replace	\$0	\$0	\$0	\$0	\$0
1905 Drink Dispenser-Replace	\$0	\$0	\$0	\$0	\$32,471
<b>Sandcastle Grounds</b>					
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2113 Parking Lot Drainage-Allowance	\$0	\$0	\$0	\$0	\$127,310
2119 Parking Lot Pavers-Replace	\$0	\$0	\$0	\$0	\$0
2125 Parking Lot (Asphalt)-Resurface	\$0	\$0	\$0	\$0	\$256,401
2169 Main Entry Sign-Replace	\$0	\$0	\$0	\$0	\$11,573
2175 Lighting Fixtures-Replace	\$0	\$0	\$0	\$0	\$159,285
2175 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Castle Grill Area</b>					
2316 Patio Deck (Structure)-Replace	\$0	\$0	\$0	\$0	\$0
2316 Patio Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Railing(SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Rails(Wood/Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2345 Flood Panels	\$0	\$0	\$0	\$0	\$0
2345 Siding & Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors	\$10,865	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts(Cu)- Replace	\$0	\$0	\$0	\$0	\$0
2551 Electrical Service Panels	\$0	\$0	\$0	\$0	\$0
2557 Fire Suppression/Alarm	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3009 Remodel-Allowance	\$0	\$0	\$0	\$0	\$0
3010 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
<b>Community Docks</b>					
2193 Dock - Resurface CD-01 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-02 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-04 Surfsong Rd	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-05 Bufflehead	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-06Flyway/Osprey	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-07 Canvasback	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-10 Egret Pond	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-11 Falcon Point	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-12 Salt Cedar	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-13 Blue Heron	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-17	\$0	\$5,003	\$0	\$0	\$0
2193 Dock - Resurface CD-19	\$0	\$5,003	\$0	\$0	\$0
2193 Dock -Resurface CD-03 Bass Pond/Rhe	\$0	\$0	\$0	\$0	\$56,032
2193 Dock-Resurface CD-08 Canvasb/Govern	\$0	\$0	\$0	\$0	\$0
2193 Dock-Resurface CD-9 Canvasback/Gov2	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild - CD - 01	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 02	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 03	\$0	\$0	\$0	\$0	\$163,542
2194 Dock - Replace/Rebuild CD - 04	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 05	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 07	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 08	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 09	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 10	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 11	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 12	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 13	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 17	\$0	\$40,107	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 19	\$0	\$40,107	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD -06	\$0	\$0	\$0	\$0	\$0
<b>Boardwalks</b>					
2187 BW-1 Duneside Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-10 Eugenia (21-23)	\$0	\$0	\$0	\$0	\$0
2187 BW-12 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-13 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-14 Eugenia (61B-63A)	\$0	\$0	\$0	\$0	\$0
2187 BW-15 Eugenia (69-71)	\$0	\$0	\$0	\$0	\$0
2187 BW-16 Eugenia (77)	\$0	\$0	\$0	\$0	\$0
2187 BW-22 Windswept	\$0	\$0	\$0	\$0	\$0
2187 BW-27 Turtle Beach (18)	\$0	\$0	\$0	\$0	\$0

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2187 BW-28 Turtle Beach (7-8)	\$0	\$0	\$0	\$0	\$0
2187 BW-29 Atlantic Beach	\$0	\$0	\$0	\$0	\$0
2187 BW-30 Nicklaus La (9-10)	\$0	\$0	\$0	\$0	\$0
2187 BW-31 Surfsong (341/342)	\$0	\$0	\$0	\$0	\$0
2187 BW-32 Surfsong (55/56)	\$0	\$0	\$0	\$0	\$0
2187 BW-33 Surfsong (63/64)	\$0	\$0	\$0	\$0	\$0
2187 BW-34 Flyway (81/82)	\$0	\$0	\$0	\$0	\$0
2187 BW-35 Jackstay (92)	\$0	\$0	\$0	\$0	\$0
2187 BW-38 Flyway (114/120)	\$0	\$0	\$0	\$0	\$0
2187 BW-39 Flyway (157/162)	\$0	\$0	\$0	\$0	\$0
2187 BW-40 Sand Fiddler (208)	\$0	\$0	\$0	\$0	\$0
2187 BW-42 Ocean Course	\$0	\$0	\$0	\$0	\$0
2187 BW-7 Seascape Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-8 Sandcastle Private	\$0	\$0	\$0	\$0	\$0
2187 BW-8B Sandcastle Public	\$0	\$0	\$0	\$0	\$0
2187 BW-9 Eugenia (7-9)	\$0	\$0	\$0	\$0	\$0
2189 Lift and Extend Boardwalks Allowance	\$0	\$0	\$104,968	\$0	\$0
<b>Walking Bridges</b>					
8001 WB-1 Inlet Cove Channel Struct.	\$0	\$0	\$0	\$0	\$0
8002 WB-1 Inlet Cove Channel Deck	\$0	\$0	\$0	\$0	\$69,397
8003 WB-2 FairwayOaks(Pond 008) struct.	\$0	\$0	\$0	\$0	\$0
8004 WB-2 Fairway Oaks ( Pond 008) deck	\$0	\$0	\$0	\$0	\$0
8005 WB-3 Greensward (Pond 013) struct.	\$0	\$0	\$0	\$0	\$0
8006 WB-3 Greensward (Pond 013) deck	\$0	\$85,004	\$0	\$0	\$0
8007 WB-4 Marsh Hawk Tower struct.	\$0	\$0	\$0	\$0	\$0
8008 WB-4 Marsh Hawk Tower deck	\$0	\$30,530	\$0	\$0	\$0
8009 WB-5 Windswept (pond 034) struct.	\$0	\$0	\$0	\$0	\$0
8010 WB-5 Windswept (pond 034) deck	\$0	\$0	\$0	\$0	\$0
8011 WB-6 Turtle Cove (pond 038) struct.	\$0	\$0	\$0	\$0	\$0
8012 WB-6 Turtle Cove (pond 038) decking	\$0	\$0	\$0	\$0	\$0
8013 WB-7 Struct	\$0	\$0	\$0	\$0	\$0
8014 WB-7 Deck	\$0	\$0	\$0	\$0	\$11,573
8015 WB-8 Turtle Beach (pond 031) struct	\$0	\$0	\$0	\$0	\$0
8016 WB-8 Turtle Beach (pond 031) deck	\$0	\$0	\$0	\$0	\$0
8017 WB-9 Swamp Garden (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8018 WB-9 Swamp Garden (pond 032) deck	\$0	\$6,799	\$0	\$0	\$0
8019 WB-10 Encl. Turtle Bch (pond 032) struct	\$0	\$136,998	\$0	\$0	\$0
8020 WB-10 Encl. Turtle Bch (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8021 WB-11	\$0	\$0	\$0	\$0	\$0
8022 WB-11	\$0	\$0	\$0	\$0	\$0
8023 WB-12 41 Atl. Bch (near BW #29) struct	\$0	\$0	\$0	\$0	\$0
8024 WB-12 41 Atl. Bch (near BW #29) deck	\$0	\$0	\$0	\$0	\$0
8025 WB-13 Nature Path/RB Rd struct	\$0	\$0	\$0	\$0	\$0
8026 WB-13 Nature Path/RB Rd deck	\$0	\$0	\$0	\$0	\$0
8027 WB-14 Rhett's Bluff adj/Pavilion struct	\$0	\$0	\$0	\$0	\$20,096
8028 WB-14 Rhett's Bluff adj/Pavilion deck	\$0	\$0	\$0	\$0	\$0
8029 WB-15 Silver Moss to Atl Beach struct	\$0	\$0	\$241,543	\$0	\$0
8030 WB-15 Silver Moss to Atl Beach deck	\$0	\$0	\$0	\$0	\$0
8031 WB-16 Glen Abbey to Surfsong struct	\$0	\$0	\$0	\$0	\$0
8032 WB-16 Glen Abbey to Surfsong deck	\$0	\$0	\$121,400	\$0	\$0
8033 WB-17 Allee of Oaks/Canvassback struct	\$0	\$0	\$0	\$0	\$0
8034 WB-17 Allee of Oaks/Canvassback deck	\$0	\$0	\$0	\$0	\$0
8035 WB-18 Marsh Island Park struct	\$0	\$0	\$0	\$0	\$0
8036 WB-18 Marsh Island Park deck	\$0	\$0	\$0	\$0	\$0
8037 WB-19 Blue Heron b/w 113-115 struct	\$0	\$0	\$0	\$86,740	\$0
8038 WB-19 Blue Heron b/w 113-115 deck	\$0	\$0	\$0	\$30,076	\$0
8039 WB-20 Blue Heron b/w 127-129 struct	\$0	\$0	\$0	\$138,218	\$0
8040 WB-20 Blue Heron b/w 127-129 deck	\$0	\$0	\$0	\$0	\$0
8041 WB-21 Blue Heron b/w 118-119 struct	\$0	\$0	\$0	\$42,899	\$0
8042 WB-21 Blue Heron b/w 118-119 deck	\$0	\$0	\$0	\$0	\$0
8043 WB-22 Blue Heron near 128 struct	\$0	\$0	\$0	\$103,805	\$0
8044 WB-22 Blue Heron near 128 deck	\$0	\$0	\$0	\$36,110	\$0
8045 WB-23 Canopied Bridge struct	\$0	\$0	\$0	\$60,058	\$0
8046 WB-23 Canopied Bridge deck	\$0	\$0	\$19,889	\$0	\$0
8047 WB-24 Blue Heron (behind 21) struct	\$0	\$0	\$0	\$243,249	\$0
8048 WB-24 Blue Heron (behind 21) deck	\$0	\$0	\$0	\$84,289	\$0
8049 WB-25 Grey Widgeon (near 7) struct	\$0	\$0	\$0	\$58,927	\$0
8050 WB-25 Grey Widgeon (near 7) deck	\$0	\$0	\$0	\$20,554	\$0
8051 WB-26 Grey Widgeon parking area struct	\$0	\$0	\$0	\$49,593	\$0

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
8052 WB-26 Grey Widgeon parking area deck	\$0	\$0	\$0	\$17,159	\$0
8053 WB-27 Cinder Creek structure & conc deck	\$0	\$0	\$0	\$0	\$0
8054 WB-28 Falcon Pt/Slat Cedar struct	\$0	\$0	\$0	\$0	\$291,050
8055 WB-28 Falcon Pt/Slat Cedar deck	\$0	\$0	\$98,682	\$0	\$0
8056 WB-29 Willet Pond struct	\$0	\$0	\$0	\$0	\$0
8057 WB-29 Willet Pond deck	\$0	\$0	\$8,405	\$0	\$0
8058 WB-30 Bull Thistle deck	\$0	\$0	\$0	\$0	\$0
8059 WB-30 Bull Thistle structure	\$0	\$0	\$0	\$0	\$0
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	\$16,354	\$0	\$0	\$0	\$0
8061 WB-32	\$0	\$0	\$0	\$0	\$0
8062 WB-33	\$0	\$180,013	\$0	\$0	\$0
8063 WB-34	\$0	\$90,049	\$0	\$0	\$0
8064 WB-35 Structure	\$0	\$0	\$0	\$0	\$0
8065 WB-35 Deck	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$9,657,912</b>	<b>\$10,343,388</b>	<b>\$7,060,696</b>	<b>\$15,399,003</b>	<b>\$8,166,149</b>
<b>Ending Reserve Balance</b>	<b>\$28,096,505</b>	<b>\$26,511,052</b>	<b>\$28,639,061</b>	<b>\$22,829,042</b>	<b>\$24,672,027</b>

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
Starting Reserve Balance	\$24,672,027	\$28,312,574	\$27,537,343	\$32,703,828	\$38,311,634
Annual Reserve Funding	\$9,910,359	\$10,609,040	\$11,356,977	\$12,157,644	\$13,014,758
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$661,584	\$697,362	\$752,192	\$886,724	\$1,020,006
<b>Total Income</b>	<b>\$35,243,970</b>	<b>\$39,618,975</b>	<b>\$39,646,512</b>	<b>\$45,748,195</b>	<b>\$52,346,397</b>
# Component					
<b>Site and Grounds</b>					
101 Site Drainage System - Allowance	\$2,598,660	\$2,728,593	\$2,865,023	\$3,008,274	\$3,158,688
202 Emergency Repair - Allowance	\$249,471	\$261,945	\$275,042	\$288,794	\$303,234
303 Concrete Curbs & Gutters - Repair	\$233,879	\$245,573	\$257,852	\$270,745	\$284,282
404 Asphalt(Trails) - Repair Allowance	\$332,629	\$349,260	\$366,723	\$385,059	\$404,312
2119 Brick Pavers Main Gate	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers Main Gate (2022)	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers- Repair/Part Replace	\$0	\$0	\$42,288	\$0	\$0
2119 Brick Pavers V-Gate - Inbound	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Outbound	\$0	\$0	\$0	\$0	\$0
2119 Main Gate (Concrete) Inbound Lane	\$0	\$0	\$0	\$0	\$0
2139 Night Heron Park Split Rail-Replace	\$48,543	\$0	\$0	\$0	\$0
2139 Preserve Split Rail Fence-Replace	\$0	\$0	\$0	\$0	\$600,151
2149 Pavilion (Kestrel Court) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-13	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-14	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-15	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-16	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-19	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-20	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-5	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-7	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-8	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-9	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Allowance(33%)	\$15,945	\$0	\$0	\$0	\$0
2170 Beach Regulation Signs - Replace	\$0	\$0	\$0	\$0	\$0
2170 Community Signs	\$0	\$0	\$0	\$0	\$0
2170 Roadway Signage - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$623,678	\$654,862	\$687,605	\$721,986	\$758,085
2264 Revetment Cinder Ck-Replace	\$0	\$0	\$0	\$0	\$0
2265 Revetment Bass Ck/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2266 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2267 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$22,301	\$0	\$0
2268 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$8,171	\$0	\$0
2269 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2270 Revetment Bass Pond/Rhetts Bluff-Re	\$0	\$0	\$0	\$0	\$0
2271 Bulkhead Cinder Creek Dock-Replace	\$0	\$0	\$0	\$0	\$0
2272 Bulkhead Cinder Creek Bridge-Replac	\$0	\$0	\$0	\$0	\$0
2273 Bulkhead Sparrow Pond (pond 2)	\$0	\$0	\$0	\$0	\$0
2274 Bulkhead Flyway Drive Pond 50 Side	\$0	\$0	\$0	\$0	\$0
2275 Bulkhead Flyway Drive Pond 59 Side	\$0	\$0	\$0	\$0	\$0
2276 Envirolok Bank Stabilize (Flyway)	\$0	\$0	\$0	\$0	\$0
2277 Envirolok Bank (Canvasback Dock)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)1	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)2	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)3	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(Pond92)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank System-Repl Pond92	\$0	\$0	\$0	\$0	\$0
2278 Pintail Pond - Wooden Bulkhead	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System-Partial Repairs	\$9,729	\$10,216	\$10,727	\$11,263	\$11,826
4001 Weather Controller - Replace (1)	\$0	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (2)	\$0	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (3)	\$0	\$0	\$0	\$0	\$0
4001 Weather Controller - Replace (4)	\$0	\$0	\$0	\$0	\$0
<b>Asphalt Roadways</b>					
2123 Asphalt - Annual Repair Allowance	\$259,866	\$272,859	\$286,502	\$300,827	\$315,869
2124 Engineering and Design-Allowance	\$103,946	\$109,144	\$114,601	\$120,331	\$126,348
2125 Airy Hall	\$0	\$0	\$0	\$0	\$0
2125 Amaranth Road	\$0	\$0	\$0	\$0	\$0
2125 Angler Hall	\$0	\$0	\$0	\$0	\$0
2125 Anhinga Court	\$0	\$0	\$0	\$0	\$0
2125 Arrowhead Hall	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
2125 Atlantic Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Atlantic Beach Court (Entrance)	\$0	\$0	\$0	\$0	\$0
2125 Augusta National	\$0	\$0	\$0	\$0	\$0
2125 Avocet Lane	\$0	\$0	\$0	\$0	\$0
2125 Baldpate Ct.	\$0	\$0	\$0	\$0	\$0
2125 Ballybunion Drive	\$0	\$0	\$0	\$0	\$0
2125 Bank Swallow Way	\$0	\$0	\$0	\$0	\$0
2125 Bass Creek Lane	\$0	\$0	\$0	\$0	\$0
2125 Belmeade Hall	\$0	\$0	\$0	\$0	\$0
2125 Belted Kingfisher	\$0	\$0	\$0	\$0	\$0
2125 Berkshire Hall	\$0	\$0	\$0	\$0	\$0
2125 Bittern Court	\$0	\$0	\$0	\$0	\$0
2125 Black Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Blubill Court	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd (Southside)	\$0	\$0	\$0	\$0	\$559,719
2125 Blue Heron Pond Rd To Intersection	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Road (Northside)	\$0	\$0	\$0	\$0	\$0
2125 Bobcat Lane	\$0	\$0	\$0	\$0	\$0
2125 Broomsedge Lane	\$0	\$0	\$0	\$0	\$0
2125 Bufflehead Drive	\$0	\$0	\$0	\$0	\$0
2125 Bull Thistle Lane	\$0	\$0	\$0	\$0	\$0
2125 Bulrush Lane	\$0	\$0	\$0	\$0	\$0
2125 Burroughs Hall	\$0	\$0	\$0	\$0	\$0
2125 Carolina Shores Lane	\$0	\$0	\$0	\$0	\$0
2125 Catbriar Court	\$0	\$0	\$0	\$0	\$0
2125 Cedar Waxwing	\$0	\$0	\$0	\$0	\$0
2125 Chinaberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Clay Hall	\$0	\$0	\$0	\$0	\$0
2125 Club Cottage Lane	\$0	\$81,967	\$0	\$0	\$0
2125 Conifer Lane	\$0	\$0	\$0	\$0	\$0
2125 Cordgrass Court	\$0	\$0	\$0	\$32,971	\$0
2125 Cormorant Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Cotton Hall	\$0	\$0	\$0	\$0	\$0
2125 Crested Flycatcher	\$0	\$0	\$0	\$0	\$0
2125 Curlew Court	\$0	\$0	\$0	\$0	\$0
2125 Diodia Ct	\$0	\$0	\$0	\$0	\$0
2125 Doral Open	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road Speed Tales - Replace	\$0	\$0	\$0	\$0	\$0
2125 Dunganon Hall	\$0	\$0	\$0	\$0	\$0
2125 Eagle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Eugenia Avenue	\$0	\$0	\$0	\$0	\$0
2125 Evening Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Falcon Point Road	\$0	\$0	\$0	\$0	\$0
2125 Fiddlers Reach Court	\$0	\$0	\$0	\$0	\$0
2125 Fish Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Fletcher Hall	\$0	\$0	\$0	\$0	\$0
2125 Flying Squirrel Court	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive / 100-Gov - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/97 jk-100 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/Gov-97 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Forestay Court	\$0	\$0	\$0	\$0	\$0
2125 Fountain Grass Lane	\$0	\$0	\$0	\$0	\$0
2125 Friendfield Hall	\$0	\$0	\$0	\$0	\$0
2125 Gadwall Lane	\$0	\$0	\$0	\$0	\$0
2125 Gallinule Court	\$0	\$0	\$0	\$0	\$0
2125 Glen Abbey	\$0	\$0	\$0	\$0	\$0
2125 Glen Eagle Court	\$0	\$0	\$0	\$0	\$0
2125 Glossy Ibis Lane	\$0	\$0	\$0	\$0	\$0
2125 Goldeneye Drive	\$0	\$0	\$0	\$0	\$0
2125 Goldenrod Court	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr past Flyway 2" overlay - MAJ	\$0	\$1,763,763	\$0	\$0	\$0
2125 Gov Dr to Flyway 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Governors Flyway	\$0	\$0	\$0	\$0	\$0
2125 Green Dolphin Way	\$0	\$0	\$0	\$0	\$0
2125 Green Winged Teal	\$0	\$0	\$0	\$0	\$341,138
2125 Greensward Road	\$0	\$0	\$0	\$0	\$0
2125 Grey Fox Den	\$0	\$0	\$0	\$0	\$0
2125 Grey Widgeon Lane	\$0	\$0	\$0	\$0	\$0
2125 Halona Lane	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2039	2040	2041	2042	2043
2125 High Dunes Lane	\$0	\$0	\$0	\$0	\$0
2125 Hooded Merganser	\$0	\$0	\$0	\$0	\$0
2125 Horned Grebe Court	\$0	\$0	\$0	\$0	\$0
2125 Jackstay Court	\$0	\$0	\$0	\$0	\$0
2125 Kestrel Ct & Sora Rail Rd Entrance	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Beach Drive	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island base and subbase	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island Parkway	\$0	\$0	\$0	\$0	\$0
2125 Kildeer Court	\$0	\$0	\$0	\$0	\$0
2125 Kings Island	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Main Gate Truck Pull Off	\$0	\$0	\$0	\$0	\$0
2125 Maingate (Truck Pull Off/Parking)	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cove Road	\$0	\$0	\$0	\$0	\$0
2125 Marsh Edge Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Elder Ct	\$0	\$0	\$0	\$0	\$0
2125 Marsh Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Island Drive	\$0	\$0	\$0	\$0	\$0
2125 Marsh Wren Ct.	\$0	\$0	\$0	\$0	\$0
2125 Masters Court	\$0	\$0	\$0	\$0	\$0
2125 Moon Tide Lane	\$0	\$0	\$0	\$0	\$0
2125 Muirfield Lane	\$0	\$0	\$0	\$0	\$80,231
2125 Needlerush Court	\$0	\$0	\$0	\$0	\$0
2125 New Settlement Road	\$0	\$0	\$0	\$0	\$0
2125 Nicklaus Lane	\$0	\$0	\$0	\$0	\$0
2125 Night Heron: Baldpate	\$0	\$0	\$0	\$45,605	\$0
2125 Ocean Course	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr (Ocean Prk section)	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Ocean Green Drive	\$0	\$0	\$0	\$0	\$0
2125 Ocean Marsh Road	\$0	\$0	\$0	\$0	\$0
2125 Ocean Oaks Court	\$0	\$0	\$0	\$0	\$0
2125 Old Dock Road	\$0	\$0	\$0	\$0	\$0
2125 Osprey Cottage Lane	\$0	\$47,587	\$0	\$0	\$0
2125 Osprey Point Lane	\$0	\$0	\$0	\$93,377	\$0
2125 Otter Island Road	\$0	\$0	\$0	\$0	\$0
2125 Oyster Rake Drive	\$0	\$0	\$0	\$0	\$0
2125 Oyster Shell Road	\$0	\$0	\$0	\$0	\$0
2125 Painted Bunting Lane	\$0	\$0	\$0	\$0	\$0
2125 Palm Warbler Road	\$0	\$0	\$0	\$0	\$0
2125 Park Lane Drive	\$0	\$0	\$112,538	\$0	\$0
2125 Pepper Vine	\$0	\$0	\$0	\$0	\$0
2125 Persimmon Court	\$0	\$0	\$0	\$0	\$0
2125 Pete Dye Place	\$0	\$0	\$0	\$0	\$0
2125 Pine Siskin Court	\$0	\$0	\$0	\$0	\$0
2125 Piping Plover Lane	\$0	\$0	\$121,362	\$0	\$0
2125 Pleasant Valley	\$0	\$0	\$0	\$0	\$0
2125 Red Bay Road	\$0	\$0	\$0	\$0	\$0
2125 Red Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff (Entry- RC Lane to NS)	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff Road	\$0	\$0	\$0	\$0	\$0
2125 River Marsh Lane	\$0	\$0	\$0	\$0	\$0
2125 Royal Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Turnstone Road	\$0	\$0	\$0	\$0	\$0
2125 Ryder Cup	\$0	\$0	\$0	\$0	\$0
2125 Salt Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Salt Meadow Cove	\$0	\$0	\$0	\$0	\$0
2125 Saltgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Sand Fiddler Court	\$0	\$0	\$0	\$0	\$0
2125 Sanderling Court	\$0	\$0	\$0	\$0	\$0
2125 Sandwedge Court	\$0	\$0	\$0	\$0	\$0
2125 Savanna Pt.	\$0	\$0	\$0	\$0	\$0
2125 Sawgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Scaup Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Elder Court	\$0	\$0	\$0	\$0	\$152,880
2125 Sea Forest Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Lavender Court	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2039	2040	2041	2042	2043
2125 Sea Marsh Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Rocket Court	\$0	\$0	\$0	\$0	\$0
2125 Shell Creek Landing	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Rd (Entry @ Straw Market)	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Road	\$0	\$0	\$0	\$0	\$0
2125 Shoolbred Court	\$0	\$0	\$0	\$0	\$0
2125 Shoveler Court	\$0	\$0	\$0	\$0	\$0
2125 Silver Moss Circle	\$0	\$0	\$0	\$0	\$0
2125 Skimmer Court	\$0	\$0	\$28,192	\$0	\$0
2125 Snowy Egret Lane	\$0	\$0	\$0	\$0	\$0
2125 Sora Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Hawk Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Road	\$0	\$0	\$0	\$0	\$0
2125 Spartina Court	\$0	\$0	\$0	\$0	\$0
2125 Spotted Sandpiper	\$0	\$0	\$0	\$0	\$0
2125 Summer Duck Way	\$0	\$0	\$0	\$0	\$0
2125 Summer Islands Lane	\$0	\$0	\$0	\$0	\$0
2125 Summer Tanager Court	\$0	\$0	\$0	\$0	\$0
2125 Sundown Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Sunlet Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Surfscoter Lane	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- 307 Surfsong to Flyway	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- Gov Dr to 307 Surfsong	\$0	\$0	\$0	\$0	\$0
2125 Surfwatch Drive	\$0	\$0	\$0	\$0	\$0
2125 Sweet Gum Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetspire Lane	\$0	\$0	\$0	\$0	\$0
2125 Tallow Tree Lane	\$0	\$0	\$0	\$0	\$0
2125 Tennis Club Lane	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Court	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Thrasher Court	\$0	\$0	\$0	\$0	\$0
2125 Treeduck Court	\$0	\$0	\$0	\$0	\$0
2125 Trumpet Creeper Lane	\$0	\$0	\$0	\$0	\$0
2125 Turnberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Beach Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Point Lane	\$0	\$0	\$0	\$0	\$110,933
2125 Vetch Court	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 1	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 2	\$0	\$0	\$0	\$0	\$0
2125 Virginia Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Walker Cup Lane	\$0	\$0	\$0	\$0	\$0
2125 Warbler Court	\$0	\$0	\$0	\$0	\$0
2125 Wax Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Whimbrel Road	\$0	\$0	\$139,584	\$0	\$0
2125 Winged Foot	\$0	\$0	\$0	\$0	\$0
2125 Woodcock Court	\$0	\$0	\$0	\$0	\$0
2125 Yellowthroat Lane	\$0	\$0	\$0	\$0	\$0

Drainage System Components					
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9001 Culvert engineering - allowance	\$135,130	\$141,887	\$148,981	\$156,430	\$164,252
9002 Misc. repairs to 15 water control	\$62,784	\$65,923	\$69,219	\$72,680	\$76,314
9003 WC-001 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9004 WC-001 48" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9005 WC-001 48" Exterior Combo gate cast iron	\$0	\$0	\$0	\$0	\$0
9006 WC-001 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9007 WC-028 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9008 WC-028 Flapgate aluminum	\$11,070	\$0	\$0	\$0	\$0
9009 WC-028 24" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9010 WC-035 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$10,499
9011 WC-035 Weir Structure concrete	\$0	\$0	\$0	\$13,790	\$0
9012 WC-035 42" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9013 WC-035 42" Flap Gate aluminum	\$18,866	\$0	\$0	\$0	\$0
9014 WC-0-35 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9015 WC-056 24" Interior Flapgate aluminum	\$11,070	\$0	\$0	\$0	\$0
9016 WC-056 30" Interior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9017 WC-069 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9018 WC-069 18" Flapgate rubber	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
9019 WC-069 Pipe corrugated plastic	\$0	\$0	\$0	\$0	\$0
9020 WC-072 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9021 WC-072 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9022 WC-072 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9023 WC-072 42" Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9024 WC-073 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9025 WC-073 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9026 WC-073 30" Gate Valve aluminum	\$268,182	\$0	\$0	\$0	\$0
9027 WC-073 36" Exterior Flapgate aluminum	\$32,847	\$0	\$0	\$0	\$0
9028 WC-073 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9029 WC-073 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9030 WC-074 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9031 WC-074 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9032 WC-074 30" Gate Valve aluminum	\$266,103	\$0	\$0	\$0	\$0
9033 WC-074 Exterior Flapgate aluminum	\$26,298	\$0	\$0	\$0	\$0
9034 WC-074 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9035 WC-074 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9036 WC-075 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9037 WC-075 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9038 WC-075 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9039 WC-075 48" Combo Gate cast iron	\$0	\$0	\$0	\$0	\$0
9040 WC-075 48" Ext. Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9041 WC-093 Interior Headwall concrete	\$0	\$0	\$0	\$17,737	\$0
9042 WC-093 36" Ext. Flapgate aluminum	\$49,167	\$0	\$0	\$0	\$0
9043 WC-093 36" Interior Flapgate aluminum	\$49,167	\$0	\$0	\$0	\$0
9044 WC-093 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9045 WC-094 Interior Headwall	\$0	\$0	\$0	\$17,869	\$0
9046 WC-094 Weir Structure	\$0	\$0	\$0	\$132,966	\$0
9047 WC-094 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9048 WC-094 36" Exterior Flapgate aluminum	\$65,486	\$0	\$0	\$0	\$0
9049 WC-094 36" Interior Flapgate alum.	\$0	\$0	\$0	\$0	\$59,762
9050 WC-094 32" Pipe HDPE	\$0	\$0	\$0	\$116,962	\$0
9051 WC-094 16" Pipe HDPE	\$0	\$0	\$0	\$13,092	\$0
9052 WC-096 30" Exterior Flapgate alum.	\$13,139	\$0	\$0	\$0	\$0
9053 WC-096 24" Gate Valve alum	\$0	\$0	\$0	\$0	\$0
9054 Automated gate @ Beachwalker system	\$0	\$0	\$0	\$0	\$0
9055 Automated gate @ Canvasback system	\$0	\$0	\$0	\$0	\$0
9056 Trumpet Creeper Tidal Inlet-Dredge	\$0	\$0	\$0	\$0	\$0
9057 Pond 30 outfall-Outfall system(NEW)	\$0	\$0	\$0	\$0	\$0
<b>Timber Bridges (Vehicle)</b>					
7001 Bridges and bulkheads allowance	\$64,447	\$67,669	\$71,053	\$74,605	\$78,335
7002 Blue Heron Pond Rd - concrete substructure	\$0	\$0	\$0	\$0	\$0
7003 Blue Heron Pond Rd deck	\$0	\$0	\$0	\$0	\$0
7004 Blue Heron Pond Rd - timber superstructure	\$0	\$0	\$0	\$0	\$0
7005 Terrapin Island - concrete substructure	\$0	\$0	\$0	\$0	\$0
7006 Terrapin Island deck	\$0	\$0	\$0	\$0	\$0
7007 Terrapin Island - timber superstructure	\$0	\$0	\$0	\$0	\$0
7008 Eagle Pt 2 -concrete substructure	\$0	\$0	\$0	\$0	\$0
7009 Eagle Pt 2 - Decking	\$0	\$737,812	\$0	\$0	\$0
7010 Eagle Pt 2- timber superstructure	\$0	\$2,438,271	\$0	\$0	\$0
7011 Eagle Pt 1 - concrete substructure	\$0	\$0	\$0	\$0	\$0
7012 Eagle Pt 1 Bridge Deck	\$931,360	\$0	\$0	\$0	\$0
7013 Eagle Pt 1- Timber Superstructure	\$0	\$0	\$0	\$0	\$0
7014 Falcon Point Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7015 Falcon Point Road deck	\$0	\$0	\$0	\$0	\$0
7016 Falcon Point Road - timber superstructure	\$0	\$0	\$0	\$0	\$0
7017 Sumer Island Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7018 Sumer Island bridge deck	\$0	\$0	\$0	\$0	\$0
7019 Sumer Island bridge deck reinforcement	\$0	\$0	\$0	\$0	\$0
7020 Summer Island Rd - timber structure	\$0	\$0	\$0	\$0	\$0
7021 Cormorant Island -concrete subst	\$0	\$0	\$0	\$0	\$0
7022 Entrance Cormorant Island deck	\$0	\$0	\$0	\$0	\$0
7023 Entrance Cormorant Island - timber superstr	\$0	\$0	\$0	\$0	\$0
7024 Timber Bridge Deck Board Replacement Allowance	\$64,447	\$67,669	\$71,053	\$74,605	\$78,335
7025 Little Bear Way Bridge Decking	\$0	\$0	\$0	\$0	\$0
7026 Little Bear Way Bridge Concrete	\$0	\$0	\$0	\$0	\$0
<b>Main Gate House</b>					
2344 Siding&Trim(Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
2384 Roofs (Copper)- Replace	\$0	\$0	\$0	\$166,057	\$0
2387 Gutter & Downspout(Copper)-Replace	\$0	\$0	\$0	\$18,290	\$0
2549 Generator-Replace	\$0	\$0	\$0	\$0	\$0
2551 Electric Service Panel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Vanderhoorst Gate House</b>					
2344 Siding&Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0
2384 Roof (Metal) - Replace	\$0	\$0	\$0	\$87,360	\$0
2387 Gutter&Downspout(Alum)-Replace	\$0	\$0	\$0	\$8,808	\$0
2750 Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Guardrails</b>					
6001 KI Pkwy (Golf Tunnel #1)	\$0	\$0	\$0	\$0	\$0
6002 KI Pkwy (Golf Tunnel #2)	\$0	\$0	\$0	\$0	\$0
6003 KI Pkwy (Golf Tunnel #3)	\$0	\$0	\$0	\$0	\$0
6004 Marsh Hawk La	\$0	\$0	\$0	\$0	\$0
6005 Rhett's Bluff	\$0	\$0	\$0	\$0	\$0
6006 Guardrails Replace (2042)-Replace	\$0	\$0	\$0	\$93,256	\$0
6007 IbisWillet Pond (1&2) Ocean Course	\$0	\$0	\$0	\$0	\$0
6008 Cinder Creek Bridge	\$0	\$0	\$85,263	\$0	\$0
<b>Eagle Point Common Areas</b>					
2107 Boat Ramp Concrete-Replace	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point (Extended) - Bulkhead	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point Boat Landing - Bulkhead	\$0	\$0	\$0	\$0	\$0
2193 Wood Decking - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
<b>Viewing Towers (VT)</b>					
3000 Viewing Tower (VT) -Repair	\$0	\$19,155	\$0	\$21,118	\$0
3001 Blue Heron Pond Tower - Replace	\$0	\$0	\$0	\$0	\$133,044
3002 Blue Heron Pond Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3004 Blue Heron Pond Roof-Replace	\$0	\$0	\$0	\$0	\$0
3005 Marsh Island Park Tower - Replace	\$0	\$0	\$0	\$0	\$133,044
3006 Marsh Isl. Park Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3008 Marsh Island Park Roof-Replace	\$0	\$0	\$0	\$0	\$0
3009 Marsh View Tower - Replace	\$0	\$0	\$0	\$0	\$0
3010 View Tower Hawk Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3011 Marsh Hawk View Spiral Stairs-Repl	\$0	\$0	\$33,578	\$0	\$0
<b>Cinder Creek Common Areas</b>					
4001 Roof Cedar Shingles - Replace	\$0	\$0	\$0	\$0	\$0
4002 Birch Bark Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
4005 Kayak Pavilion Roof (Metal)-Replace	\$0	\$0	\$0	\$0	\$0
4006 Pavilion Siding (Bark/Trim) Replace	\$0	\$0	\$0	\$0	\$0
4007 Kayak Pavilion Wood Lattice-Replace	\$0	\$0	\$0	\$0	\$0
4009 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
4011 West Dock Pavilion Roof(Cedar)-Repl	\$0	\$0	\$0	\$0	\$0
4013 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4014 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4016 East Dock Structure-Replace	\$0	\$116,566	\$0	\$0	\$0
4017 East Dock Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4019 East Dock Gangways - Replace	\$0	\$0	\$0	\$0	\$0
4020 East Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4022 Kayak Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4023 East Floating Dock Pilings-Replace	\$0	\$0	\$0	\$0	\$0
4024 Kayak Launch - Replacement	\$0	\$0	\$0	\$0	\$0
<b>Rhett's Bluff Common Areas</b>					
101 Boat Ramp Concrete	\$0	\$0	\$0	\$0	\$0
101 Boat Ramp Concrete (New)	\$0	\$0	\$0	\$0	\$0
102 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
103 East Dock Decking-Replace	\$0	\$0	\$0	\$0	\$0
104 East Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0
105 East Dock Pavilion Roof-Replace	\$0	\$0	\$0	\$0	\$0
106 East Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
107 East Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
108 East Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
109 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
110 West Dock Decking(Wood)-Replace	\$62,160	\$0	\$0	\$0	\$0
111 West Dock Railings-Replace	\$0	\$0	\$0	\$0	\$0
112 West Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
113 West Dock Pav. Roof-Replace	\$0	\$0	\$0	\$0	\$0
114 West Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
115 West Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
116 West Dock Electrical-Refurb	\$0	\$12,759	\$0	\$0	\$0
117 Pavilion Decking - Replace	\$0	\$0	\$0	\$0	\$0
118 Pavilion Structure-Replace	\$0	\$173,975	\$0	\$0	\$0
119 Bathhouse Roof-Replace	\$0	\$0	\$0	\$0	\$0
120 Bathhouse Decking-Replace	\$0	\$0	\$0	\$0	\$0
121 Bathhouse Deck Structure-Replace	\$0	\$0	\$0	\$0	\$0
122 Bathhouse Siding-Replace	\$0	\$0	\$0	\$0	\$0
123 Bathhouse Window&Doors-Replace	\$0	\$0	\$0	\$0	\$0
124 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
3003 Fish Cleaning Station - Refurbish	\$0	\$9,801	\$0	\$0	\$0
<b>Beachwalker Center</b>					
2107 Concrete Sidewalk-Part. Repair(10%)	\$0	\$0	\$0	\$0	\$0
2108 Concrete Entry Ramp Guard Railings	\$0	\$0	\$0	\$0	\$0
2108 Concrete Entry Wall Railings	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs&Gutters-Repair(10%)	\$0	\$0	\$0	\$0	\$30,715
2109 Concrete Wheel Stops	\$0	\$0	\$0	\$0	\$0
2113 Drainage System - Allowance	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$20,841	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Split-Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2171 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
2303 Entry Grounds Lights-Replace	\$0	\$0	\$0	\$0	\$0
2307 Entry Awning(Metal Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Decking/Rails	\$0	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Structure	\$0	\$0	\$0	\$0	\$0
2341 EFIS - Repair Allowance (~10%)	\$0	\$0	\$0	\$0	\$0
2345 Soffit - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2345 Wood Fascia - Replace	\$0	\$0	\$0	\$0	\$0
2367 Entry Doors - Replace Allowance	\$0	\$0	\$0	\$0	\$0
2367 Entry Storefront Doors -Replace	\$0	\$0	\$0	\$0	\$0
2371 Aluminum Doors - Replace	\$0	\$0	\$0	\$0	\$0
2373 9x8 OH Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2509 OH Door Operators-Replace	\$0	\$0	\$0	\$0	\$0
2549 Diesel Pump	\$0	\$12,759	\$0	\$0	\$0
2551 Electrical System - Repair	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit Lights-Replace	\$0	\$0	\$0	\$0	\$0
2559 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair Allowan	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Track Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2715 Wood Floor-Replace	\$0	\$0	\$0	\$0	\$0
2719 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2745 Flat Screen TVs - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Refurbish	\$0	\$40,820	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3000 Infrastructure Allowance	\$0	\$0	\$0	\$0	\$0
5074 Metal hurricane shutters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Area Components</b>					
5001 Drainage repairs to back lot	\$72,866	\$76,510	\$80,335	\$84,352	\$88,570
5002 Roof metal	\$0	\$0	\$0	\$0	\$0
5003 Windows	\$0	\$0	\$0	\$0	\$0
5004 Exit Doors	\$0	\$0	\$0	\$0	\$0
5005 Shutters	\$0	\$0	\$0	\$0	\$0
5007 Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0
5008 Bathroom Refurbish	\$0	\$0	\$0	\$0	\$0
5009 Flooring	\$0	\$0	\$0	\$0	\$0
5015 Maint Shop roof-metal	\$0	\$0	\$0	\$0	\$0
5016 Maint Shop siding	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
5017 Maint Shop windows	\$0	\$0	\$0	\$0	\$0
5018 Maint Shop exit doors	\$0	\$0	\$0	\$0	\$0
5019 Maint Shop overhead doors	\$0	\$0	\$0	\$0	\$0
5023 Wood Storage roof - metal	\$0	\$0	\$0	\$0	\$0
5024 Wood Storage siding	\$0	\$0	\$0	\$0	\$0
5026 Paint Storage siding	\$0	\$0	\$0	\$0	\$0
5028 Vehicle Storage roof	\$0	\$0	\$0	\$0	\$0
5029 Vehicle Storage siding	\$0	\$0	\$0	\$0	\$0
5030 Vehicle Wash Down area	\$0	\$0	\$0	\$0	\$0
5031 Chemical Storage roof	\$0	\$0	\$0	\$0	\$0
5032 Chemical Storage siding	\$0	\$0	\$0	\$0	\$0
5033 Chemical Storage door	\$0	\$0	\$0	\$0	\$0
5034 Tool Storage roof	\$0	\$0	\$0	\$0	\$0
5035 Tool Storage siding	\$0	\$0	\$0	\$0	\$0
5036 Tool Storage door	\$0	\$0	\$0	\$0	\$0
5037 Lake Storage roof	\$0	\$0	\$0	\$0	\$0
5038 Lake Storage siding	\$0	\$0	\$0	\$0	\$0
5039 Lake Storage door	\$0	\$0	\$0	\$0	\$0
5040 Storage Container	\$0	\$0	\$0	\$0	\$0
5041 Document Room roof	\$0	\$0	\$0	\$0	\$0
5042 Document Room siding	\$0	\$0	\$0	\$0	\$0
5043 Document Room door	\$0	\$0	\$0	\$0	\$0
5044 Dog Pen	\$0	\$0	\$0	\$0	\$0
5045 Entrance Walkway structure	\$0	\$0	\$0	\$0	\$0
5046 Entrance Walkway decking	\$0	\$0	\$0	\$0	\$0
5047 Entrance Walkway railing	\$0	\$0	\$0	\$0	\$0
5048 Covered Deck structure	\$0	\$0	\$0	\$28,867	\$0
5049 Covered Deck decking	\$0	\$0	\$0	\$0	\$0
5050 Covered Deck railing	\$0	\$0	\$0	\$0	\$0
5051 Covered Deck roof	\$0	\$0	\$0	\$0	\$0
5052 Main Deck structure	\$0	\$0	\$0	\$21,648	\$0
5053 Main Deck decking	\$0	\$0	\$0	\$0	\$0
5054 Main Deck railing	\$0	\$0	\$0	\$0	\$0
5055 Rear Deck structure	\$0	\$0	\$0	\$3,369	\$0
5056 Rear Deck decking	\$0	\$0	\$0	\$0	\$0
5057 Rear Deck railing	\$0	\$0	\$0	\$0	\$0
5058 Maint Yard Fence 6'cl	\$0	\$0	\$0	\$0	\$0
5059 New Woodshop Addition Metal Structure	\$0	\$0	\$0	\$0	\$0
5060 New Woodshop Addition Windows	\$0	\$0	\$0	\$0	\$0
5061 New Woodshop Addition Doors	\$7,287	\$0	\$0	\$0	\$0
5062 Green House Primary Structure	\$22,660	\$0	\$0	\$0	\$0
5063 Green House Cover System	\$0	\$0	\$0	\$0	\$0
5064 Green House Doors	\$4,854	\$0	\$0	\$0	\$0
5065 Green House Ventilation System	\$0	\$0	\$0	\$0	\$0
5066 Green House Heating System	\$0	\$0	\$0	\$0	\$0
5067 Green House Controller	\$0	\$0	\$0	\$0	\$0
5068 Green House Automatic Shade System	\$0	\$0	\$0	\$0	\$0
5069 Green House Bench System	\$9,241	\$0	\$0	\$0	\$0
5070 Green House Irrigation System	\$0	\$0	\$0	\$0	\$0
5071 Green House Safety Equipment	\$0	\$0	\$0	\$0	\$0
5073 Additional shed building	\$0	\$0	\$0	\$0	\$0
5075 Down island maintenance site building	\$0	\$0	\$0	\$0	\$0
5076 Cleanup of dump site	\$24,375	\$25,594	\$26,874	\$28,218	\$29,628
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103 East & South Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1104 East & South Trim cedar	\$0	\$0	\$0	\$0	\$0
1105 West & North Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1106 West & North Trim cedar	\$0	\$0	\$0	\$0	\$0
1107 Windows wood w/insul glass	\$0	\$0	\$0	\$0	\$0
1109 Verandah Decking-Replace	\$0	\$0	\$0	\$0	\$0
1110 Verandah Post&Rails-Replace	\$0	\$0	\$0	\$0	\$0
1111 Railings (SS wire)-Replace	\$0	\$0	\$0	\$0	\$0
1112 Entrance Deck structure	\$0	\$0	\$0	\$0	\$0
1113 Entrance Deck-Replace	\$0	\$0	\$0	\$0	\$0
1114 Entrance Rails (SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
1115 Entrance Rail (Wood)-Replace	\$0	\$0	\$0	\$0	\$0
1116 HC Ramp structure	\$0	\$0	\$0	\$0	\$0
1117 SRH HC Ramp decking	\$0	\$0	\$0	\$0	\$0
1118 SRH HC Ramp railing	\$0	\$0	\$0	\$0	\$25,080



<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
1119 SRH HC Ramp Mahogany Rail	\$0	\$0	\$0	\$0	\$0
1120 HVAC Deck structure	\$0	\$0	\$0	\$0	\$0
1121 HVAC Deck decking	\$26,922	\$0	\$0	\$0	\$0
1122 Bar Area Deck structure	\$0	\$0	\$0	\$0	\$0
1123 Bar Area Deck decking	\$0	\$0	\$0	\$0	\$0
1124 Hardwood (Hallway 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1125 Hardwood (Library 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	\$0	\$0	\$0	\$94,941	\$0
1127 Hardwood (1st floor)	\$0	\$0	\$0	\$0	\$0
1128 Fitness Room Flooring	\$0	\$0	\$0	\$0	\$0
1129 Teraflex Aerobic Flooring	\$0	\$0	\$0	\$0	\$0
1130 Window Treatment	\$0	\$0	\$0	\$0	\$0
1131 Built-in Desks	\$0	\$0	\$0	\$0	\$37,146
1132 Ballroom lighting improvements	\$0	\$0	\$0	\$0	\$0
1133 Restroom Fixtures 1st floor	\$0	\$0	\$0	\$0	\$0
1134 Restroom Finishes 2nd floor	\$0	\$0	\$0	\$0	\$0
1135 Restroom Fixtures 2nd floor	\$0	\$0	\$0	\$0	\$0
1136 Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1137 Elevator control system	\$0	\$0	\$0	\$0	\$0
1138 Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1139 SVC Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1140 SVC Elevator control system	\$0	\$0	\$0	\$0	\$0
1141 SVC Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1142 Fire Alarm/Suppress. System	\$0	\$0	\$0	\$0	\$0
1143 Sound System 1st floor	\$0	\$0	\$0	\$0	\$0
1144 Sound System 2nd floor	\$0	\$0	\$0	\$0	\$0
1145 Shelves & Counters SS	\$0	\$0	\$0	\$0	\$0
1153 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
1154 Makeup Air fans (intake)	\$0	\$0	\$0	\$0	\$0
1155 Propane Tank 500 gal.	\$0	\$0	\$0	\$0	\$0
2345 Wood Trim/Soffits - Replace	\$0	\$0	\$0	\$0	\$0
2370 Entry Double Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$373,599	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$24,456	\$0	\$0
2705 Ballroom Lighting Improvements	\$0	\$0	\$0	\$0	\$0
<b>Family Pool Area</b>					
2316 Heater Decks - Replace	\$0	\$0	\$0	\$0	\$0
2767 Kool Deck Surface-Recoat	\$0	\$155,639	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Concrete) - Replace	\$0	\$0	\$421,731	\$0	\$0
2770 Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Aluminum)-Replace	\$0	\$0	\$91,795	\$0	\$0
2772 Lighting-Replace	\$0	\$31,979	\$0	\$0	\$0
2773 Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$6,385	\$0	\$0	\$0
2773 Wading Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$65,268	\$0	\$0	\$0
2774 Wading Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$106,235	\$0	\$0
2797 Playground Surface-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playsystem - Replace	\$0	\$0	\$0	\$0	\$0
<b>Adult Pool Area</b>					
2139 Landscape Fence - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms-Refurbish	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck(Ipe Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$103,226
2767 Pool Structure-Rebuild	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Concrete)-Replace	\$0	\$0	\$0	\$0	\$0
2773 Unnderwater Pool Lights-Replace	\$0	\$0	\$0	\$0	\$0
2774 Pool Lane Tiles-Replace	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$73,454	\$0	\$0	\$0
2781 Pool Heater Platform - Replace	\$0	\$41,693	\$0	\$0	\$0
2781 Pool Heater Platform (New)- Replace	\$0	\$0	\$0	\$0	\$71,260
2792 HC Pool Lift	\$0	\$0	\$0	\$0	\$0
3001 Pool Fountains-Replace	\$0	\$0	\$0	\$0	\$0
<b>Bar Area Components</b>					

Fiscal Year	2039	2040	2041	2042	2043
1901 Bar Area-Refurbish	\$0	\$0	\$0	\$0	\$0
1904 Sinks-Replace	\$0	\$0	\$0	\$0	\$0
1905 Drink Dispenser-Replace	\$0	\$0	\$0	\$0	\$0
<b>Sandcastle Grounds</b>					
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2113 Parking Lot Drainage-Allowance	\$0	\$0	\$0	\$0	\$0
2119 Parking Lot Pavers-Replace	\$0	\$0	\$0	\$0	\$0
2125 Parking Lot (Asphalt)-Resurface	\$0	\$0	\$0	\$0	\$0
2169 Main Entry Sign-Replace	\$0	\$0	\$0	\$0	\$0
2175 Lighting Fixtures-Replace	\$0	\$0	\$0	\$0	\$0
2175 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Castle Grill Area</b>					
2316 Patio Deck (Structure)-Replace	\$0	\$0	\$0	\$0	\$0
2316 Patio Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Railing(SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Rails(Wood/Wire)-Replace	\$0	\$0	\$0	\$0	\$39,926
2345 Flood Panels	\$0	\$0	\$0	\$0	\$0
2345 Siding & Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts(Cu)- Replace	\$0	\$0	\$0	\$0	\$0
2551 Electrical Service Panels	\$0	\$0	\$0	\$0	\$0
2557 Fire Suppression/Alarm	\$12,765	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$65,099	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3009 Remodel-Allowance	\$0	\$0	\$0	\$0	\$0
3010 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
<b>Community Docks</b>					
2193 Dock - Resurface CD-01 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-02 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-04 Surfsong Rd	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-05 Bufflehead	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-06Flyway/Osprey	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-07 Canvasback	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-10 Egret Pond	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-11 Falcon Point	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-12 Salt Cedar	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-13 Blue Heron	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-17	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-19	\$0	\$0	\$0	\$0	\$0
2193 Dock -Resurface CD-03 Bass Pond/Rhe	\$0	\$0	\$0	\$0	\$0
2193 Dock-Resurface CD-08 Canvasb/Govern	\$0	\$0	\$0	\$0	\$0
2193 Dock-Resurface CD-9 Canvasback/Gov2	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild - CD - 01	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 02	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 03	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 04	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 05	\$0	\$0	\$0	\$0	\$18,320
2194 Dock - Replace/Rebuild CD - 07	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 08	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 09	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 10	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 11	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 12	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 13	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 17	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 19	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD -06	\$0	\$0	\$0	\$0	\$0
<b>Boardwalks</b>					
2187 BW-1 Duneside Villas	\$0	\$0	\$0	\$0	\$389,150
2187 BW-10 Eugenia (21-23)	\$0	\$0	\$0	\$0	\$0
2187 BW-12 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-13 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-14 Eugenia (61B-63A)	\$0	\$0	\$0	\$0	\$0
2187 BW-15 Eugenia (69-71)	\$0	\$0	\$0	\$0	\$0
2187 BW-16 Eugenia (77)	\$0	\$0	\$0	\$0	\$0
2187 BW-22 Windswept	\$0	\$0	\$0	\$0	\$0
2187 BW-27 Turtle Beach (18)	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2039	2040	2041	2042	2043
2187 BW-28 Turtle Beach (7-8)	\$0	\$0	\$0	\$0	\$194,070
2187 BW-29 Atlantic Beach	\$0	\$0	\$0	\$0	\$0
2187 BW-30 Nicklaus La (9-10)	\$0	\$0	\$0	\$0	\$0
2187 BW-31 Surfsong (341/342)	\$0	\$0	\$0	\$0	\$0
2187 BW-32 Surfsong (55/56)	\$0	\$0	\$0	\$0	\$0
2187 BW-33 Surfsong (63/64)	\$0	\$0	\$0	\$0	\$0
2187 BW-34 Flyway (81/82)	\$0	\$0	\$0	\$0	\$0
2187 BW-35 Jackstay (92)	\$0	\$0	\$0	\$0	\$0
2187 BW-38 Flyway (114/120)	\$0	\$0	\$0	\$0	\$0
2187 BW-39 Flyway (157/162)	\$0	\$0	\$0	\$0	\$0
2187 BW-40 Sand Fiddler (208)	\$0	\$0	\$0	\$0	\$0
2187 BW-42 Ocean Course	\$0	\$0	\$0	\$0	\$0
2187 BW-7 Seascape Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-8 Sandcastle Private	\$0	\$0	\$0	\$0	\$0
2187 BW-8B Sandcastle Public	\$0	\$0	\$0	\$0	\$0
2187 BW-9 Eugenia (7-9)	\$0	\$0	\$0	\$249,446	\$0
2189 Lift and Extend Boardwalks Allowance	\$121,513	\$0	\$0	\$140,667	\$0
<b>Walking Bridges</b>					
8001 WB-1 Inlet Cove Channel Struct.	\$0	\$0	\$0	\$0	\$0
8002 WB-1 Inlet Cove Channel Deck	\$0	\$0	\$0	\$0	\$0
8003 WB-2 FairwayOaks(Pond 008) struct.	\$0	\$0	\$0	\$0	\$0
8004 WB-2 Fairway Oaks ( Pond 008) deck	\$0	\$0	\$0	\$57,639	\$0
8005 WB-3 Greensward (Pond 013) struct.	\$0	\$0	\$0	\$0	\$0
8006 WB-3 Greensward (Pond 013) deck	\$0	\$0	\$0	\$0	\$0
8007 WB-4 Marsh Hawk Tower struct.	\$0	\$0	\$0	\$0	\$0
8008 WB-4 Marsh Hawk Tower deck	\$0	\$0	\$0	\$0	\$0
8009 WB-5 Windswept (pond 034) struct.	\$0	\$0	\$0	\$0	\$0
8010 WB-5 Windswept (pond 034) deck	\$0	\$0	\$0	\$91,452	\$0
8011 WB-6 Turtle Cove (pond 038) struct.	\$0	\$0	\$0	\$0	\$0
8012 WB-6 Turtle Cove (pond 038) decking	\$0	\$0	\$0	\$0	\$0
8013 WB-7 Struct	\$0	\$0	\$0	\$0	\$0
8014 WB-7 Deck	\$0	\$0	\$0	\$0	\$0
8015 WB-8 Turtle Beach (pond 031) struct	\$0	\$0	\$0	\$0	\$0
8016 WB-8 Turtle Beach (pond 031) deck	\$0	\$0	\$0	\$86,999	\$0
8017 WB-9 Swamp Garden (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8018 WB-9 Swamp Garden (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8019 WB-10 Encl. Turtle Bch (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8020 WB-10 Encl. Turtle Bch (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8021 WB-11	\$0	\$64,286	\$0	\$0	\$0
8022 WB-11	\$0	\$0	\$0	\$0	\$0
8023 WB-12 41 Atl. Bch (near BW #29) struct	\$0	\$0	\$0	\$0	\$0
8024 WB-12 41 Atl. Bch (near BW #29) deck	\$0	\$0	\$0	\$0	\$0
8025 WB-13 Nature Path/RB Rd struct	\$0	\$344,894	\$0	\$0	\$0
8026 WB-13 Nature Path/RB Rd deck	\$0	\$0	\$0	\$0	\$0
8027 WB-14 Rhett's Bluff adj/Pavilion struct	\$0	\$0	\$0	\$0	\$0
8028 WB-14 Rhett's Bluff adj/Pavilion deck	\$0	\$0	\$0	\$0	\$0
8029 WB-15 Silver Moss to Atl Beach struct	\$0	\$0	\$0	\$0	\$0
8030 WB-15 Silver Moss to Atl Beach deck	\$0	\$0	\$0	\$0	\$0
8031 WB-16 Glen Abbey to Surfsong struct	\$0	\$0	\$0	\$0	\$0
8032 WB-16 Glen Abbey to Surfsong deck	\$0	\$0	\$0	\$0	\$0
8033 WB-17 Allee of Oaks/Canvassback struct	\$0	\$0	\$0	\$0	\$0
8034 WB-17 Allee of Oaks/Canvassback deck	\$0	\$0	\$0	\$0	\$0
8035 WB-18 Marsh Island Park struct	\$0	\$0	\$0	\$0	\$0
8036 WB-18 Marsh Island Park deck	\$0	\$0	\$0	\$119,007	\$0
8037 WB-19 Blue Heron b/w 113-115 struct	\$0	\$0	\$0	\$0	\$0
8038 WB-19 Blue Heron b/w 113-115 deck	\$0	\$0	\$0	\$0	\$0
8039 WB-20 Blue Heron b/w 127-129 struct	\$0	\$0	\$0	\$0	\$0
8040 WB-20 Blue Heron b/w 127-129 deck	\$0	\$0	\$0	\$0	\$0
8041 WB-21 Blue Heron b/w 118-119 struct	\$0	\$0	\$0	\$0	\$0
8042 WB-21 Blue Heron b/w 118-119 deck	\$0	\$0	\$0	\$0	\$0
8043 WB-22 Blue Heron near 128 struct	\$0	\$0	\$0	\$0	\$0
8044 WB-22 Blue Heron near 128 deck	\$0	\$0	\$0	\$0	\$0
8045 WB-23 Canopied Bridge struct	\$0	\$0	\$0	\$0	\$0
8046 WB-23 Canopied Bridge deck	\$0	\$0	\$0	\$0	\$0
8047 WB-24 Blue Heron (behind 21) struct	\$0	\$0	\$0	\$0	\$0
8048 WB-24 Blue Heron (behind 21) deck	\$0	\$0	\$0	\$0	\$0
8049 WB-25 Grey Widgeon (near 7) struct	\$0	\$0	\$0	\$0	\$0
8050 WB-25 Grey Widgeon (near 7) deck	\$0	\$0	\$0	\$0	\$0
8051 WB-26 Grey Widgeon parking area struct	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
8052 WB-26 Grey Widgeon parking area deck	\$0	\$0	\$0	\$0	\$0
8053 WB-27 Cinder Creek structure & conc deck	\$0	\$0	\$0	\$0	\$0
8054 WB-28 Falcon Pt/Slat Cedar struct	\$0	\$0	\$0	\$0	\$0
8055 WB-28 Falcon Pt/Slat Cedar deck	\$0	\$0	\$0	\$0	\$0
8056 WB-29 Willet Pond struct	\$0	\$0	\$0	\$0	\$0
8057 WB-29 Willet Pond deck	\$0	\$0	\$0	\$0	\$0
8058 WB-30 Bull Thistle deck	\$0	\$0	\$0	\$0	\$0
8059 WB-30 Bull Thistle structure	\$0	\$0	\$0	\$0	\$0
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	\$0	\$0	\$0	\$0	\$0
8061 WB-32	\$0	\$0	\$0	\$0	\$0
8062 WB-33	\$0	\$0	\$0	\$0	\$0
8063 WB-34	\$0	\$0	\$0	\$0	\$0
8064 WB-35 Structure	\$0	\$765,098	\$0	\$0	\$0
8065 WB-35 Deck	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$6,931,396</b>	<b>\$12,081,632</b>	<b>\$6,942,684</b>	<b>\$7,436,562</b>	<b>\$8,968,374</b>
<b>Ending Reserve Balance</b>	<b>\$28,312,574</b>	<b>\$27,537,343</b>	<b>\$32,703,828</b>	<b>\$38,311,634</b>	<b>\$43,378,023</b>

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Starting Reserve Balance	\$43,378,023	\$40,866,045	\$47,180,665	\$55,424,342	\$58,771,734
Annual Reserve Funding	\$13,932,298	\$14,914,525	\$15,965,999	\$17,091,602	\$18,296,560
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,051,901	\$1,099,382	\$1,281,162	\$1,425,892	\$1,354,091
<b>Total Income</b>	<b>\$58,362,222</b>	<b>\$56,879,952</b>	<b>\$64,427,826</b>	<b>\$73,941,836</b>	<b>\$78,422,385</b>
# Component					
<b>Site and Grounds</b>					
101 Site Drainage System - Allowance	\$3,316,622	\$3,482,453	\$3,656,576	\$3,839,405	\$4,031,375
202 Emergency Repair - Allowance	\$318,396	\$334,316	\$351,031	\$368,583	\$387,012
303 Concrete Curbs & Gutters - Repair	\$298,496	\$313,421	\$329,092	\$345,546	\$362,824
404 Asphalt(Trails) - Repair Allowance	\$424,528	\$445,754	\$468,042	\$491,444	\$516,016
2119 Brick Pavers Main Gate	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers Main Gate (2022)	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers- Repair/Part Replace	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Inbound	\$0	\$0	\$0	\$0	\$0
2119 Brick Pavers V-Gate - Outbound	\$0	\$0	\$0	\$0	\$0
2119 Main Gate (Concrete) Inbound Lane	\$0	\$0	\$0	\$0	\$0
2139 Night Heron Park Split Rail-Replace	\$0	\$0	\$0	\$0	\$0
2139 Preserve Split Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2149 Pavilion (Kestrel Court) - Replace	\$0	\$89,012	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-13	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-14	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-15	\$43,647	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-16	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-19	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-20	\$0	\$0	\$0	\$11,549	\$0
2161 Timber Landscape Wall-Replace BH-5	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-7	\$8,703	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-8	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Replace BH-9	\$0	\$0	\$0	\$0	\$0
2161 Timber Landscape Wall-Allowance(33%)	\$0	\$0	\$22,437	\$0	\$0
2170 Beach Regulation Signs - Replace	\$0	\$0	\$0	\$0	\$108,202
2170 Community Signs	\$0	\$0	\$0	\$0	\$0
2170 Roadway Signage - Replace	\$774,763	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$795,989	\$835,789	\$877,578	\$921,457	\$967,530
2264 Revetment Cinder Ck-Replace	\$0	\$0	\$0	\$0	\$0
2265 Revetment Bass Ck/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2266 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2267 Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2268 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2269 Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2270 Revetment Bass Pond/Rhetts Bluff-Re	\$0	\$0	\$61,723	\$0	\$0
2271 Bulkhead Cinder Creek Dock-Replace	\$0	\$0	\$0	\$0	\$0
2272 Bulkhead Cinder Creek Bridge-Replac	\$0	\$0	\$0	\$0	\$0
2273 Bulkhead Sparrow Pond (pond 2)	\$0	\$0	\$0	\$0	\$0
2274 Bulkhead Flyway Drive Pond 50 Side	\$0	\$0	\$0	\$0	\$0
2275 Bulkhead Flyway Drive Pond 59 Side	\$0	\$0	\$0	\$0	\$0
2276 Envirolok Bank Stabilize (Flyway)	\$0	\$0	\$0	\$0	\$0
2277 Envirolok Bank (Canvasback Dock)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)1	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)2	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(InletCove)3	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank Stabiliz(Pond92)	\$0	\$0	\$0	\$0	\$0
2278 Envirolok Bank System-Repl Pond92	\$0	\$0	\$0	\$0	\$0
2278 Pintail Pond - Wooden Bulkhead	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System-Partial Repairs	\$12,417	\$13,038	\$13,690	\$14,375	\$15,093
4001 Weather Controller - Replace (1)	\$0	\$0	\$0	\$0	\$20,544
4001 Weather Controller - Replace (2)	\$0	\$0	\$0	\$0	\$20,544
4001 Weather Controller - Replace (3)	\$0	\$0	\$0	\$0	\$20,544
4001 Weather Controller - Replace (4)	\$0	\$0	\$0	\$0	\$0
<b>Asphalt Roadways</b>					
2123 Asphalt - Annual Repair Allowance	\$331,662	\$348,245	\$365,658	\$383,940	\$403,137
2124 Engineering and Design-Allowance	\$132,665	\$139,298	\$146,263	\$153,576	\$161,255
2125 Airy Hall	\$0	\$0	\$0	\$0	\$0
2125 Amaranth Road	\$0	\$0	\$0	\$0	\$0
2125 Angler Hall	\$0	\$0	\$0	\$0	\$0
2125 Anhinga Court	\$0	\$0	\$0	\$0	\$0
2125 Arrowhead Hall	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
2125 Atlantic Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Atlantic Beach Court (Entrance)	\$0	\$0	\$0	\$0	\$0
2125 Augusta National	\$0	\$0	\$0	\$0	\$0
2125 Avocet Lane	\$0	\$0	\$0	\$0	\$0
2125 Baldpate Ct.	\$0	\$52,655	\$0	\$0	\$0
2125 Ballyunion Drive	\$0	\$0	\$0	\$0	\$0
2125 Bank Swallow Way	\$0	\$0	\$0	\$0	\$0
2125 Bass Creek Lane	\$0	\$0	\$0	\$0	\$0
2125 Belmeade Hall	\$0	\$0	\$0	\$0	\$0
2125 Belted Kingfisher	\$0	\$0	\$0	\$0	\$0
2125 Berkshire Hall	\$0	\$0	\$0	\$0	\$0
2125 Bittern Court	\$0	\$0	\$0	\$0	\$0
2125 Black Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Blubill Court	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd (Southside)	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd To Intersection	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Road (Northside)	\$0	\$0	\$0	\$0	\$0
2125 Bobcat Lane	\$0	\$0	\$0	\$0	\$0
2125 Broomsedge Lane	\$0	\$0	\$207,840	\$0	\$0
2125 Bufflehead Drive	\$0	\$0	\$0	\$0	\$0
2125 Bull Thistle Lane	\$0	\$0	\$0	\$0	\$382,174
2125 Bulrush Lane	\$0	\$0	\$0	\$0	\$0
2125 Burroughs Hall	\$0	\$0	\$0	\$0	\$0
2125 Carolina Shores Lane	\$0	\$0	\$0	\$0	\$0
2125 Catbriar Court	\$0	\$58,505	\$0	\$0	\$0
2125 Cedar Waxwing	\$40,463	\$0	\$0	\$0	\$0
2125 Chinaberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Clay Hall	\$0	\$0	\$0	\$0	\$0
2125 Club Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Conifer Lane	\$0	\$0	\$0	\$0	\$0
2125 Cordgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Cormorant Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Cotton Hall	\$0	\$0	\$0	\$0	\$0
2125 Crested Flycatcher	\$0	\$0	\$0	\$0	\$0
2125 Curlew Court	\$0	\$0	\$0	\$0	\$0
2125 Diodia Ct	\$0	\$50,844	\$0	\$0	\$0
2125 Doral Open	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road	\$0	\$0	\$0	\$0	\$0
2125 Duneside Road Speed Tales - Replace	\$0	\$0	\$0	\$0	\$0
2125 Dunganon Hall	\$0	\$0	\$0	\$0	\$0
2125 Eagle Point Lane	\$0	\$0	\$0	\$0	\$804,662
2125 Eugenia Avenue	\$0	\$0	\$0	\$0	\$0
2125 Evening Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Falcon Point Road	\$0	\$0	\$0	\$0	\$0
2125 Fiddlers Reach Court	\$0	\$0	\$0	\$0	\$0
2125 Fish Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Fletcher Hall	\$0	\$0	\$0	\$0	\$0
2125 Flying Squirrel Court	\$0	\$0	\$0	\$73,563	\$0
2125 Flyway Drive / 100-Gov - MAJOR	\$0	\$0	\$0	\$0	\$1,162,649
2125 Flyway Drive/97 jk-100 - MAJOR	\$0	\$0	\$0	\$0	\$303,966
2125 Flyway Drive/Gov-97 - MAJOR	\$0	\$0	\$0	\$0	\$906,253
2125 Forestay Court	\$0	\$0	\$0	\$0	\$0
2125 Fountain Grass Lane	\$0	\$0	\$0	\$0	\$0
2125 Friendfield Hall	\$0	\$0	\$0	\$0	\$0
2125 Gadwall Lane	\$0	\$0	\$0	\$0	\$0
2125 Gallinule Court	\$0	\$0	\$0	\$0	\$0
2125 Glen Abbey	\$0	\$0	\$0	\$0	\$0
2125 Glen Eagle Court	\$0	\$0	\$0	\$0	\$0
2125 Glossy Ibis Lane	\$0	\$0	\$0	\$0	\$0
2125 Goldeneye Drive	\$0	\$0	\$0	\$266,301	\$0
2125 Goldenrod Court	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr past Flyway 2" overlay - MAJ	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr to Flyway 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Governors Flyway	\$0	\$0	\$0	\$0	\$0
2125 Green Dolphin Way	\$0	\$0	\$0	\$0	\$0
2125 Green Winged Teal	\$0	\$0	\$0	\$0	\$0
2125 Greensward Road	\$0	\$0	\$0	\$0	\$0
2125 Grey Fox Den	\$0	\$0	\$0	\$0	\$0
2125 Grey Widgeon Lane	\$0	\$0	\$0	\$0	\$0
2125 Halona Lane	\$0	\$0	\$0	\$0	\$228,015

Fiscal Year	2044	2045	2046	2047	2048
2125 High Dunes Lane	\$0	\$0	\$0	\$0	\$0
2125 Hooded Merganser	\$0	\$0	\$0	\$0	\$0
2125 Horned Grebe Court	\$0	\$0	\$0	\$0	\$0
2125 Jackstay Court	\$0	\$0	\$0	\$0	\$0
2125 Kestrel Ct & Sora Rail Rd Entrance	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Beach Drive	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island base and subbase	\$0	\$0	\$0	\$0	\$0
2125 Kiawah Island Parkway	\$0	\$0	\$0	\$2,610,795	\$0
2125 Kildeer Court	\$0	\$0	\$0	\$0	\$0
2125 Kings Island	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$126,664	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Main Gate Truck Pull Off	\$0	\$0	\$0	\$0	\$0
2125 Maingate (Truck Pull Off/Parking)	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Cove Road	\$0	\$0	\$0	\$0	\$0
2125 Marsh Edge Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Elder Ct	\$0	\$0	\$0	\$0	\$0
2125 Marsh Hawk Lane	\$0	\$0	\$0	\$0	\$0
2125 Marsh Island Drive	\$0	\$0	\$0	\$0	\$0
2125 Marsh Wren Ct.	\$0	\$0	\$0	\$0	\$0
2125 Masters Court	\$0	\$0	\$0	\$0	\$0
2125 Moon Tide Lane	\$0	\$0	\$0	\$0	\$0
2125 Muirfield Lane	\$0	\$0	\$0	\$0	\$0
2125 Needlerush Court	\$0	\$0	\$0	\$0	\$0
2125 New Settlement Road	\$0	\$0	\$0	\$0	\$0
2125 Nicklaus Lane	\$0	\$0	\$0	\$0	\$0
2125 Night Heron: Baldpate	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr (Ocean Prk section)	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course Dr 2" overlay - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Ocean Green Drive	\$0	\$0	\$0	\$0	\$0
2125 Ocean Marsh Road	\$0	\$0	\$0	\$0	\$0
2125 Ocean Oaks Court	\$0	\$0	\$0	\$0	\$0
2125 Old Dock Road	\$0	\$0	\$0	\$0	\$0
2125 Osprey Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Osprey Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Otter Island Road	\$0	\$0	\$0	\$0	\$0
2125 Oyster Rake Drive	\$0	\$0	\$0	\$0	\$0
2125 Oyster Shell Road	\$0	\$0	\$0	\$0	\$0
2125 Painted Bunting Lane	\$0	\$0	\$0	\$0	\$0
2125 Palm Warbler Road	\$0	\$165,765	\$0	\$0	\$0
2125 Park Lane Drive	\$0	\$0	\$0	\$0	\$0
2125 Pepper Vine	\$0	\$0	\$0	\$0	\$0
2125 Persimmon Court	\$0	\$0	\$0	\$0	\$0
2125 Pete Dye Place	\$0	\$0	\$0	\$0	\$0
2125 Pine Siskin Court	\$0	\$0	\$0	\$0	\$0
2125 Piping Plover Lane	\$0	\$0	\$0	\$0	\$0
2125 Pleasant Valley	\$0	\$0	\$0	\$0	\$0
2125 Red Bay Road	\$0	\$0	\$0	\$0	\$126,908
2125 Red Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff (Entry- RC Lane to NS)	\$0	\$0	\$0	\$0	\$0
2125 Rhetts Bluff Road	\$0	\$0	\$0	\$0	\$0
2125 River Marsh Lane	\$0	\$0	\$0	\$0	\$0
2125 Royal Beach Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Duck Court	\$0	\$0	\$0	\$0	\$0
2125 Ruddy Turnstone Road	\$0	\$0	\$0	\$0	\$0
2125 Ryder Cup	\$0	\$0	\$0	\$0	\$0
2125 Salt Cedar Lane	\$0	\$0	\$0	\$0	\$0
2125 Salt Meadow Cove	\$0	\$0	\$0	\$0	\$0
2125 Saltgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Sand Fiddler Court	\$0	\$0	\$0	\$0	\$0
2125 Sanderling Court	\$0	\$0	\$0	\$0	\$0
2125 Sandwedge Court	\$0	\$0	\$0	\$0	\$0
2125 Savanna Pt.	\$0	\$0	\$0	\$0	\$0
2125 Sawgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Scaup Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Elder Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Forest Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Lavender Court	\$0	\$0	\$0	\$97,982	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
2125 Sea Marsh Drive	\$0	\$0	\$0	\$0	\$0
2125 Sea Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Rocket Court	\$0	\$0	\$0	\$100,900	\$0
2125 Shell Creek Landing	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Rd (Entry @ Straw Market)	\$0	\$0	\$0	\$0	\$0
2125 Shipwatch Road	\$0	\$0	\$0	\$0	\$0
2125 Shoolbred Court	\$0	\$76,196	\$0	\$0	\$0
2125 Shoveler Court	\$0	\$0	\$0	\$0	\$0
2125 Silver Moss Circle	\$0	\$0	\$0	\$0	\$0
2125 Skimmer Court	\$0	\$0	\$0	\$0	\$0
2125 Snowy Egret Lane	\$0	\$0	\$0	\$0	\$0
2125 Sora Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Hawk Road	\$0	\$0	\$0	\$0	\$0
2125 Sparrow Road	\$0	\$90,822	\$0	\$0	\$0
2125 Spartina Court	\$0	\$0	\$0	\$0	\$0
2125 Spotted Sandpiper	\$0	\$0	\$0	\$0	\$0
2125 Summer Duck Way	\$0	\$0	\$0	\$0	\$0
2125 Summer Islands Lane	\$0	\$0	\$0	\$0	\$0
2125 Summer Tanager Court	\$0	\$0	\$0	\$0	\$0
2125 Sundown Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Sunlet Bend Road	\$0	\$0	\$0	\$0	\$0
2125 Surfscoter Lane	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- 307 Surfsong to Flyway	\$0	\$0	\$0	\$0	\$0
2125 Surfsong Rd- Gov Dr to 307 Surfsong	\$0	\$0	\$0	\$0	\$0
2125 Surfwatch Drive	\$0	\$0	\$0	\$0	\$0
2125 Sweet Gum Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetgrass Lane	\$0	\$0	\$0	\$0	\$0
2125 Sweetspire Lane	\$0	\$0	\$0	\$0	\$0
2125 Tallow Tree Lane	\$0	\$0	\$0	\$0	\$0
2125 Tennis Club Lane	\$374,115	\$0	\$0	\$0	\$0
2125 Terrapin Court	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Island Lane	\$0	\$0	\$0	\$0	\$0
2125 Thrasher Court	\$0	\$0	\$0	\$0	\$0
2125 Treeduck Court	\$0	\$0	\$0	\$0	\$0
2125 Trumpet Creeper Lane	\$0	\$0	\$0	\$0	\$0
2125 Turnberry Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Beach Lane	\$0	\$0	\$0	\$0	\$0
2125 Turtle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Vetch Court	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane	\$0	\$0	\$0	\$0	\$530,529
2125 Victory Bay Lane - crossing 1	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 2	\$0	\$0	\$0	\$0	\$0
2125 Virginia Rail Road	\$0	\$0	\$0	\$0	\$0
2125 Walker Cup Lane	\$0	\$0	\$0	\$0	\$88,206
2125 Warbler Court	\$0	\$0	\$0	\$0	\$0
2125 Wax Myrtle Court	\$0	\$0	\$0	\$0	\$0
2125 Whimbrel Road	\$0	\$0	\$0	\$0	\$0
2125 Winged Foot	\$0	\$0	\$0	\$0	\$0
2125 Woodcock Court	\$0	\$0	\$0	\$0	\$0
2125 Yellowthroat Lane	\$0	\$0	\$0	\$0	\$0
<b>Drainage System Components</b>					
9001 Culvert engineering - allowance	\$172,464	\$181,088	\$190,142	\$199,649	\$209,631
9002 Misc. repairs to 15 water control	\$80,130	\$84,136	\$88,343	\$92,760	\$97,398
9003 WC-001 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9004 WC-001 48" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9005 WC-001 48" Exterior Combo gate cast iron	\$0	\$0	\$0	\$0	\$0
9006 WC-001 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9007 WC-028 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9008 WC-028 Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9009 WC-028 24" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9010 WC-035 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9011 WC-035 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9012 WC-035 42" Exterior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9013 WC-035 42" Flap Gate aluminum	\$0	\$0	\$0	\$0	\$0
9014 WC-0-35 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9015 WC-056 24" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9016 WC-056 30" Interior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9017 WC-069 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9018 WC-069 18" Flapgate rubber	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
9019 WC-069 Pipe corrugated plastic	\$0	\$0	\$0	\$0	\$0
9020 WC-072 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9021 WC-072 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9022 WC-072 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9023 WC-072 42" Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9024 WC-073 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9025 WC-073 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9026 WC-073 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9027 WC-073 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9028 WC-073 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9029 WC-073 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9030 WC-074 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9031 WC-074 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9032 WC-074 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9033 WC-074 Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9034 WC-074 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9035 WC-074 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9036 WC-075 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9037 WC-075 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9038 WC-075 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9039 WC-075 48" Combo Gate cast iron	\$0	\$0	\$0	\$0	\$0
9040 WC-075 48" Ext. Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9041 WC-093 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9042 WC-093 36" Ext. Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9043 WC-093 36" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9044 WC-093 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9045 WC-094 Interior Headwall	\$0	\$0	\$0	\$0	\$0
9046 WC-094 Weir Structure	\$0	\$0	\$0	\$0	\$0
9047 WC-094 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9048 WC-094 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9049 WC-094 36" Interior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9050 WC-094 32" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9051 WC-094 16" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9052 WC-096 30" Exterior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9053 WC-096 24" Gate Valve alum	\$0	\$0	\$0	\$0	\$0
9054 Automated gate @ Beachwalker system	\$0	\$0	\$0	\$0	\$0
9055 Automated gate @ Canvasback system	\$0	\$0	\$0	\$0	\$0
9056 Trumpet Creeper Tidal Inlet-Dredge	\$0	\$0	\$0	\$0	\$0
9057 Pond 30 outfall-Outfall system(NEW)	\$0	\$0	\$0	\$0	\$0
<b>Timber Bridges (Vehicle)</b>					
7001 Bridges and bulkheads allowance	\$82,252	\$86,365	\$90,683	\$95,217	\$99,978
7002 Blue Heron Pond Rd - concrete substructure	\$0	\$0	\$0	\$0	\$2,855,826
7003 Blue Heron Pond Rd deck	\$0	\$0	\$0	\$0	\$1,202,962
7004 Blue Heron Pond Rd - timber superstructure	\$0	\$0	\$0	\$0	\$0
7005 Terrapin Island - concrete substructure	\$0	\$0	\$0	\$1,240,896	\$0
7006 Terrapin Island deck	\$0	\$0	\$0	\$0	\$0
7007 Terrapin Island - timber superstructure	\$0	\$0	\$0	\$0	\$0
7008 Eagle Pt 2 -concrete substructure	\$0	\$0	\$0	\$0	\$1,151,361
7009 Eagle Pt 2 - Decking	\$0	\$0	\$0	\$0	\$0
7010 Eagle Pt 2- timber superstructure	\$0	\$0	\$0	\$0	\$0
7011 Eagle Pt 1 - concrete substructure	\$0	\$0	\$0	\$0	\$1,023,969
7012 Eagle Pt 1 Bridge Deck	\$0	\$0	\$0	\$0	\$0
7013 Eagle Pt 1- Timber Superstructure	\$0	\$0	\$0	\$0	\$0
7014 Falcon Point Road - concrete substructure	\$0	\$0	\$0	\$0	\$2,536,541
7015 Falcon Point Road deck	\$317,069	\$0	\$0	\$0	\$0
7016 Falcon Point Road - timber superstructure	\$0	\$0	\$0	\$0	\$0
7017 Sumer Island Road - concrete substructure	\$0	\$0	\$0	\$0	\$2,407,537
7018 Sumer Island bridge deck	\$1,479,213	\$0	\$0	\$0	\$0
7019 Sumer Island bridge deck reinforcement	\$0	\$0	\$0	\$0	\$0
7020 Summer Island Rd - timber structure	\$6,182,184	\$0	\$0	\$0	\$0
7021 Cormorant Island -concrete subst	\$0	\$0	\$0	\$0	\$389,270
7022 Entrance Cormorant Island deck	\$0	\$0	\$0	\$0	\$0
7023 Entrance Cormorant Island - timber superstr	\$0	\$0	\$0	\$0	\$0
7024 Timber Bridge Deck Board Replacement Allowance	\$82,252	\$86,365	\$90,683	\$95,217	\$99,978
7025 Little Bear Way Bridge Decking	\$0	\$0	\$0	\$0	\$0
7026 Little Bear Way Bridge Concrete	\$0	\$0	\$0	\$0	\$0
<b>Main Gate House</b>					
2344 Siding&Trim(Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2044	2045	2046	2047	2048
2384 Roofs (Copper)- Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter & Downspout(Copper)-Replace	\$0	\$0	\$0	\$0	\$0
2549 Generator-Replace	\$0	\$0	\$0	\$0	\$0
2551 Electric Service Panel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Vanderhoorst Gate House</b>					
2344 Siding&Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0
2384 Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter&Downspout(Alum)-Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
<b>Guardrails</b>					
6001 KI Pkwy (Golf Tunnel #1)	\$0	\$0	\$0	\$0	\$0
6002 KI Pkwy (Golf Tunnel #2)	\$0	\$0	\$0	\$0	\$0
6003 KI Pkwy (Golf Tunnel #3)	\$0	\$0	\$0	\$0	\$0
6004 Marsh Hawk La	\$0	\$0	\$0	\$0	\$0
6005 Rhett's Bluff	\$0	\$0	\$0	\$0	\$0
6006 Guardrails Replace (2042)-Replace	\$0	\$0	\$0	\$0	\$0
6007 IbisWillet Pond (1&2) Ocean Course	\$0	\$0	\$0	\$0	\$0
6008 Cinder Creek Bridge	\$0	\$0	\$0	\$0	\$0
<b>Eagle Point Common Areas</b>					
2107 Boat Ramp Concrete-Replace	\$0	\$0	\$0	\$88,153	\$0
2161 Eagle Point (Extended) - Bulkhead	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point Boat Landing - Bulkhead	\$0	\$0	\$0	\$0	\$0
2193 Wood Decking - Replace	\$0	\$80,654	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$250,483	\$0
<b>Viewing Towers (VT)</b>					
3000 Viewing Tower (VT) -Repair	\$23,283	\$0	\$25,669	\$0	\$28,300
3001 Blue Heron Pond Tower - Replace	\$0	\$0	\$0	\$0	\$0
3002 Blue Heron Pond Deck&Rails-Replace	\$0	\$81,629	\$0	\$0	\$0
3004 Blue Heron Pond Roof-Replace	\$12,417	\$0	\$0	\$0	\$0
3005 Marsh Island Park Tower - Replace	\$0	\$0	\$0	\$0	\$0
3006 Marsh Isl. Park Deck&Rails-Replace	\$0	\$81,629	\$0	\$0	\$0
3008 Marsh Island Park Roof-Replace	\$12,417	\$0	\$0	\$0	\$0
3009 Marsh View Tower - Replace	\$0	\$0	\$0	\$0	\$0
3010 View Tower Hawk Deck&Rails-Replace	\$0	\$81,629	\$0	\$0	\$0
3011 Marsh Hawk View Spiral Stairs-Repl	\$0	\$0	\$0	\$0	\$0
<b>Cinder Creek Common Areas</b>					
4001 Roof Cedar Shingles - Replace	\$0	\$0	\$0	\$0	\$0
4002 Birch Bark Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
4005 Kayak Pavilion Roof (Metal)-Replace	\$0	\$0	\$0	\$0	\$0
4006 Pavilion Siding (Bark/Trim) Replace	\$0	\$0	\$0	\$0	\$0
4007 Kayak Pavilion Wood Lattice-Replace	\$0	\$0	\$0	\$0	\$0
4009 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
4011 West Dock Pavilion Roof(Cedar)-Repl	\$0	\$0	\$0	\$0	\$0
4013 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4014 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$88,690
4016 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4017 East Dock Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4019 East Dock Gangways - Replace	\$0	\$0	\$0	\$0	\$0
4020 East Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4022 Kayak Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4023 East Floating Dock Pilings-Replace	\$0	\$18,582	\$0	\$0	\$0
4024 Kayak Launch - Replacement	\$0	\$0	\$0	\$0	\$0
<b>Rhett's Bluff Common Areas</b>					
101 Boat Ramp Concrete	\$0	\$0	\$0	\$0	\$0
101 Boat Ramp Concrete (New)	\$0	\$0	\$0	\$0	\$0
102 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
103 East Dock Decking-Replace	\$0	\$0	\$0	\$0	\$120,941
104 East Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0
105 East Dock Pavilion Roof-Replace	\$18,162	\$0	\$0	\$0	\$0
106 East Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
107 East Dock Floating Dock-Replace	\$0	\$0	\$0	\$105,507	\$0
108 East Dock Electrical-Refurb	\$0	\$0	\$0	\$17,953	\$0
109 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
110 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
111 West Dock Railings-Replace	\$84,110	\$0	\$0	\$0	\$0
112 West Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2044	2045	2046	2047	2048
113	West Dock Pav. Roof-Replace	\$0	\$0	\$0	\$0	\$0
114	West Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
115	West Dock Floating Dock-Replace	\$0	\$0	\$0	\$243,572	\$0
116	West Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
117	Pavilion Decking - Replace	\$0	\$0	\$0	\$0	\$0
118	Pavilion Structure-Replace	\$0	\$0	\$0	\$0	\$0
119	Bathhouse Roof-Replace	\$0	\$0	\$0	\$0	\$0
120	Bathhouse Decking-Replace	\$0	\$0	\$0	\$31,468	\$0
121	Bathhouse Deck Structure-Replace	\$0	\$0	\$0	\$113,186	\$0
122	Bathhouse Siding-Replace	\$0	\$23,458	\$0	\$0	\$0
123	Bathhouse Window&Doors-Replace	\$0	\$18,750	\$0	\$0	\$0
124	Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
3003	Fish Cleaning Station - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Beachwalker Center</b>						
2107	Concrete Sidewalk-Part. Repair(10%)	\$24,145	\$0	\$0	\$0	\$0
2108	Concrete Entry Ramp Guard Railings	\$0	\$0	\$0	\$0	\$0
2108	Concrete Entry Wall Railings	\$0	\$0	\$0	\$0	\$0
2109	Concrete Curbs&Gutters-Repair(10%)	\$0	\$0	\$0	\$0	\$0
2109	Concrete Wheel Stops	\$0	\$0	\$0	\$0	\$0
2113	Drainage System - Allowance	\$0	\$0	\$0	\$0	\$0
2123	Asphalt - Seal/Repair	\$26,599	\$0	\$0	\$0	\$0
2125	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139	Split-Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2171	Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
2303	Entry Grounds Lights-Replace	\$0	\$0	\$0	\$0	\$0
2307	Entry Awning(Metal Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2320	Rear Wood Deck - Decking/Rails	\$60,097	\$0	\$0	\$0	\$0
2320	Rear Wood Deck - Structure	\$0	\$0	\$0	\$0	\$0
2341	EFIS - Repair Allowance (~10%)	\$38,340	\$0	\$0	\$0	\$0
2345	Soffit - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2345	Wood Fascia - Replace	\$0	\$0	\$0	\$0	\$0
2367	Entry Doors - Replace Allowance	\$0	\$0	\$0	\$0	\$0
2367	Entry Storefront Doors -Replace	\$0	\$0	\$0	\$75,406	\$0
2371	Aluminum Doors - Replace	\$0	\$0	\$0	\$14,375	\$0
2373	9x8 OH Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381	Roof (Asphalt Shingle) - Replace	\$19,236	\$0	\$0	\$0	\$0
2381	Roof (Asphalt Shingle) - Replace	\$0	\$0	\$331,725	\$0	\$0
2387	Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2509	OH Door Operators-Replace	\$0	\$0	\$0	\$0	\$0
2549	Diesel Pump	\$0	\$0	\$0	\$0	\$0
2551	Electrical System - Repair	\$0	\$0	\$0	\$161,562	\$0
2557	Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558	Exit Lights-Replace	\$0	\$0	\$0	\$0	\$0
2559	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
2591	Irrigation System - Repair Allowan	\$0	\$13,373	\$0	\$0	\$0
2701	Interior Surfaces - Repaint	\$0	\$53,212	\$0	\$0	\$0
2705	Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705	Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705	Track Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711	Carpeting - Replace	\$0	\$0	\$0	\$246,643	\$0
2715	Wood Floor-Replace	\$0	\$0	\$0	\$0	\$0
2719	Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2745	Flat Screen TVs - Replace	\$0	\$0	\$23,402	\$0	\$0
2747	Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
2750	Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3000	Infrastructure Allowance	\$0	\$0	\$0	\$0	\$0
5074	Metal hurricane shutters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Area Components</b>						
5001	Drainage repairs to back lot	\$92,998	\$97,648	\$102,530	\$107,657	\$113,040
5002	Roof metal	\$0	\$0	\$0	\$0	\$0
5003	Windows	\$0	\$0	\$0	\$0	\$0
5004	Exit Doors	\$0	\$0	\$0	\$0	\$0
5005	Shutters	\$0	\$0	\$0	\$0	\$0
5007	Kitchen Cabinets	\$0	\$0	\$0	\$0	\$26,414
5008	Bathroom Refurbish	\$0	\$0	\$0	\$0	\$37,814
5009	Flooring	\$0	\$0	\$0	\$0	\$64,179
5015	Maint Shop roof-metal	\$0	\$0	\$0	\$0	\$0
5016	Maint Shop siding	\$75,088	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
5017 Maint Shop windows	\$0	\$0	\$0	\$0	\$0
5018 Maint Shop exit doors	\$0	\$0	\$0	\$0	\$0
5019 Maint Shop overhead doors	\$46,565	\$0	\$0	\$0	\$0
5023 Wood Storage roof - metal	\$18,149	\$0	\$0	\$0	\$0
5024 Wood Storage siding	\$0	\$0	\$0	\$0	\$0
5026 Paint Storage siding	\$0	\$0	\$0	\$0	\$0
5028 Vehicle Storage roof	\$53,729	\$0	\$0	\$0	\$0
5029 Vehicle Storage siding	\$0	\$0	\$0	\$0	\$0
5030 Vehicle Wash Down area	\$0	\$0	\$0	\$0	\$0
5031 Chemical Storage roof	\$8,066	\$0	\$0	\$0	\$0
5032 Chemical Storage siding	\$0	\$0	\$0	\$0	\$0
5033 Chemical Storage door	\$0	\$0	\$0	\$20,840	\$0
5034 Tool Storage roof	\$46,035	\$0	\$0	\$0	\$0
5035 Tool Storage siding	\$0	\$0	\$0	\$0	\$0
5036 Tool Storage door	\$6,195	\$0	\$0	\$0	\$0
5037 Lake Storage roof	\$38,738	\$0	\$0	\$0	\$0
5038 Lake Storage siding	\$0	\$0	\$0	\$0	\$0
5039 Lake Storage door	\$6,195	\$0	\$0	\$0	\$0
5040 Storage Container	\$17,074	\$0	\$0	\$0	\$0
5041 Document Room roof	\$8,066	\$0	\$0	\$0	\$0
5042 Document Room siding	\$0	\$0	\$0	\$0	\$0
5043 Document Room door	\$6,195	\$0	\$0	\$0	\$0
5044 Dog Pen	\$0	\$0	\$0	\$0	\$0
5045 Entrance Walkway structure	\$0	\$59,202	\$0	\$0	\$0
5046 Entrance Walkway decking	\$0	\$0	\$0	\$0	\$0
5047 Entrance Walkway railing	\$0	\$0	\$0	\$0	\$0
5048 Covered Deck structure	\$0	\$0	\$0	\$0	\$0
5049 Covered Deck decking	\$0	\$0	\$0	\$0	\$0
5050 Covered Deck railing	\$0	\$0	\$0	\$0	\$0
5051 Covered Deck roof	\$10,321	\$0	\$0	\$0	\$0
5052 Main Deck structure	\$0	\$0	\$0	\$0	\$0
5053 Main Deck decking	\$0	\$0	\$0	\$0	\$0
5054 Main Deck railing	\$0	\$0	\$0	\$0	\$0
5055 Rear Deck structure	\$0	\$0	\$0	\$0	\$0
5056 Rear Deck decking	\$0	\$0	\$0	\$0	\$0
5057 Rear Deck railing	\$0	\$0	\$0	\$0	\$0
5058 Maint Yard Fence 6'cl	\$0	\$0	\$0	\$0	\$0
5059 New Woodshop Addition Metal Structure	\$0	\$0	\$0	\$0	\$0
5060 New Woodshop Addition Windows	\$0	\$0	\$0	\$0	\$0
5061 New Woodshop Addition Doors	\$0	\$0	\$0	\$0	\$0
5062 Green House Primary Structure	\$0	\$0	\$0	\$0	\$0
5063 Green House Cover System	\$36,616	\$0	\$0	\$0	\$0
5064 Green House Doors	\$0	\$0	\$0	\$0	\$0
5065 Green House Ventilation System	\$18,003	\$0	\$0	\$0	\$0
5066 Green House Heating System	\$5,904	\$0	\$0	\$0	\$0
5067 Green House Controller	\$9,605	\$0	\$0	\$0	\$0
5068 Green House Automatic Shade System	\$34,758	\$0	\$0	\$0	\$0
5069 Green House Bench System	\$0	\$0	\$0	\$0	\$0
5070 Green House Irrigation System	\$9,300	\$0	\$0	\$0	\$0
5071 Green House Safety Equipment	\$11,794	\$0	\$0	\$0	\$0
5073 Additional shed building	\$0	\$0	\$0	\$0	\$0
5075 Down island maintenance site building	\$0	\$0	\$0	\$0	\$0
5076 Cleanup of dump site	\$31,110	\$32,665	\$34,299	\$36,014	\$37,814
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103 East & South Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1104 East & South Trim cedar	\$0	\$0	\$0	\$0	\$0
1105 West & North Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1106 West & North Trim cedar	\$0	\$0	\$0	\$0	\$0
1107 Windows wood w/insul glass	\$0	\$0	\$0	\$0	\$0
1109 Verandah Decking-Replace	\$0	\$0	\$0	\$0	\$0
1110 Verandah Post&Rails-Replace	\$0	\$0	\$47,974	\$0	\$0
1111 Railings (SS wire)-Replace	\$0	\$0	\$36,493	\$0	\$0
1112 Entrance Deck structure	\$0	\$0	\$0	\$0	\$0
1113 Entrance Deck-Replace	\$0	\$0	\$0	\$0	\$0
1114 Entrance Rails (SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
1115 Entrance Rail (Wood)-Replace	\$0	\$0	\$27,951	\$0	\$0
1116 HC Ramp structure	\$0	\$0	\$0	\$0	\$0
1117 SRH HC Ramp decking	\$0	\$0	\$0	\$0	\$0
1118 SRH HC Ramp railing	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
1119 SRH HC Ramp Mahogany Rail	\$0	\$0	\$0	\$0	\$31,009
1120 HVAC Deck structure	\$0	\$0	\$0	\$0	\$0
1121 HVAC Deck decking	\$0	\$0	\$0	\$0	\$0
1122 Bar Area Deck structure	\$0	\$0	\$0	\$0	\$0
1123 Bar Area Deck decking	\$0	\$0	\$0	\$0	\$0
1124 Hardwood (Hallway 2nd Floor)	\$0	\$0	\$0	\$0	\$157,546
1125 Hardwood (Library 2nd Floor)	\$0	\$0	\$0	\$0	\$89,658
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1127 Hardwood (1st floor)	\$0	\$0	\$0	\$0	\$26,930
1128 Fitness Room Flooring	\$0	\$0	\$0	\$0	\$118,845
1129 Teraflex Aerobic Flooring	\$0	\$0	\$0	\$0	\$33,202
1130 Window Treatment	\$0	\$0	\$0	\$0	\$79,176
1131 Built-in Desks	\$0	\$0	\$0	\$0	\$0
1132 Ballroom lighting improvements	\$0	\$0	\$0	\$0	\$0
1133 Restroom Fixtures 1st floor	\$0	\$0	\$0	\$0	\$0
1134 Restroom Finishes 2nd floor	\$0	\$0	\$0	\$0	\$0
1135 Restroom Fixtures 2nd floor	\$0	\$0	\$0	\$0	\$0
1136 Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1137 Elevator control system	\$0	\$0	\$0	\$0	\$0
1138 Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1139 SVC Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1140 SVC Elevator control system	\$0	\$0	\$0	\$0	\$0
1141 SVC Elevator cab refurbishment	\$0	\$49,590	\$0	\$0	\$0
1142 Fire Alarm/Suppress. System	\$0	\$0	\$0	\$0	\$63,373
1143 Sound System 1st floor	\$30,539	\$0	\$0	\$0	\$0
1144 Sound System 2nd floor	\$89,947	\$0	\$0	\$0	\$0
1145 Shelves & Counters SS	\$0	\$0	\$0	\$0	\$0
1153 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
1154 Makeup Air fans (intake)	\$77,078	\$0	\$0	\$0	\$0
1155 Propane Tank 500 gal.	\$0	\$0	\$0	\$0	\$0
2345 Wood Trim/Soffits - Replace	\$0	\$0	\$0	\$0	\$0
2370 Entry Double Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2705 Ballroom Lighting Improvements	\$0	\$0	\$0	\$0	\$0
<b>Family Pool Area</b>					
2316 Heater Decks - Replace	\$0	\$0	\$88,928	\$0	\$0
2767 Kool Deck Surface-Recoat	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$334,316	\$0	\$0	\$0	\$0
2769 Pool Deck (Concrete) - Replace	\$0	\$0	\$0	\$0	\$0
2770 Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Aluminum)-Replace	\$0	\$0	\$0	\$0	\$0
2772 Lighting-Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$9,433
2773 Wading Pool Shell-Rebuild	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2774 Wading Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Surface-Replace	\$98,437	\$0	\$0	\$0	\$0
2801 Playsystem - Replace	\$108,653	\$0	\$0	\$0	\$0
<b>Adult Pool Area</b>					
2139 Landscape Fence - Replace	\$0	\$0	\$0	\$0	\$44,990
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$40,314
2750 Bathrooms-Refurbish	\$0	\$0	\$0	\$0	\$56,601
2763 Pool Deck(Ipe Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Structure-Rebuild	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$56,278
2769 Pool Deck (Concrete)-Replace	\$0	\$0	\$0	\$0	\$0
2773 Unnderwater Pool Lights-Replace	\$0	\$0	\$0	\$0	\$18,851
2774 Pool Lane Tiles-Replace	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform (New)- Replace	\$0	\$0	\$0	\$0	\$0
2792 HC Pool Lift	\$0	\$0	\$0	\$0	\$0
3001 Pool Fountains-Replace	\$0	\$0	\$0	\$0	\$30,945
<b>Bar Area Components</b>					

Fiscal Year		2044	2045	2046	2047	2048
1901	Bar Area-Refurbish	\$0	\$0	\$0	\$0	\$275,907
1904	Sinks-Replace	\$0	\$0	\$0	\$0	\$45,313
1905	Drink Dispenser-Replace	\$0	\$0	\$0	\$0	\$0
<b>Sandcastle Grounds</b>						
2109	Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$221,403
2113	Parking Lot Drainage-Allowance	\$0	\$0	\$0	\$0	\$0
2119	Parking Lot Pavers-Replace	\$0	\$0	\$0	\$0	\$1,688,340
2125	Parking Lot (Asphalt)-Resurface	\$0	\$0	\$0	\$0	\$0
2169	Main Entry Sign-Replace	\$0	\$0	\$0	\$0	\$0
2175	Lighting Fixtures-Replace	\$0	\$0	\$0	\$0	\$0
2175	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Castle Grill Area</b>						
2316	Patio Deck (Structure)-Replace	\$0	\$0	\$0	\$86,924	\$0
2316	Patio Deck(Wood)-Replace	\$0	\$0	\$0	\$34,002	\$0
2326	Patio Railing(SS Wire)-Replace	\$0	\$0	\$0	\$39,316	\$0
2326	Patio Rails(Wood/Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2345	Flood Panels	\$0	\$0	\$0	\$24,803	\$0
2345	Siding & Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2371	Exterior Doors	\$0	\$0	\$0	\$0	\$0
2381	Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387	Gutters/Downspouts(Cu)- Replace	\$0	\$0	\$0	\$0	\$0
2551	Electrical Service Panels	\$0	\$0	\$0	\$0	\$0
2557	Fire Suppression/Alarm	\$0	\$0	\$0	\$0	\$0
2709	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2750	Bathrooms - Remodel	\$0	\$0	\$0	\$140,061	\$0
3009	Remodel-Allowance	\$0	\$0	\$0	\$23,344	\$0
3010	Exhaust Hood	\$0	\$0	\$0	\$0	\$0
<b>Community Docks</b>						
2193	Dock - Resurface CD-01 Beachwalker	\$0	\$0	\$9,829	\$0	\$0
2193	Dock - Resurface CD-02 Beachwalker	\$0	\$9,361	\$0	\$0	\$0
2193	Dock - Resurface CD-04 Surfsong Rd	\$0	\$0	\$0	\$0	\$0
2193	Dock - Resurface CD-05 Bufflehead	\$0	\$0	\$0	\$0	\$0
2193	Dock - Resurface CD-06Flyway/Osprey	\$0	\$0	\$0	\$0	\$10,562
2193	Dock - Resurface CD-07 Canvasback	\$0	\$0	\$0	\$9,353	\$0
2193	Dock - Resurface CD-10 Egret Pond	\$0	\$0	\$0	\$0	\$0
2193	Dock - Resurface CD-11 Falcon Point	\$0	\$0	\$0	\$0	\$0
2193	Dock - Resurface CD-12 Salt Cedar	\$0	\$0	\$0	\$0	\$0
2193	Dock - Resurface CD-13 Blue Heron	\$0	\$0	\$72,108	\$0	\$0
2193	Dock - Resurface CD-17	\$0	\$0	\$0	\$0	\$0
2193	Dock - Resurface CD-19	\$0	\$0	\$0	\$0	\$0
2193	Dock -Resurface CD-03 Bass Pond/Rhe	\$0	\$0	\$0	\$0	\$0
2193	Dock-Resurface CD-08 Canvasb/Govern	\$0	\$0	\$0	\$0	\$0
2193	Dock-Resurface CD-9 Canvasback/Gov2	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild - CD - 01	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 02	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 03	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 04	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 05	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 07	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 08	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 09	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 10	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 11	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 12	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 13	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 17	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD - 19	\$0	\$0	\$0	\$0	\$0
2194	Dock - Replace/Rebuild CD -06	\$0	\$0	\$0	\$0	\$0
<b>Boardwalks</b>						
2187	BW-1 Duneside Villas	\$0	\$0	\$0	\$0	\$0
2187	BW-10 Eugenia (21-23)	\$144,605	\$0	\$0	\$0	\$0
2187	BW-12 Eugenia (51-53)	\$0	\$0	\$0	\$354,761	\$0
2187	BW-13 Eugenia (51-53)	\$0	\$0	\$214,860	\$0	\$0
2187	BW-14 Eugenia (61B-63A)	\$0	\$0	\$170,981	\$0	\$0
2187	BW-15 Eugenia (69-71)	\$0	\$0	\$226,415	\$0	\$0
2187	BW-16 Eugenia (77)	\$0	\$0	\$95,802	\$0	\$0
2187	BW-22 Windswept	\$0	\$0	\$0	\$449,978	\$0
2187	BW-27 Turtle Beach (18)	\$0	\$0	\$0	\$456,121	\$0



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2187 BW-28 Turtle Beach (7-8)	\$0	\$0	\$0	\$0	\$0
2187 BW-29 Atlantic Beach	\$0	\$181,366	\$0	\$0	\$0
2187 BW-30 Nicklaus La (9-10)	\$0	\$0	\$0	\$0	\$328,154
2187 BW-31 Surfsong (341/342)	\$0	\$310,496	\$0	\$0	\$0
2187 BW-32 Surfsong (55/56)	\$0	\$0	\$0	\$0	\$0
2187 BW-33 Surfsong (63/64)	\$0	\$512,617	\$0	\$0	\$0
2187 BW-34 Flyway (81/82)	\$0	\$540,477	\$0	\$0	\$0
2187 BW-35 Jackstay (92)	\$0	\$0	\$408,074	\$0	\$0
2187 BW-38 Flyway (114/120)	\$0	\$0	\$0	\$0	\$0
2187 BW-39 Flyway (157/162)	\$0	\$0	\$0	\$0	\$0
2187 BW-40 Sand Fiddler (208)	\$0	\$0	\$0	\$611,233	\$0
2187 BW-42 Ocean Course	\$0	\$0	\$0	\$0	\$137,551
2187 BW-7 Seascape Villas	\$334,316	\$0	\$0	\$0	\$0
2187 BW-8 Sandcastle Private	\$0	\$0	\$0	\$0	\$461,189
2187 BW-8B Sandcastle Public	\$0	\$0	\$0	\$0	\$199,795
2187 BW-9 Eugenia (7-9)	\$0	\$0	\$0	\$0	\$0
2189 Lift and Extend Boardwalks Allowance	\$0	\$162,840	\$0	\$0	\$188,507
<b>Walking Bridges</b>					
8001 WB-1 Inlet Cove Channel Struct.	\$0	\$0	\$0	\$0	\$195,441
8002 WB-1 Inlet Cove Channel Deck	\$0	\$0	\$0	\$0	\$0
8003 WB-2 FairwayOaks(Pond 008) struct.	\$0	\$0	\$0	\$0	\$0
8004 WB-2 Fairway Oaks ( Pond 008) deck	\$0	\$0	\$0	\$0	\$0
8005 WB-3 Greensward (Pond 013) struct.	\$0	\$0	\$0	\$0	\$0
8006 WB-3 Greensward (Pond 013) deck	\$0	\$0	\$0	\$0	\$0
8007 WB-4 Marsh Hawk Tower struct.	\$0	\$0	\$0	\$0	\$0
8008 WB-4 Marsh Hawk Tower deck	\$0	\$0	\$0	\$0	\$0
8009 WB-5 Windswept (pond 034) struct.	\$0	\$0	\$0	\$0	\$0
8010 WB-5 Windswept (pond 034) deck	\$0	\$0	\$0	\$0	\$0
8011 WB-6 Turtle Cove (pond 038) struct.	\$0	\$0	\$0	\$0	\$0
8012 WB-6 Turtle Cove (pond 038) decking	\$0	\$73,132	\$0	\$0	\$0
8013 WB-7 Struct	\$0	\$0	\$0	\$0	\$0
8014 WB-7 Deck	\$0	\$0	\$0	\$0	\$0
8015 WB-8 Turtle Beach (pond 031) struct	\$0	\$0	\$0	\$0	\$0
8016 WB-8 Turtle Beach (pond 031) deck	\$0	\$0	\$0	\$0	\$0
8017 WB-9 Swamp Garden (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8018 WB-9 Swamp Garden (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8019 WB-10 Encl. Turtle Bch (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8020 WB-10 Encl. Turtle Bch (pond 032) deck	\$73,762	\$0	\$0	\$0	\$0
8021 WB-11	\$0	\$0	\$0	\$0	\$0
8022 WB-11	\$27,183	\$0	\$0	\$0	\$0
8023 WB-12 41 Atl. Bch (near BW #29) struct	\$0	\$82,047	\$0	\$0	\$0
8024 WB-12 41 Atl. Bch (near BW #29) deck	\$0	\$0	\$0	\$0	\$0
8025 WB-13 Nature Path/RB Rd struct	\$0	\$0	\$0	\$0	\$0
8026 WB-13 Nature Path/RB Rd deck	\$0	\$0	\$0	\$0	\$0
8027 WB-14 Rhett's Bluff adj/Pavilion struct	\$0	\$0	\$0	\$0	\$0
8028 WB-14 Rhett's Bluff adj/Pavilion deck	\$0	\$0	\$0	\$0	\$0
8029 WB-15 Silver Moss to Atl Beach struct	\$0	\$0	\$0	\$0	\$0
8030 WB-15 Silver Moss to Atl Beach deck	\$0	\$129,965	\$0	\$0	\$0
8031 WB-16 Glen Abbey to Surfsong struct	\$0	\$0	\$0	\$0	\$0
8032 WB-16 Glen Abbey to Surfsong deck	\$0	\$0	\$0	\$0	\$0
8033 WB-17 Allee of Oaks/Canvassback struct	\$0	\$0	\$0	\$0	\$0
8034 WB-17 Allee of Oaks/Canvassback deck	\$0	\$0	\$0	\$0	\$0
8035 WB-18 Marsh Island Park struct	\$0	\$0	\$0	\$0	\$0
8036 WB-18 Marsh Island Park deck	\$0	\$0	\$0	\$0	\$0
8037 WB-19 Blue Heron b/w 113-115 struct	\$0	\$0	\$0	\$0	\$0
8038 WB-19 Blue Heron b/w 113-115 deck	\$0	\$0	\$0	\$0	\$0
8039 WB-20 Blue Heron b/w 127-129 struct	\$0	\$0	\$0	\$0	\$0
8040 WB-20 Blue Heron b/w 127-129 deck	\$0	\$70,903	\$0	\$0	\$0
8041 WB-21 Blue Heron b/w 118-119 struct	\$0	\$0	\$0	\$0	\$0
8042 WB-21 Blue Heron b/w 118-119 deck	\$0	\$0	\$0	\$24,234	\$0
8043 WB-22 Blue Heron near 128 struct	\$0	\$0	\$0	\$0	\$0
8044 WB-22 Blue Heron near 128 deck	\$0	\$0	\$0	\$0	\$0
8045 WB-23 Canopied Bridge struct	\$0	\$0	\$0	\$0	\$0
8046 WB-23 Canopied Bridge deck	\$0	\$0	\$0	\$0	\$0
8047 WB-24 Blue Heron (behind 21) struct	\$0	\$0	\$0	\$0	\$0
8048 WB-24 Blue Heron (behind 21) deck	\$0	\$0	\$0	\$0	\$0
8049 WB-25 Grey Widgeon (near 7) struct	\$0	\$0	\$0	\$0	\$0
8050 WB-25 Grey Widgeon (near 7) deck	\$0	\$0	\$0	\$0	\$0
8051 WB-26 Grey Widgeon parking area struct	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
8052 WB-26 Grey Widgeon parking area deck	\$0	\$0	\$0	\$0	\$0
8053 WB-27 Cinder Creek structure & conc deck	\$0	\$0	\$0	\$0	\$0
8054 WB-28 Falcon Pt/Slat Cedar struct	\$0	\$0	\$0	\$0	\$0
8055 WB-28 Falcon Pt/Slat Cedar deck	\$0	\$0	\$0	\$0	\$0
8056 WB-29 Willet Pond struct	\$0	\$0	\$0	\$0	\$0
8057 WB-29 Willet Pond deck	\$0	\$0	\$0	\$0	\$0
8058 WB-30 Bull Thistle deck	\$0	\$0	\$0	\$0	\$0
8059 WB-30 Bull Thistle structure	\$0	\$0	\$0	\$0	\$0
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	\$0	\$0	\$0	\$0	\$0
8061 WB-32	\$0	\$0	\$0	\$0	\$0
8062 WB-33	\$0	\$0	\$0	\$0	\$0
8063 WB-34	\$0	\$0	\$0	\$0	\$0
8064 WB-35 Structure	\$0	\$0	\$0	\$0	\$0
8065 WB-35 Deck	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$17,496,177</b>	<b>\$9,699,287</b>	<b>\$9,003,484</b>	<b>\$15,170,102</b>	<b>\$28,748,396</b>
<b>Ending Reserve Balance</b>	<b>\$40,866,045</b>	<b>\$47,180,665</b>	<b>\$55,424,342</b>	<b>\$58,771,734</b>	<b>\$49,673,989</b>



Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$49,673,989	\$49,643,534	\$48,654,048	\$54,264,811	\$51,145,091
Annual Reserve Funding	\$19,586,467	\$20,967,313	\$22,445,509	\$24,027,917	\$25,721,886
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,240,113	\$1,227,378	\$1,285,081	\$1,316,185	\$1,472,493
Total Income	\$70,500,570	\$71,838,225	\$72,384,638	\$79,608,914	\$78,339,470

# Component

<b>Site and Grounds</b>					
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101	Site Drainage System - Allowance	\$4,232,944	\$4,444,591	\$4,666,820	\$4,900,161	\$5,145,169
202	Emergency Repair - Allowance	\$406,363	\$426,681	\$448,015	\$470,415	\$493,936
303	Concrete Curbs & Gutters - Repair	\$380,965	\$400,013	\$420,014	\$441,015	\$463,065
404	Asphalt(Trails) - Repair Allowance	\$541,817	\$568,908	\$597,353	\$627,221	\$658,582
2119	Brick Pavers Main Gate	\$0	\$0	\$0	\$0	\$0
2119	Brick Pavers Main Gate (2022)	\$0	\$0	\$0	\$0	\$0
2119	Brick Pavers- Repair/Part Replace	\$0	\$0	\$0	\$0	\$0
2119	Brick Pavers V-Gate - Inbound	\$0	\$0	\$0	\$0	\$0
2119	Brick Pavers V-Gate - Outbound	\$0	\$0	\$0	\$0	\$0
2119	Main Gate (Concrete) Inbound Lane	\$0	\$0	\$0	\$0	\$0
2139	Night Heron Park Split Rail-Replace	\$0	\$0	\$0	\$0	\$0
2139	Preserve Split Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2149	Pavilion (Kestrel Court) - Replace	\$0	\$0	\$0	\$0	\$0
2161	Timber Landscape Wall-Replace BH-13	\$0	\$0	\$0	\$0	\$14,201
2161	Timber Landscape Wall-Replace BH-14	\$0	\$0	\$0	\$0	\$10,311
2161	Timber Landscape Wall-Replace BH-15	\$0	\$0	\$0	\$0	\$0
2161	Timber Landscape Wall-Replace BH-16	\$0	\$0	\$0	\$0	\$19,655
2161	Timber Landscape Wall-Replace BH-19	\$0	\$0	\$0	\$0	\$0
2161	Timber Landscape Wall-Replace BH-20	\$0	\$0	\$0	\$0	\$0
2161	Timber Landscape Wall-Replace BH-5	\$0	\$0	\$0	\$29,009	\$0
2161	Timber Landscape Wall-Replace BH-7	\$0	\$0	\$0	\$0	\$0
2161	Timber Landscape Wall-Replace BH-8	\$0	\$0	\$19,433	\$0	\$0
2161	Timber Landscape Wall-Replace BH-9	\$0	\$0	\$0	\$0	\$0
2161	Timber Landscape Wall-Allowance(33%)	\$0	\$0	\$0	\$0	\$31,571
2170	Beach Regulation Signs - Replace	\$0	\$0	\$0	\$0	\$0
2170	Community Signs	\$0	\$0	\$0	\$0	\$0
2170	Roadway Signage - Replace	\$0	\$0	\$0	\$0	\$0
2185	Landscaping - Refurbish	\$1,015,906	\$1,066,702	\$1,120,037	\$1,176,039	\$1,234,841
2264	Revetment Cinder Ck-Replace	\$0	\$0	\$0	\$0	\$0
2265	Revetment Bass Ck/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2266	Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2267	Revetment Pond/Ocean Crs-Replace	\$0	\$0	\$0	\$0	\$0
2268	Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2269	Revetment Willet Pnd/Ocean Crs-Repl	\$0	\$0	\$0	\$0	\$0
2270	Revetment Bass Pond/Rhetts Bluff-Re	\$0	\$0	\$0	\$0	\$0
2271	Bulkhead Cinder Creek Dock-Replace	\$0	\$380,457	\$0	\$0	\$0
2272	Bulkhead Cinder Creek Bridge-Replac	\$0	\$0	\$1,269,375	\$0	\$0
2273	Bulkhead Sparrow Pond (pond 2)	\$0	\$0	\$0	\$0	\$0
2274	Bulkhead Flyway Drive Pond 50 Side	\$0	\$0	\$0	\$0	\$0
2275	Bulkhead Flyway Drive Pond 59 Side	\$0	\$0	\$0	\$0	\$0
2276	Envirolok Bank Stabilize (Flyway)	\$0	\$0	\$0	\$0	\$0
2277	Envirolok Bank (Canvasback Dock)	\$0	\$0	\$0	\$0	\$0
2278	Envirolok Bank Stabiliz(InletCove)1	\$0	\$0	\$0	\$0	\$0
2278	Envirolok Bank Stabiliz(InletCove)2	\$0	\$0	\$0	\$0	\$0
2278	Envirolok Bank Stabiliz(InletCove)3	\$0	\$0	\$0	\$0	\$0
2278	Envirolok Bank Stabiliz(Pond92)	\$0	\$0	\$0	\$0	\$0
2278	Envirolok Bank System-Repl Pond92	\$0	\$0	\$0	\$0	\$0
2278	Pintail Pond - Wooden Bulkhead	\$0	\$0	\$0	\$0	\$0
2591	Irrigation System-Partial Repairs	\$15,848	\$16,641	\$17,473	\$18,346	\$19,264
4001	Weather Controller - Replace (1)	\$0	\$0	\$0	\$0	\$0
4001	Weather Controller - Replace (2)	\$0	\$0	\$0	\$0	\$0
4001	Weather Controller - Replace (3)	\$0	\$0	\$0	\$0	\$0
4001	Weather Controller - Replace (4)	\$0	\$22,650	\$0	\$0	\$0

<b>Asphalt Roadways</b>					
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2123	Asphalt - Annual Repair Allowance	\$423,294	\$444,459	\$466,682	\$490,016	\$514,517
2124	Engineering and Design-Allowance	\$169,318	\$177,784	\$186,673	\$196,006	\$205,807
2125	Airy Hall	\$0	\$0	\$0	\$0	\$311,797
2125	Amaranth Road	\$0	\$0	\$0	\$145,045	\$0
2125	Angler Hall	\$126,142	\$0	\$0	\$0	\$0
2125	Anhinga Court	\$0	\$0	\$0	\$47,630	\$0
2125	Arrowhead Hall	\$0	\$130,493	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
2125 Atlantic Beach Court	\$0	\$0	\$184,619	\$0	\$0
2125 Atlantic Beach Court (Entrance)	\$0	\$77,691	\$0	\$0	\$0
2125 Augusta National	\$0	\$230,763	\$0	\$0	\$0
2125 Avocet Lane	\$169,995	\$0	\$0	\$0	\$0
2125 Baldpate Ct.	\$0	\$0	\$0	\$0	\$0
2125 Ballyunion Drive	\$0	\$0	\$0	\$145,829	\$0
2125 Bank Swallow Way	\$0	\$0	\$0	\$164,449	\$0
2125 Bass Creek Lane	\$0	\$0	\$0	\$305,966	\$0
2125 Belmeade Hall	\$0	\$0	\$0	\$257,356	\$0
2125 Belted Kingfisher	\$0	\$184,006	\$0	\$0	\$0
2125 Berkshire Hall	\$0	\$0	\$0	\$163,077	\$0
2125 Bittern Court	\$0	\$0	\$0	\$75,854	\$0
2125 Black Duck Court	\$0	\$0	\$0	\$55,470	\$0
2125 Blubill Court	\$146,629	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd (Southside)	\$0	\$0	\$0	\$0	\$0
2125 Blue Heron Pond Rd To Intersection	\$0	\$0	\$0	\$105,843	\$0
2125 Blue Heron Pond Road (Northside)	\$0	\$0	\$0	\$823,227	\$0
2125 Bobcat Lane	\$0	\$368,901	\$0	\$0	\$0
2125 Broomsedge Lane	\$0	\$0	\$0	\$0	\$0
2125 Bufflehead Drive	\$0	\$0	\$0	\$1,789,539	\$0
2125 Bull Thistle Lane	\$0	\$0	\$0	\$0	\$0
2125 Bulrush Lane	\$0	\$0	\$0	\$99,179	\$0
2125 Burroughs Hall	\$0	\$0	\$0	\$0	\$270,430
2125 Carolina Shores Lane	\$0	\$338,678	\$0	\$0	\$0
2125 Catbriar Court	\$0	\$0	\$0	\$0	\$0
2125 Cedar Waxwing	\$0	\$0	\$0	\$0	\$0
2125 Chinaberry Lane	\$251,098	\$0	\$0	\$0	\$0
2125 Clay Hall	\$0	\$183,117	\$0	\$0	\$0
2125 Club Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Conifer Lane	\$0	\$215,474	\$0	\$0	\$0
2125 Cordgrass Court	\$0	\$0	\$0	\$0	\$0
2125 Cormorant Island Lane	\$0	\$0	\$0	\$158,373	\$0
2125 Cotton Hall	\$0	\$263,298	\$0	\$0	\$0
2125 Crested Flycatcher	\$0	\$0	\$0	\$91,927	\$0
2125 Curlew Court	\$0	\$0	\$0	\$118,192	\$0
2125 Diodia Ct	\$0	\$0	\$0	\$0	\$0
2125 Doral Open	\$0	\$0	\$0	\$228,936	\$0
2125 Duneside Road	\$300,539	\$0	\$0	\$0	\$0
2125 Duneside Road Speed Tales - Replace	\$99,051	\$0	\$0	\$0	\$0
2125 Dunganon Hall	\$156,111	\$0	\$0	\$0	\$0
2125 Eagle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Eugenia Avenue	\$699,282	\$0	\$0	\$0	\$0
2125 Evening Bend Road	\$0	\$0	\$0	\$48,022	\$0
2125 Falcon Point Road	\$0	\$0	\$0	\$897,710	\$0
2125 Fiddlers Reach Court	\$0	\$125,515	\$0	\$0	\$0
2125 Fish Hawk Lane	\$0	\$208,007	\$0	\$0	\$0
2125 Fletcher Hall	\$0	\$0	\$0	\$201,103	\$0
2125 Flying Squirrel Court	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive / 100-Gov - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/97 jk-100 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Flyway Drive/Gov-97 - MAJOR	\$0	\$0	\$0	\$0	\$0
2125 Forestay Court	\$0	\$162,316	\$0	\$0	\$0
2125 Fountain Grass Lane	\$0	\$71,291	\$0	\$0	\$0
2125 Friendfield Hall	\$0	\$0	\$0	\$94,867	\$0
2125 Gadwall Lane	\$0	\$0	\$0	\$159,941	\$0
2125 Gallinule Court	\$0	\$77,158	\$0	\$0	\$0
2125 Glen Abbey	\$0	\$778,692	\$0	\$0	\$0
2125 Glen Eagle Court	\$0	\$0	\$0	\$156,805	\$0
2125 Glossy Ibis Lane	\$0	\$0	\$0	\$668,382	\$0
2125 Goldeneye Drive	\$0	\$0	\$0	\$0	\$0
2125 Goldenrod Court	\$0	\$127,471	\$0	\$0	\$0
2125 Gov Dr past Flyway 2" overlay - MAJ	\$0	\$0	\$0	\$0	\$0
2125 Gov Dr to Flyway 2" overlay - MAJOR	\$0	\$0	\$1,732,324	\$0	\$0
2125 Governors Flyway	\$0	\$176,717	\$0	\$0	\$0
2125 Green Dolphin Way	\$787,328	\$0	\$0	\$0	\$0
2125 Green Winged Teal	\$0	\$0	\$0	\$0	\$0
2125 Greensward Road	\$743,305	\$0	\$0	\$0	\$0
2125 Grey Fox Den	\$0	\$63,469	\$0	\$0	\$0
2125 Grey Widgeon Lane	\$0	\$250,853	\$0	\$0	\$0
2125 Halona Lane	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
2125 High Dunes Lane	\$682,351	\$0	\$0	\$0	\$0
2125 Hooded Merganser	\$0	\$117,159	\$0	\$0	\$0
2125 Horned Grebe Court	\$0	\$78,758	\$0	\$0	\$0
2125 Jackstay Court	\$0	\$198,940	\$0	\$0	\$0
2125 Kestrel Ct & Sora Rail Rd Entrance	\$0	\$355,567	\$0	\$0	\$0
2125 Kiawah Beach Drive	\$0	\$0	\$0	\$958,472	\$0
2125 Kiawah Island base and subbase	\$0	\$0	\$0	\$248,536	\$0
2125 Kiawah Island Parkway	\$0	\$0	\$0	\$0	\$0
2125 Kildeer Court	\$0	\$58,135	\$0	\$0	\$0
2125 Kings Island	\$0	\$150,761	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$0	\$0
2125 Low Oak Woods Road	\$0	\$0	\$0	\$263,041	\$0
2125 Main Gate Truck Pull Off	\$0	\$214,229	\$0	\$0	\$0
2125 Maingate (Truck Pull Off/Parking)	\$0	\$236,274	\$0	\$0	\$0
2125 Marsh Cottage Lane	\$0	\$0	\$0	\$87,615	\$0
2125 Marsh Cove Road	\$0	\$0	\$0	\$0	\$303,977
2125 Marsh Edge Lane	\$0	\$224,896	\$0	\$0	\$0
2125 Marsh Elder Ct	\$0	\$113,426	\$0	\$0	\$0
2125 Marsh Hawk Lane	\$0	\$0	\$0	\$250,692	\$0
2125 Marsh Island Drive	\$408,056	\$0	\$0	\$0	\$0
2125 Marsh Wren Ct.	\$0	\$0	\$0	\$80,363	\$0
2125 Masters Court	\$0	\$105,603	\$0	\$0	\$0
2125 Moon Tide Lane	\$0	\$279,476	\$0	\$0	\$0
2125 Muirfield Lane	\$0	\$0	\$0	\$0	\$0
2125 Needlerush Court	\$0	\$71,291	\$0	\$0	\$0
2125 New Settlement Road	\$0	\$0	\$0	\$175,230	\$0
2125 Nicklaus Lane	\$0	\$0	\$0	\$125,052	\$0
2125 Night Heron: Baldpate	\$0	\$0	\$0	\$0	\$0
2125 Ocean Course	\$0	\$108,092	\$0	\$0	\$0
2125 Ocean Course Dr (Ocean Prk section)	\$567,214	\$0	\$0	\$0	\$0
2125 Ocean Course Dr 2" overlay - MAJOR	\$2,079,222	\$0	\$0	\$0	\$0
2125 Ocean Green Drive	\$0	\$278,054	\$0	\$0	\$0
2125 Ocean Marsh Road	\$0	\$0	\$0	\$239,716	\$0
2125 Ocean Oaks Court	\$0	\$0	\$0	\$321,843	\$0
2125 Old Dock Road	\$0	\$227,385	\$0	\$0	\$0
2125 Osprey Cottage Lane	\$0	\$0	\$0	\$0	\$0
2125 Osprey Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Otter Island Road	\$0	\$0	\$0	\$515,497	\$0
2125 Oyster Rake Drive	\$513,033	\$0	\$0	\$0	\$0
2125 Oyster Shell Road	\$0	\$0	\$0	\$290,678	\$0
2125 Painted Bunting Lane	\$0	\$0	\$0	\$58,606	\$0
2125 Palm Warbler Road	\$0	\$0	\$0	\$0	\$0
2125 Park Lane Drive	\$0	\$0	\$0	\$0	\$0
2125 Pepper Vine	\$0	\$0	\$0	\$63,898	\$0
2125 Persimmon Court	\$0	\$0	\$0	\$134,068	\$0
2125 Pete Dye Place	\$0	\$249,786	\$0	\$0	\$0
2125 Pine Siskin Court	\$0	\$60,624	\$0	\$0	\$0
2125 Piping Plover Lane	\$0	\$0	\$0	\$0	\$0
2125 Pleasant Valley	\$0	\$0	\$0	\$311,650	\$0
2125 Red Bay Road	\$0	\$0	\$0	\$0	\$0
2125 Red Cedar Lane	\$0	\$0	\$0	\$160,725	\$0
2125 Rhetts Bluff (Entry- RC Lane to NS)	\$0	\$0	\$0	\$383,781	\$0
2125 Rhetts Bluff Road	\$0	\$0	\$0	\$609,580	\$0
2125 River Marsh Lane	\$0	\$0	\$0	\$306,554	\$0
2125 Royal Beach Court	\$0	\$136,893	\$0	\$0	\$0
2125 Ruddy Duck Court	\$0	\$48,002	\$0	\$0	\$0
2125 Ruddy Turnstone Road	\$0	\$0	\$0	\$192,674	\$0
2125 Ryder Cup	\$0	\$96,359	\$0	\$0	\$0
2125 Salt Cedar Lane	\$0	\$0	\$0	\$676,222	\$0
2125 Salt Meadow Cove	\$0	\$0	\$0	\$161,705	\$0
2125 Saltgrass Court	\$0	\$0	\$0	\$47,238	\$0
2125 Sand Fiddler Court	\$0	\$0	\$0	\$146,221	\$0
2125 Sanderling Court	\$0	\$63,113	\$0	\$0	\$0
2125 Sandwedge Court	\$0	\$0	\$0	\$112,704	\$0
2125 Savanna Pt.	\$133,253	\$0	\$0	\$0	\$0
2125 Sawgrass Lane	\$0	\$86,225	\$0	\$0	\$0
2125 Scaup Court	\$0	\$54,046	\$0	\$0	\$0
2125 Sea Elder Court	\$0	\$0	\$0	\$0	\$0
2125 Sea Forest Drive	\$1,087,020	\$0	\$0	\$0	\$0
2125 Sea Lavender Court	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
2125 Sea Marsh Drive	\$980,350	\$0	\$0	\$0	\$0
2125 Sea Myrtle Court	\$0	\$0	\$0	\$47,238	\$0
2125 Sea Rocket Court	\$0	\$0	\$0	\$0	\$0
2125 Shell Creek Landing	\$0	\$117,159	\$0	\$0	\$0
2125 Shipwatch Rd (Entry @ Straw Market)	\$0	\$89,603	\$0	\$0	\$0
2125 Shipwatch Road	\$0	\$286,943	\$0	\$0	\$0
2125 Shoolbred Court	\$0	\$0	\$0	\$0	\$0
2125 Shoveler Court	\$0	\$42,490	\$0	\$0	\$0
2125 Silver Moss Circle	\$0	\$91,914	\$0	\$0	\$0
2125 Skimmer Court	\$0	\$0	\$0	\$0	\$0
2125 Snowy Egret Lane	\$0	\$396,280	\$0	\$0	\$0
2125 Sora Rail Road	\$0	\$0	\$0	\$373,196	\$0
2125 Sparrow Hawk Road	\$0	\$156,627	\$0	\$0	\$0
2125 Sparrow Road	\$0	\$0	\$0	\$0	\$0
2125 Spartina Court	\$0	\$0	\$0	\$187,578	\$0
2125 Spotted Sandpiper	\$0	\$0	\$0	\$80,363	\$0
2125 Summer Duck Way	\$0	\$0	\$0	\$345,167	\$0
2125 Summer Islands Lane	\$0	\$0	\$0	\$731,104	\$0
2125 Summer Tanager Court	\$0	\$83,558	\$0	\$0	\$0
2125 Sundown Bend Road	\$0	\$0	\$0	\$54,490	\$0
2125 Sunlet Bend Road	\$0	\$0	\$0	\$344,187	\$0
2125 Surfscoter Lane	\$0	\$0	\$0	\$252,848	\$0
2125 Surfsong Rd- 307 Surfsong to Flyway	\$0	\$0	\$634,688	\$0	\$0
2125 Surfsong Rd- Gov Dr to 307 Surfsong	\$1,092,099	\$0	\$0	\$0	\$0
2125 Surfwatch Drive	\$0	\$0	\$0	\$566,459	\$0
2125 Sweet Gum Lane	\$0	\$0	\$58,055	\$0	\$0
2125 Sweetgrass Lane	\$0	\$118,759	\$0	\$0	\$0
2125 Sweetspire Lane	\$0	\$83,736	\$0	\$0	\$0
2125 Tallow Tree Lane	\$0	\$0	\$0	\$187,970	\$0
2125 Tennis Club Lane	\$0	\$0	\$0	\$0	\$0
2125 Terrapin Court	\$0	\$48,713	\$0	\$0	\$0
2125 Terrapin Island Lane	\$0	\$0	\$0	\$680,142	\$0
2125 Thrasher Court	\$0	\$86,758	\$0	\$0	\$0
2125 Treeduck Court	\$0	\$70,580	\$0	\$0	\$0
2125 Trumpet Creeper Lane	\$0	\$168,183	\$0	\$0	\$0
2125 Turnberry Lane	\$0	\$150,761	\$0	\$0	\$0
2125 Turtle Beach Lane	\$0	\$259,564	\$0	\$0	\$0
2125 Turtle Point Lane	\$0	\$0	\$0	\$0	\$0
2125 Vetch Court	\$0	\$98,492	\$0	\$0	\$0
2125 Victory Bay Lane	\$0	\$0	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 1	\$0	\$28,072	\$0	\$0	\$0
2125 Victory Bay Lane - crossing 2	\$0	\$26,045	\$0	\$0	\$0
2125 Virginia Rail Road	\$0	\$259,564	\$0	\$0	\$0
2125 Walker Cup Lane	\$0	\$0	\$0	\$0	\$0
2125 Warbler Court	\$0	\$52,091	\$0	\$0	\$0
2125 Wax Myrtle Court	\$0	\$169,072	\$0	\$0	\$0
2125 Whimbrel Road	\$0	\$0	\$0	\$0	\$0
2125 Winged Foot	\$0	\$68,802	\$0	\$0	\$0
2125 Woodcock Court	\$0	\$0	\$0	\$52,726	\$0
2125 Yellowthroat Lane	\$0	\$263,653	\$0	\$0	\$0

Drainage System Components					
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9001 Culvert engineering - allowance	\$220,113	\$231,119	\$242,675	\$254,808	\$267,549
9002 Misc. repairs to 15 water control	\$102,268	\$107,381	\$112,750	\$118,388	\$124,307
9003 WC-001 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9004 WC-001 48" Exterior Flapgate cast iron	\$75,346	\$0	\$0	\$0	\$0
9005 WC-001 48" Exterior Combo gate cast iron	\$0	\$79,114	\$0	\$0	\$0
9006 WC-001 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9007 WC-028 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9008 WC-028 Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9009 WC-028 24" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9010 WC-035 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9011 WC-035 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9012 WC-035 42" Exterior Flapgate cast iron	\$30,731	\$0	\$0	\$0	\$0
9013 WC-035 42" Flap Gate aluminum	\$0	\$0	\$0	\$0	\$0
9014 WC-0-35 30" Gate Valve cast iron	\$0	\$455,126	\$0	\$0	\$0
9015 WC-056 24" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9016 WC-056 30" Interior Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9017 WC-069 Weir Structure concrete	\$0	\$20,374	\$0	\$0	\$0
9018 WC-069 18" Flapgate rubber	\$0	\$15,609	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
9019 WC-069 Pipe corrugated plastic	\$0	\$30,188	\$0	\$0	\$0
9020 WC-072 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9021 WC-072 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9022 WC-072 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9023 WC-072 42" Flapgate cast iron	\$30,731	\$0	\$0	\$0	\$0
9024 WC-073 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9025 WC-073 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9026 WC-073 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9027 WC-073 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9028 WC-073 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9029 WC-073 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9030 WC-074 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9031 WC-074 Weir Structure concrete	\$0	\$0	\$0	\$0	\$0
9032 WC-074 30" Gate Valve aluminum	\$0	\$0	\$0	\$0	\$0
9033 WC-074 Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9034 WC-074 36" Pipe RCP	\$0	\$0	\$0	\$0	\$0
9035 WC-074 36" Pipe corrugated metal	\$0	\$0	\$0	\$0	\$0
9036 WC-075 Exterior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9037 WC-075 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9038 WC-075 30" Gate Valve cast iron	\$200,303	\$0	\$0	\$0	\$0
9039 WC-075 48" Combo Gate cast iron	\$75,346	\$0	\$0	\$0	\$0
9040 WC-075 48" Ext. Flapgate cast iron	\$0	\$0	\$0	\$0	\$0
9041 WC-093 Interior Headwall concrete	\$0	\$0	\$0	\$0	\$0
9042 WC-093 36" Ext. Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9043 WC-093 36" Interior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9044 WC-093 30" Gate Valve cast iron	\$217,912	\$0	\$0	\$0	\$0
9045 WC-094 Interior Headwall	\$0	\$0	\$0	\$0	\$0
9046 WC-094 Weir Structure	\$0	\$0	\$0	\$0	\$0
9047 WC-094 30" Gate Valve cast iron	\$0	\$0	\$0	\$0	\$0
9048 WC-094 36" Exterior Flapgate aluminum	\$0	\$0	\$0	\$0	\$0
9049 WC-094 36" Interior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9050 WC-094 32" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9051 WC-094 16" Pipe HDPE	\$0	\$0	\$0	\$0	\$0
9052 WC-096 30" Exterior Flapgate alum.	\$0	\$0	\$0	\$0	\$0
9053 WC-096 24" Gate Valve alum	\$0	\$0	\$0	\$226,191	\$0
9054 Automated gate @ Beachwalker system	\$0	\$0	\$0	\$0	\$0
9055 Automated gate @ Canvasback system	\$0	\$0	\$0	\$0	\$0
9056 Trumpet Creeper Tidal Inlet-Dredge	\$0	\$1,217,818	\$0	\$0	\$0
9057 Pond 30 outfall-Outfall system(NEW)	\$0	\$0	\$0	\$0	\$0
<b>Timber Bridges (Vehicle)</b>					
7001 Bridges and bulkheads allowance	\$104,977	\$110,226	\$115,737	\$121,524	\$127,600
7002 Blue Heron Pond Rd - concrete substructure	\$0	\$0	\$0	\$0	\$0
7003 Blue Heron Pond Rd deck	\$0	\$0	\$0	\$0	\$0
7004 Blue Heron Pond Rd - timber superstructure	\$0	\$0	\$0	\$0	\$0
7005 Terrapin Island - concrete substructure	\$0	\$0	\$0	\$0	\$0
7006 Terrapin Island deck	\$0	\$0	\$0	\$0	\$0
7007 Terrapin Island - timber superstructure	\$0	\$0	\$0	\$0	\$0
7008 Eagle Pt 2 -concrete substructure	\$0	\$0	\$0	\$0	\$0
7009 Eagle Pt 2 - Decking	\$0	\$0	\$0	\$0	\$0
7010 Eagle Pt 2- timber superstructure	\$0	\$0	\$0	\$0	\$0
7011 Eagle Pt 1 - concrete substructure	\$0	\$0	\$0	\$0	\$0
7012 Eagle Pt 1 Bridge Deck	\$0	\$0	\$0	\$0	\$0
7013 Eagle Pt 1- Timber Superstructure	\$0	\$0	\$0	\$0	\$0
7014 Falcon Point Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7015 Falcon Point Road deck	\$0	\$0	\$0	\$0	\$0
7016 Falcon Point Road - timber superstructure	\$0	\$0	\$0	\$0	\$0
7017 Sumer Island Road - concrete substructure	\$0	\$0	\$0	\$0	\$0
7018 Sumer Island bridge deck	\$0	\$0	\$0	\$0	\$0
7019 Sumer Island bridge deck reinforcement	\$0	\$0	\$0	\$0	\$0
7020 Summer Island Rd - timber structure	\$0	\$0	\$0	\$0	\$0
7021 Cormorant Island -concrete subst	\$0	\$0	\$0	\$0	\$0
7022 Entrance Cormorant Island deck	\$0	\$0	\$0	\$0	\$0
7023 Entrance Cormorant Island - timber superstr	\$0	\$0	\$0	\$0	\$0
7024 Timber Bridge Deck Board Replacement Allowance	\$104,977	\$110,226	\$115,737	\$121,524	\$127,600
7025 Little Bear Way Bridge Decking	\$0	\$0	\$0	\$0	\$0
7026 Little Bear Way Bridge Concrete	\$0	\$0	\$0	\$0	\$0
<b>Main Gate House</b>					
2344 Siding&Trim(Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
2384 Roofs (Copper)- Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter & Downspout(Copper)-Replace	\$0	\$0	\$0	\$0	\$0
2549 Generator-Replace	\$0	\$0	\$0	\$0	\$0
2551 Electric Service Panel	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$23,930	\$0	\$0	\$0
<b>Vanderhoorst Gate House</b>					
2344 Siding&Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows&Doors-Replace	\$0	\$0	\$0	\$0	\$0
2384 Roof (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutter&Downspout(Alum)-Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathroom - Remodel Allowance	\$0	\$23,930	\$0	\$0	\$0
<b>Guardrails</b>					
6001 KI Pkwy (Golf Tunnel #1)	\$0	\$107,204	\$0	\$0	\$0
6002 KI Pkwy (Golf Tunnel #2)	\$0	\$108,981	\$0	\$0	\$0
6003 KI Pkwy (Golf Tunnel #3)	\$0	\$113,248	\$0	\$0	\$0
6004 Marsh Hawk La	\$0	\$0	\$0	\$0	\$0
6005 Rhett's Bluff	\$0	\$0	\$0	\$0	\$0
6006 Guardrails Replace (2042)-Replace	\$0	\$0	\$0	\$0	\$0
6007 IbisWillet Pond (1&2) Ocean Course	\$0	\$0	\$0	\$0	\$0
6008 Cinder Creek Bridge	\$0	\$0	\$0	\$0	\$0
<b>Eagle Point Common Areas</b>					
2107 Boat Ramp Concrete-Replace	\$0	\$0	\$0	\$0	\$0
2161 Eagle Point (Extended) - Bulkhead	\$0	\$0	\$0	\$0	\$370,452
2161 Eagle Point Boat Landing - Bulkhead	\$0	\$0	\$0	\$379,272	\$0
2193 Wood Decking - Replace	\$0	\$0	\$0	\$0	\$0
2195 Floating Dock - Replace	\$0	\$0	\$0	\$0	\$0
<b>Viewing Towers (VT)</b>					
3000 Viewing Tower (VT) -Repair	\$0	\$31,201	\$0	\$34,399	\$0
3001 Blue Heron Pond Tower - Replace	\$0	\$0	\$0	\$0	\$0
3002 Blue Heron Pond Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3004 Blue Heron Pond Roof-Replace	\$0	\$0	\$0	\$0	\$0
3005 Marsh Island Park Tower - Replace	\$0	\$0	\$0	\$0	\$0
3006 Marsh Isl. Park Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3008 Marsh Island Park Roof-Replace	\$0	\$0	\$0	\$0	\$0
3009 Marsh View Tower - Replace	\$0	\$0	\$0	\$0	\$0
3010 View Tower Hawk Deck&Rails-Replace	\$0	\$0	\$0	\$0	\$0
3011 Marsh Hawk View Spiral Stairs-Repl	\$0	\$0	\$0	\$0	\$0
<b>Cinder Creek Common Areas</b>					
4001 Roof Cedar Shingles - Replace	\$0	\$0	\$0	\$0	\$0
4002 Birch Bark Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
4005 Kayak Pavilion Roof (Metal)-Replace	\$0	\$0	\$0	\$0	\$0
4006 Pavilion Siding (Bark/Trim) Replace	\$0	\$0	\$0	\$0	\$0
4007 Kayak Pavilion Wood Lattice-Replace	\$0	\$0	\$0	\$0	\$0
4009 Bathrooms - Refurbish	\$33,677	\$0	\$0	\$0	\$0
4011 West Dock Pavilion Roof(Cedar)-Repl	\$0	\$0	\$0	\$0	\$0
4013 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4014 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
4016 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
4017 East Dock Deck(Wood)-Replace	\$0	\$52,446	\$0	\$0	\$0
4019 East Dock Gangways - Replace	\$0	\$38,597	\$0	\$0	\$0
4020 East Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4022 Kayak Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
4023 East Floating Dock Pilings-Replace	\$0	\$0	\$0	\$0	\$0
4024 Kayak Launch - Replacement	\$0	\$0	\$0	\$0	\$67,916
<b>Rhett's Bluff Common Areas</b>					
101 Boat Ramp Concrete	\$0	\$0	\$0	\$0	\$0
101 Boat Ramp Concrete (New)	\$0	\$0	\$0	\$0	\$0
102 East Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
103 East Dock Decking-Replace	\$0	\$0	\$0	\$0	\$0
104 East Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0
105 East Dock Pavilion Roof-Replace	\$0	\$0	\$0	\$0	\$0
106 East Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
107 East Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
108 East Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
109 West Dock Structure-Replace	\$0	\$0	\$0	\$0	\$0
110 West Dock Decking(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
111 West Dock Railings-Replace	\$0	\$0	\$0	\$0	\$0
112 West Dock Pavilion-Replace	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2049	2050	2051	2052	2053
113 West Dock Pav. Roof-Replace	\$12,885	\$0	\$0	\$0	\$0
114 West Dock Gangway-Replace	\$0	\$0	\$0	\$0	\$0
115 West Dock Floating Dock-Replace	\$0	\$0	\$0	\$0	\$0
116 West Dock Electrical-Refurb	\$0	\$0	\$0	\$0	\$0
117 Pavilion Decking - Replace	\$0	\$0	\$0	\$0	\$0
118 Pavilion Structure-Replace	\$0	\$0	\$0	\$0	\$0
119 Bathhouse Roof-Replace	\$0	\$0	\$0	\$0	\$0
120 Bathhouse Decking-Replace	\$0	\$0	\$0	\$0	\$0
121 Bathhouse Deck Structure-Replace	\$0	\$0	\$0	\$0	\$0
122 Bathhouse Siding-Replace	\$0	\$0	\$0	\$0	\$0
123 Bathhouse Window&Doors-Replace	\$0	\$0	\$0	\$0	\$0
124 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
3003 Fish Cleaning Station - Refurbish	\$0	\$15,965	\$0	\$0	\$0
<b>Beachwalker Center</b>					
2107 Concrete Sidewalk-Part. Repair(10%)	\$0	\$0	\$0	\$0	\$0
2108 Concrete Entry Ramp Guard Railings	\$0	\$0	\$45,175	\$0	\$0
2108 Concrete Entry Wall Railings	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs&Gutters-Repair(10%)	\$0	\$0	\$45,380	\$0	\$0
2109 Concrete Wheel Stops	\$0	\$0	\$0	\$0	\$0
2113 Drainage System - Allowance	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$33,948	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$409,918	\$0	\$0	\$0	\$0
2139 Split-Rail Fence-Replace	\$0	\$0	\$0	\$0	\$0
2171 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
2303 Entry Grounds Lights-Replace	\$57,229	\$0	\$0	\$0	\$0
2307 Entry Awning(Metal Roof) - Replace	\$0	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Decking/Rails	\$0	\$0	\$0	\$0	\$0
2320 Rear Wood Deck - Structure	\$0	\$0	\$0	\$0	\$0
2341 EFIS - Repair Allowance (~10%)	\$0	\$0	\$0	\$0	\$0
2345 Soffit - Repair/Replace	\$0	\$45,335	\$0	\$0	\$0
2345 Wood Fascia - Replace	\$0	\$49,068	\$0	\$0	\$0
2367 Entry Doors - Replace Allowance	\$0	\$0	\$0	\$0	\$0
2367 Entry Storefront Doors -Replace	\$0	\$0	\$0	\$0	\$0
2371 Aluminum Doors - Replace	\$0	\$0	\$0	\$0	\$0
2373 9x8 OH Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2509 OH Door Operators-Replace	\$17,440	\$0	\$0	\$0	\$0
2549 Diesel Pump	\$0	\$0	\$0	\$0	\$0
2551 Electrical System - Repair	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit Lights-Replace	\$0	\$0	\$0	\$0	\$22,618
2559 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$23,585
2591 Irrigation System - Repair Allowan	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Fluorescent Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Recessed Lights - Replace	\$0	\$0	\$0	\$0	\$0
2705 Track Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2715 Wood Floor-Replace	\$0	\$0	\$0	\$0	\$0
2719 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
2745 Flat Screen TVs - Replace	\$0	\$0	\$0	\$0	\$0
2747 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3000 Infrastructure Allowance	\$0	\$0	\$0	\$0	\$0
5074 Metal hurricane shutters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Area Components</b>					
5001 Drainage repairs to back lot	\$118,692	\$124,626	\$130,858	\$137,401	\$144,271
5002 Roof metal	\$0	\$0	\$0	\$0	\$0
5003 Windows	\$0	\$0	\$0	\$0	\$0
5004 Exit Doors	\$0	\$0	\$0	\$0	\$0
5005 Shutters	\$0	\$0	\$0	\$0	\$0
5007 Kitchen Cabinets	\$0	\$0	\$0	\$0	\$0
5008 Bathroom Refurbish	\$0	\$0	\$0	\$0	\$0
5009 Flooring	\$0	\$0	\$0	\$0	\$0
5015 Maint Shop roof-metal	\$0	\$0	\$0	\$0	\$0
5016 Maint Shop siding	\$0	\$0	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
5017 Maint Shop windows	\$0	\$0	\$0	\$0	\$0
5018 Maint Shop exit doors	\$0	\$0	\$0	\$0	\$0
5019 Maint Shop overhead doors	\$0	\$0	\$0	\$0	\$0
5023 Wood Storage roof - metal	\$0	\$0	\$0	\$0	\$0
5024 Wood Storage siding	\$0	\$0	\$0	\$0	\$0
5026 Paint Storage siding	\$0	\$0	\$0	\$0	\$0
5028 Vehicle Storage roof	\$0	\$0	\$0	\$0	\$0
5029 Vehicle Storage siding	\$0	\$0	\$0	\$0	\$0
5030 Vehicle Wash Down area	\$0	\$0	\$0	\$0	\$0
5031 Chemical Storage roof	\$0	\$0	\$0	\$0	\$0
5032 Chemical Storage siding	\$0	\$0	\$0	\$0	\$0
5033 Chemical Storage door	\$0	\$0	\$0	\$0	\$0
5034 Tool Storage roof	\$0	\$0	\$0	\$0	\$0
5035 Tool Storage siding	\$0	\$0	\$0	\$0	\$0
5036 Tool Storage door	\$0	\$0	\$0	\$0	\$0
5037 Lake Storage roof	\$0	\$0	\$0	\$0	\$0
5038 Lake Storage siding	\$0	\$0	\$0	\$0	\$0
5039 Lake Storage door	\$0	\$0	\$0	\$0	\$0
5040 Storage Container	\$0	\$0	\$0	\$0	\$0
5041 Document Room roof	\$0	\$0	\$0	\$0	\$0
5042 Document Room siding	\$0	\$0	\$0	\$0	\$0
5043 Document Room door	\$0	\$0	\$0	\$0	\$0
5044 Dog Pen	\$0	\$0	\$0	\$15,583	\$0
5045 Entrance Walkway structure	\$0	\$0	\$0	\$0	\$0
5046 Entrance Walkway decking	\$45,039	\$0	\$0	\$0	\$0
5047 Entrance Walkway railing	\$57,568	\$0	\$0	\$0	\$0
5048 Covered Deck structure	\$0	\$0	\$0	\$0	\$0
5049 Covered Deck decking	\$25,330	\$0	\$0	\$0	\$0
5050 Covered Deck railing	\$15,205	\$0	\$0	\$0	\$0
5051 Covered Deck roof	\$0	\$0	\$0	\$0	\$0
5052 Main Deck structure	\$0	\$0	\$0	\$0	\$0
5053 Main Deck decking	\$19,031	\$0	\$0	\$0	\$0
5054 Main Deck railing	\$12,699	\$0	\$0	\$0	\$0
5055 Rear Deck structure	\$0	\$0	\$0	\$0	\$0
5056 Rear Deck decking	\$2,965	\$0	\$0	\$0	\$0
5057 Rear Deck railing	\$5,384	\$0	\$0	\$0	\$0
5058 Maint Yard Fence 6'cl	\$182,017	\$0	\$0	\$0	\$0
5059 New Woodshop Addition Metal Structure	\$0	\$0	\$0	\$0	\$0
5060 New Woodshop Addition Windows	\$0	\$0	\$0	\$0	\$0
5061 New Woodshop Addition Doors	\$0	\$0	\$0	\$0	\$0
5062 Green House Primary Structure	\$0	\$0	\$0	\$0	\$0
5063 Green House Cover System	\$0	\$0	\$0	\$0	\$0
5064 Green House Doors	\$0	\$0	\$0	\$0	\$0
5065 Green House Ventilation System	\$0	\$0	\$0	\$0	\$0
5066 Green House Heating System	\$0	\$0	\$0	\$0	\$0
5067 Green House Controller	\$0	\$0	\$0	\$0	\$0
5068 Green House Automatic Shade System	\$0	\$0	\$0	\$0	\$0
5069 Green House Bench System	\$0	\$0	\$0	\$0	\$0
5070 Green House Irrigation System	\$0	\$0	\$0	\$0	\$0
5071 Green House Safety Equipment	\$0	\$0	\$0	\$0	\$0
5073 Additional shed building	\$0	\$0	\$0	\$0	\$0
5075 Down island maintenance site building	\$0	\$0	\$0	\$0	\$57,626
5076 Cleanup of dump site	\$39,705	\$41,690	\$43,775	\$45,964	\$48,262
<b>The Sandcastle (Exteriors &amp; Interiors)</b>					
1103 East & South Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1104 East & South Trim cedar	\$0	\$0	\$0	\$0	\$0
1105 West & North Siding cedar shingle	\$0	\$0	\$0	\$0	\$0
1106 West & North Trim cedar	\$0	\$0	\$0	\$0	\$0
1107 Windows wood w/insul glass	\$248,728	\$0	\$0	\$0	\$0
1109 Verandah Decking-Replace	\$0	\$0	\$0	\$0	\$0
1110 Verandah Post&Rails-Replace	\$0	\$0	\$0	\$0	\$0
1111 Railings (SS wire)-Replace	\$0	\$0	\$0	\$0	\$0
1112 Entrance Deck structure	\$0	\$0	\$0	\$0	\$0
1113 Entrance Deck-Replace	\$0	\$0	\$0	\$0	\$0
1114 Entrance Rails (SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
1115 Entrance Rail (Wood)-Replace	\$0	\$0	\$0	\$0	\$0
1116 HC Ramp structure	\$0	\$0	\$0	\$0	\$0
1117 SRH HC Ramp decking	\$0	\$0	\$0	\$0	\$0
1118 SRH HC Ramp railing	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
1119 SRH HC Ramp Mahogany Rail	\$0	\$0	\$0	\$0	\$0
1120 HVAC Deck structure	\$0	\$0	\$0	\$0	\$0
1121 HVAC Deck decking	\$0	\$0	\$0	\$0	\$0
1122 Bar Area Deck structure	\$0	\$0	\$0	\$0	\$0
1123 Bar Area Deck decking	\$0	\$0	\$0	\$0	\$0
1124 Hardwood (Hallway 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1125 Hardwood (Library 2nd Floor)	\$0	\$0	\$0	\$0	\$0
1126 Carpet (Ballrooms 1 2 & 3 2nd Floor)	\$0	\$140,271	\$0	\$0	\$0
1127 Hardwood (1st floor)	\$0	\$0	\$0	\$0	\$0
1128 Fitness Room Flooring	\$0	\$0	\$0	\$0	\$0
1129 Teraflex Aerobic Flooring	\$0	\$0	\$0	\$0	\$0
1130 Window Treatment	\$0	\$0	\$0	\$0	\$0
1131 Built-in Desks	\$0	\$0	\$0	\$0	\$0
1132 Ballroom lighting improvements	\$0	\$0	\$0	\$0	\$0
1133 Restroom Fixtures 1st floor	\$0	\$0	\$0	\$0	\$0
1134 Restroom Finishes 2nd floor	\$0	\$0	\$0	\$0	\$0
1135 Restroom Fixtures 2nd floor	\$0	\$0	\$0	\$0	\$0
1136 Elevator hydraulic pump system	\$31,104	\$0	\$0	\$0	\$0
1137 Elevator control system	\$47,917	\$0	\$0	\$0	\$0
1138 Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1139 SVC Elevator hydraulic pump system	\$0	\$0	\$0	\$0	\$0
1140 SVC Elevator control system	\$0	\$0	\$0	\$0	\$0
1141 SVC Elevator cab refurbishment	\$0	\$0	\$0	\$0	\$0
1142 Fire Alarm/Suppress. System	\$0	\$0	\$0	\$0	\$0
1143 Sound System 1st floor	\$0	\$0	\$0	\$0	\$0
1144 Sound System 2nd floor	\$0	\$0	\$0	\$0	\$0
1145 Shelves & Counters SS	\$0	\$0	\$0	\$0	\$0
1153 Exhaust Hood	\$31,645	\$0	\$0	\$0	\$0
1154 Makeup Air fans (intake)	\$0	\$0	\$0	\$0	\$0
1155 Propane Tank 500 gal.	\$0	\$0	\$0	\$0	\$0
2345 Wood Trim/Soffits - Replace	\$0	\$0	\$0	\$0	\$0
2370 Entry Double Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts- Replace	\$0	\$0	\$0	\$0	\$0
2705 Ballroom Lighting Improvements	\$0	\$0	\$0	\$0	\$0
<b>Family Pool Area</b>					
2316 Heater Decks - Replace	\$0	\$0	\$0	\$0	\$0
2767 Kool Deck Surface-Recoat	\$0	\$253,519	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$493,936	\$0
2769 Pool Deck (Concrete) - Replace	\$0	\$0	\$0	\$0	\$0
2770 Pool Coping Tile-Replace	\$0	\$0	\$0	\$242,852	\$0
2771 Pool Fence (Aluminum)-Replace	\$0	\$0	\$0	\$0	\$0
2772 Lighting-Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool Shell-Rebuild	\$0	\$0	\$2,788,892	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool Shell-Rebuild	\$0	\$0	\$99,310	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2774 Wading Pool Coping Tile-Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$173,046	\$0	\$0
2797 Playground Surface-Replace	\$0	\$0	\$0	\$0	\$0
2801 Playsystem - Replace	\$0	\$0	\$0	\$0	\$0
<b>Adult Pool Area</b>					
2139 Landscape Fence - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms-Refurbish	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck(Ipe Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$152,512	\$0	\$0
2767 Pool Structure-Rebuild	\$0	\$0	\$0	\$0	\$0
2769 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Concrete)-Replace	\$0	\$0	\$0	\$0	\$0
2773 Unnderwater Pool Lights-Replace	\$0	\$0	\$0	\$0	\$0
2774 Pool Lane Tiles-Replace	\$0	\$0	\$0	\$0	\$0
2774 Pool Tiles -Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$119,648	\$0	\$0	\$0
2781 Pool Heater Platform - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater Platform (New)- Replace	\$0	\$0	\$0	\$0	\$0
2792 HC Pool Lift	\$37,673	\$0	\$0	\$0	\$0
3001 Pool Fountains-Replace	\$0	\$0	\$0	\$0	\$0
<b>Bar Area Components</b>					

Fiscal Year	2049	2050	2051	2052	2053
1901 Bar Area-Refurbish	\$0	\$0	\$0	\$0	\$0
1904 Sinks-Replace	\$0	\$0	\$0	\$0	\$0
1905 Drink Dispenser-Replace	\$0	\$0	\$0	\$0	\$0
<b>Sandcastle Grounds</b>					
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2113 Parking Lot Drainage-Allowance	\$0	\$0	\$0	\$0	\$0
2119 Parking Lot Pavers-Replace	\$0	\$0	\$0	\$0	\$0
2125 Parking Lot (Asphalt)-Resurface	\$0	\$0	\$0	\$0	\$0
2169 Main Entry Sign-Replace	\$0	\$0	\$0	\$0	\$0
2175 Lighting Fixtures-Replace	\$0	\$0	\$0	\$0	\$0
2175 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$229,063
<b>Castle Grill Area</b>					
2316 Patio Deck (Structure)-Replace	\$0	\$0	\$0	\$0	\$0
2316 Patio Deck(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Railing(SS Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2326 Patio Rails(Wood/Wire)-Replace	\$0	\$0	\$0	\$0	\$0
2345 Flood Panels	\$0	\$0	\$0	\$0	\$0
2345 Siding & Trim(Wood)-Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors	\$0	\$0	\$0	\$0	\$0
2381 Roof (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2387 Gutters/Downspouts(Cu)- Replace	\$0	\$0	\$0	\$0	\$0
2551 Electrical Service Panels	\$0	\$0	\$0	\$0	\$0
2557 Fire Suppression/Alarm	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
3009 Remodel-Allowance	\$0	\$0	\$0	\$0	\$0
3010 Exhaust Hood	\$0	\$0	\$0	\$0	\$0
<b>Community Docks</b>					
2193 Dock - Resurface CD-01 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-02 Beachwalker	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-04 Surfsong Rd	\$0	\$0	\$0	\$0	\$11,566
2193 Dock - Resurface CD-05 Bufflehead	\$0	\$0	\$0	\$0	\$10,352
2193 Dock - Resurface CD-06Flyway/Osprey	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-07 Canvasback	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-10 Egret Pond	\$0	\$0	\$0	\$32,106	\$0
2193 Dock - Resurface CD-11 Falcon Point	\$0	\$0	\$0	\$51,158	\$0
2193 Dock - Resurface CD-12 Salt Cedar	\$0	\$0	\$0	\$0	\$35,996
2193 Dock - Resurface CD-13 Blue Heron	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-17	\$0	\$0	\$0	\$0	\$0
2193 Dock - Resurface CD-19	\$0	\$0	\$0	\$0	\$0
2193 Dock -Resurface CD-03 Bass Pond/Rhe	\$0	\$0	\$0	\$0	\$0
2193 Dock-Resurface CD-08 Canvasb/Govern	\$0	\$0	\$0	\$11,937	\$0
2193 Dock-Resurface CD-9 Canvasback/Gov2	\$0	\$0	\$0	\$0	\$34,658
2194 Dock - Replace/Rebuild - CD - 01	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 02	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 03	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 04	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 05	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 07	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 08	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 09	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 10	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 11	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 12	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 13	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 17	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD - 19	\$0	\$0	\$0	\$0	\$0
2194 Dock - Replace/Rebuild CD -06	\$0	\$0	\$0	\$0	\$0
<b>Boardwalks</b>					
2187 BW-1 Duneside Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-10 Eugenia (21-23)	\$0	\$0	\$0	\$0	\$0
2187 BW-12 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-13 Eugenia (51-53)	\$0	\$0	\$0	\$0	\$0
2187 BW-14 Eugenia (61B-63A)	\$0	\$0	\$0	\$0	\$0
2187 BW-15 Eugenia (69-71)	\$0	\$0	\$0	\$0	\$0
2187 BW-16 Eugenia (77)	\$0	\$0	\$0	\$0	\$0
2187 BW-22 Windswept	\$0	\$0	\$0	\$0	\$0
2187 BW-27 Turtle Beach (18)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
2187 BW-28 Turtle Beach (7-8)	\$0	\$0	\$0	\$0	\$0
2187 BW-29 Atlantic Beach	\$0	\$0	\$0	\$0	\$0
2187 BW-30 Nicklaus La (9-10)	\$0	\$0	\$0	\$0	\$0
2187 BW-31 Surfsong (341/342)	\$0	\$0	\$0	\$0	\$0
2187 BW-32 Surfsong (55/56)	\$0	\$0	\$0	\$0	\$0
2187 BW-33 Surfsong (63/64)	\$0	\$0	\$0	\$0	\$0
2187 BW-34 Flyway (81/82)	\$0	\$0	\$0	\$0	\$0
2187 BW-35 Jackstay (92)	\$0	\$0	\$0	\$0	\$0
2187 BW-38 Flyway (114/120)	\$0	\$0	\$0	\$0	\$0
2187 BW-39 Flyway (157/162)	\$0	\$0	\$0	\$0	\$0
2187 BW-40 Sand Fiddler (208)	\$0	\$0	\$0	\$0	\$0
2187 BW-42 Ocean Course	\$0	\$0	\$0	\$0	\$0
2187 BW-7 Seascape Villas	\$0	\$0	\$0	\$0	\$0
2187 BW-8 Sandcastle Private	\$0	\$0	\$0	\$0	\$0
2187 BW-8B Sandcastle Public	\$0	\$0	\$0	\$0	\$0
2187 BW-9 Eugenia (7-9)	\$0	\$0	\$0	\$0	\$0
2189 Lift and Extend Boardwalks Allowance	\$0	\$0	\$218,221	\$0	\$0
<b>Walking Bridges</b>					
8001 WB-1 Inlet Cove Channel Struct.	\$0	\$0	\$0	\$0	\$0
8002 WB-1 Inlet Cove Channel Deck	\$0	\$0	\$0	\$0	\$0
8003 WB-2 FairwayOaks(Pond 008) struct.	\$0	\$0	\$0	\$0	\$0
8004 WB-2 Fairway Oaks ( Pond 008) deck	\$0	\$0	\$0	\$0	\$0
8005 WB-3 Greensward (Pond 013) struct.	\$0	\$0	\$0	\$0	\$0
8006 WB-3 Greensward (Pond 013) deck	\$0	\$0	\$0	\$0	\$0
8007 WB-4 Marsh Hawk Tower struct.	\$0	\$0	\$0	\$0	\$0
8008 WB-4 Marsh Hawk Tower deck	\$0	\$0	\$0	\$0	\$0
8009 WB-5 Windswept (pond 034) struct.	\$0	\$0	\$0	\$0	\$0
8010 WB-5 Windswept (pond 034) deck	\$0	\$0	\$0	\$0	\$0
8011 WB-6 Turtle Cove (pond 038) struct.	\$0	\$0	\$0	\$0	\$0
8012 WB-6 Turtle Cove (pond 038) decking	\$0	\$0	\$0	\$0	\$0
8013 WB-7 Struct	\$0	\$0	\$0	\$0	\$0
8014 WB-7 Deck	\$0	\$0	\$0	\$0	\$0
8015 WB-8 Turtle Beach (pond 031) struct	\$0	\$0	\$0	\$0	\$0
8016 WB-8 Turtle Beach (pond 031) deck	\$0	\$0	\$0	\$0	\$0
8017 WB-9 Swamp Garden (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8018 WB-9 Swamp Garden (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8019 WB-10 Encl. Turtle Bch (pond 032) struct	\$0	\$0	\$0	\$0	\$0
8020 WB-10 Encl. Turtle Bch (pond 032) deck	\$0	\$0	\$0	\$0	\$0
8021 WB-11	\$0	\$0	\$0	\$0	\$0
8022 WB-11	\$0	\$0	\$0	\$0	\$0
8023 WB-12 41 Atl. Bch (near BW #29) struct	\$0	\$0	\$0	\$0	\$0
8024 WB-12 41 Atl. Bch (near BW #29) deck	\$0	\$36,428	\$0	\$0	\$0
8025 WB-13 Nature Path/RB Rd struct	\$0	\$0	\$0	\$0	\$0
8026 WB-13 Nature Path/RB Rd deck	\$0	\$194,673	\$0	\$0	\$0
8027 WB-14 Rhett's Bluff adj/Pavilion struct	\$0	\$0	\$0	\$0	\$0
8028 WB-14 Rhett's Bluff adj/Pavilion deck	\$0	\$12,463	\$0	\$0	\$0
8029 WB-15 Silver Moss to Atl Beach struct	\$0	\$0	\$0	\$0	\$0
8030 WB-15 Silver Moss to Atl Beach deck	\$0	\$0	\$0	\$0	\$0
8031 WB-16 Glen Abbey to Surfsong struct	\$0	\$0	\$0	\$0	\$0
8032 WB-16 Glen Abbey to Surfsong deck	\$0	\$0	\$0	\$0	\$0
8033 WB-17 Allee of Oaks/Canvassback struct	\$0	\$0	\$0	\$0	\$0
8034 WB-17 Allee of Oaks/Canvassback deck	\$0	\$71,113	\$0	\$0	\$0
8035 WB-18 Marsh Island Park struct	\$0	\$0	\$0	\$0	\$0
8036 WB-18 Marsh Island Park deck	\$0	\$0	\$0	\$0	\$0
8037 WB-19 Blue Heron b/w 113-115 struct	\$0	\$0	\$0	\$0	\$0
8038 WB-19 Blue Heron b/w 113-115 deck	\$0	\$0	\$0	\$0	\$0
8039 WB-20 Blue Heron b/w 127-129 struct	\$0	\$0	\$0	\$0	\$0
8040 WB-20 Blue Heron b/w 127-129 deck	\$0	\$0	\$0	\$0	\$0
8041 WB-21 Blue Heron b/w 118-119 struct	\$0	\$0	\$0	\$0	\$0
8042 WB-21 Blue Heron b/w 118-119 deck	\$0	\$0	\$0	\$0	\$0
8043 WB-22 Blue Heron near 128 struct	\$0	\$0	\$0	\$0	\$0
8044 WB-22 Blue Heron near 128 deck	\$0	\$0	\$0	\$0	\$0
8045 WB-23 Canopied Bridge struct	\$0	\$0	\$0	\$0	\$0
8046 WB-23 Canopied Bridge deck	\$0	\$0	\$0	\$0	\$0
8047 WB-24 Blue Heron (behind 21) struct	\$0	\$0	\$0	\$0	\$0
8048 WB-24 Blue Heron (behind 21) deck	\$0	\$0	\$0	\$0	\$0
8049 WB-25 Grey Widgeon (near 7) struct	\$0	\$0	\$0	\$0	\$0
8050 WB-25 Grey Widgeon (near 7) deck	\$0	\$0	\$0	\$0	\$0
8051 WB-26 Grey Widgeon parking area struct	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
8052 WB-26 Grey Widgeon parking area deck	\$0	\$0	\$0	\$0	\$0
8053 WB-27 Cinder Creek structure & conc deck	\$0	\$0	\$2,014,200	\$0	\$0
8054 WB-28 Falcon Pt/Slat Cedar struct	\$0	\$0	\$0	\$0	\$0
8055 WB-28 Falcon Pt/Slat Cedar deck	\$0	\$0	\$0	\$0	\$0
8056 WB-29 Willet Pond struct	\$0	\$0	\$0	\$0	\$0
8057 WB-29 Willet Pond deck	\$0	\$0	\$0	\$0	\$0
8058 WB-30 Bull Thistle deck	\$0	\$0	\$0	\$0	\$155,796
8059 WB-30 Bull Thistle structure	\$0	\$0	\$0	\$0	\$0
8060 WB-31- 7/8 Turtle Bch (to BW-28)-deck	\$0	\$0	\$0	\$0	\$0
8061 WB-32	\$0	\$187,206	\$0	\$0	\$0
8062 WB-33	\$0	\$0	\$0	\$0	\$0
8063 WB-34	\$0	\$0	\$0	\$0	\$0
8064 WB-35 Structure	\$0	\$0	\$0	\$0	\$0
8065 WB-35 Deck	\$0	\$202,140	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$20,857,036</b>	<b>\$23,184,177</b>	<b>\$18,119,826</b>	<b>\$28,463,822</b>	<b>\$11,556,339</b>
<b>Ending Reserve Balance</b>	<b>\$49,643,534</b>	<b>\$48,654,048</b>	<b>\$54,264,811</b>	<b>\$51,145,091</b>	<b>\$66,783,131</b>



## Accuracy, Limitations, and Disclosures

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

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

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

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

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



## Terms and Definitions

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