



## CAPE GEORGE COLONY CLUB MARINA

Port Townsend, Washington

Standard Level 3 Reserve Study update without a site visit

### 2022 FUNDING RECOMMENDATIONS

Issued October, 2021, Revised July, 2022

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Next Update: **Level 3** study by **September, 2022**

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### ABBREVIATION KEY

<b>EA</b>	each
<b>BLDG</b>	building(s)
<b>FIXT</b>	fixture(s)
<b>LS</b>	lump sum
<b>PR</b>	pair
<b>SF</b>	square feet
<b>SQ</b>	roofing square
<b>SY</b>	square yard
<b>ZN</b>	zone



## EXECUTIVE SUMMARY

**This Reserve Study meets the requirements of the Washington Homeowners' Association Act and the Washington Unified Common Interest Owner Act for a Level 3 Reserve Study update without a site visit, and was prepared by an independent Reserve Study Professional.**

Cape George Colony Club Marina is a 662-unit residential community located along 61 Cape George Drive in Port Townsend, Washington. Construction of Cape George Colony Club Marina was completed in about 1960. The marina includes 65 moorage slips, parking for boats and trailers, racks for storage of kayaks and other small craft, as well as a cleaning and cooking station for marine catch. The marina basin and channel were put into service in 1967 and underwent major expansion in 1997. The roads, water facilities and other common assets are addressed in separate reserve funds distinct from the marina.

CAPE GEORGE COLONY CLUB MARINA RESERVE FUND STATUS	
CAPE GEORGE COLONY CLUB MARINA'S FISCAL YEAR	a calendar year
RESERVE ACCOUNT BALANCE ON <b>JANUARY 1, 2021</b>	\$81,217 <sup>1</sup>
FULLY FUNDED BALANCE YEAR 2021	\$662,274 <sup>2</sup>
PERCENT FUNDED AT TIME OF STUDY	12% <sup>3</sup>
FUNDING STATUS - RISK OF SPECIAL ASSESSMENT	High Risk
2021 PLANNED OR IMPLEMENTED SPECIAL ASSESSMENT	None
COMPONENT INCLUSION THRESHOLD VALUE	\$ 751
CAPE GEORGE COLONY CLUB MARINA CURRENT AND RECOMMENDED RESERVE CONTRIBUTIONS	
CURRENT BUDGETED ANNUAL CONTRIBUTION TO RESERVES	\$29,874
<b>2022 RECOMMENDED ANNUAL CONTRIBUTION RATE</b>	<b>\$110,500</b>
2031 RECOMMENDED CONTRIBUTION ADJUSTMENT	\$82,377 <sup>4</sup>
2022 AVERAGE CONTRIBUTION PER UNIT PER YEAR	\$167
2022 AVERAGE CONTRIBUTION PER UNIT PER MONTH	\$14
2022 BASELINE FUNDING PLAN CONTRIBUTION RATE	\$99,500
2022 FULL FUNDING PLAN CONTRIBUTION RATE	\$99,500

<sup>1</sup> The actual or projected total reserve fund balance presented in the Reserve Study is based on information provided by the Association representative and was not audited by RCL.

<sup>2</sup> The fully funded balance for each reserve component is calculated by multiplying the current replacement cost of that reserve component by its effective age, then dividing the result by that reserve component's useful life. The sum total of all reserve components' fully funded balances is the association's fully funded balance as defined in RCW 64.38.010 §9 & RCW §64.90.010 §26. The fully funded balance changes from year to year.

<sup>3</sup> The percent fully funded acts as a measuring tool to assess an association's ability to absorb unplanned expenses. These expenses could be emergency repairs not covered by insurance, or expenses that differ from the existing Reserve Study in terms of timing or cost.

<sup>4</sup> To help ensure the Association has the appropriate funds for the anticipated expenses over the next 30 years, we recommend that the annual reserve contribution be adjusted to \$82,377 in 2031.



## FINANCIAL OVERVIEW FOR 2022

**\$110,531**

2022 Estimated Starting Balance

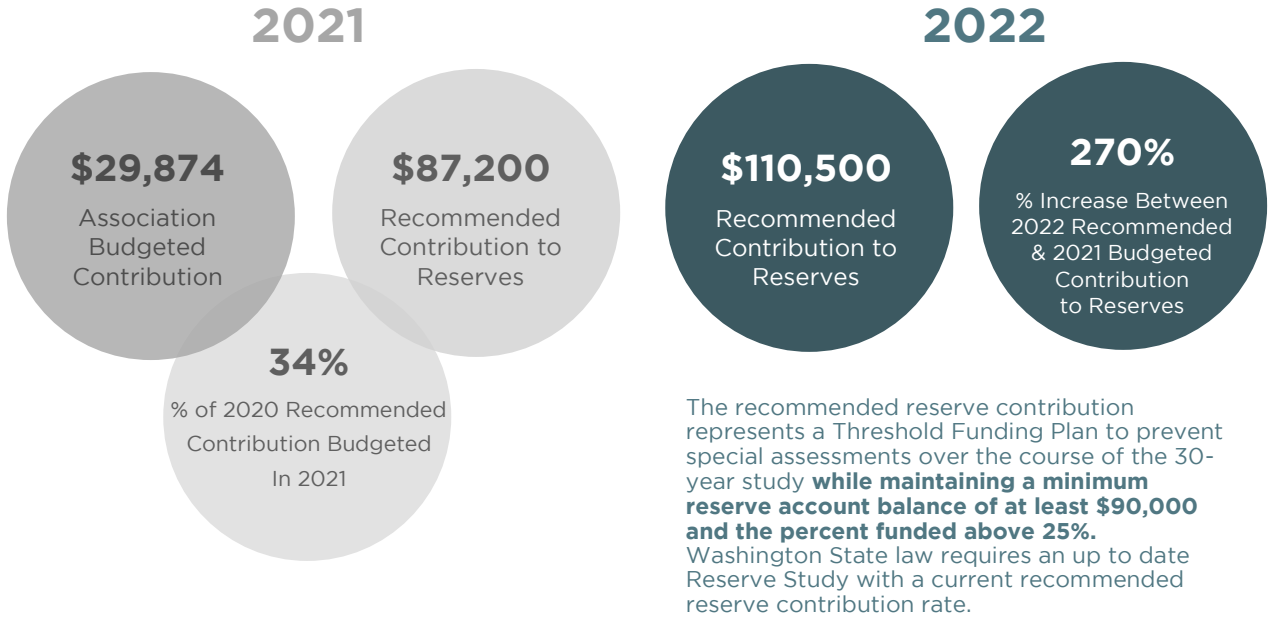
**25%**

2022 Estimated Percent Funded w/the Recommended Funding Plan

**\$60,000**

2022 Estimated Reserve Expenditures

## RESERVE CONTRIBUTION COMPARISON 2021 VS 2022



## ESTIMATED STARTING RESERVE FUND BALANCE FOR 2022

### BALANCE CALCULATIONS

The fiscal year for Cape George Colony Club Marina is a calendar year.

\$81,217	Reserve Fund Balance as of January 1, 2021
(\$1,000)	Anticipated Remaining Reserve Expenses In 2021
\$0	Planned Special Assessment In 2021
\$29,874	Remaining Reserve Contributions For 2021
\$440	Projected Interest on the 2021 Reserve Fund Balance
<b>\$110,531</b>	<b>ESTIMATED STARTING BALANCE FOR FISCAL YEAR 2022</b>

## SUMMARY OF THE ANTICIPATED REMAINING MAINTENANCE EXPENSES FOR 2021

COMPONENT DESCRIPTION	ESTIMATED COST
2.9.4 Basin - Partial Dredging	\$1,000
<b>Total Estimated Costs for 2021</b>	<b>\$1,000</b>





## ASSOCIATION OVERVIEW

Cape George Colony Club Marina is a 662-unit residential community located in Port Townsend, Washington. Construction was completed in about 1960. The marina includes 65 moorage slips, parking for boats and trailers, racks for storage of kayaks and other small craft, as well as a cleaning and cooking station for marine catch. The marina basin and channel were put into service in 1967 and underwent major expansion in 1997. The roads, water facilities and other common assets are addressed in separate reserve funds distinct from the marina.

Common components maintained with funds from reserves include a gravel road and parking areas, elevated wood decks, and gangways. Major dock repair projects and infrastructure for water supply and the electrical system are also maintained with funds from reserves.

*Images are from file photos taken at the last site visit.*





## COMPONENT SUMMARY

Each reserve component is evaluated to determine the current condition, the remaining useful life, and the estimated replacement cost. Reserve studies for homeowners' associations are required to include any reserve component that would cost more than one percent of the annual budget of the association, not including the reserve account, for major maintenance, repair, or replacement (RCW 64.38.070). While the law defines the inclusion threshold to be 1% of the operating budget, or \$751, components valued less than the legal threshold may be included to better capture reserve funding for Cape George Colony Club Marina.

### ANTICIPATED EXPENSES<sup>1</sup> ALLOCATED OVER 30 YEARS FOR CAPE GEORGE COLONY CLUB MARINA

*The components listed below provide examples for each category and may or may not pertain specifically to components that Cape George Colony Club Marina is responsible for maintaining.*



#### PRIMARY EXPENSES

**0.0% LIFE SAFETY:** plumbing, drainage, HVAC, electrical, lighting, & fire suppression

**0.0% EXTERIOR ENVELOPE:** structural components, guardrails, decks, siding, chimney chases, roofing, gutters & downspouts, doors, windows, skylights, caulking, & exterior finishes

#### SECONDARY EXPENSES - Discretionary

**100% SECONDARY** including paving, docks, fencing, walkways, signage, mailboxes, kitchen & laundry equipment, interior flooring & paint, furniture, intercom, security systems, reserve studies<sup>2</sup>

The total anticipated Primary and Secondary expenses over the next 30 years are illustrated to help the community understand the ratio of obligatory and elective maintenance. The ratio for the first five years is provided later in the report to assist with budgeting refinements.

**Primary Expenses** are maintenance expenses that should not be deferred due to the potential consequences of postponing upkeep of these components.

**Secondary Expenses** are maintenance expenses that could potentially be deferred since the timing of maintenance is typically discretionary.

<sup>1</sup> Not all components that are the individual unit owners' responsibility are described in the report. Items maintained with funds from the annual operating and/or individual unit owners are not included in the reserve fund analysis.

<sup>2</sup> While reserve study annual updates are required by law, there is no penalty for not completing an annual update and the lack of an annual update does not necessarily pose a risk to public safety.



## COMPONENT LIST

The component list is based on information provided by Cape George Colony Club Marina. Reserve Consultants LLC does not provide legal interpretations of governing documents. It is the responsibility of Cape George Colony Club Marina to ensure that the component list is complete and complies with their governing documents. Many factors may influence the actual costs that the association will experience. The quality of replacement materials of items can significantly impact cost, as well as the timing between replacements. The use of Architects or independent construction managers to specify and oversee work may also cause additional expenses.

Primary Expenses
  Secondary (Discretionary) Expenses

COMPONENT DESCRIPTION		MAINT. CYCLE	REMAINING USEFUL LIFE	NEXT MAINT. YEAR	CURRENT REPLACEMENT COST
2.1.1 Cleaning Station - Replace	Site	25	9	2030	\$5,090
2.1.2 Wood Deck, Elevated- Replace North & South	Site	20	4	2025	\$6,110
2.3.1 Marina Water Supply System - Contingency	Site	20	24	2045	\$3,050
2.5.1 Electrical System - Contingency	Site	20	17	2038	\$20,360
2.6.1 Gravel - Replace with Asphalt	Site	5	4	2025	\$25,450
2.6.2 Rock Jetties - Maintain	Site	40	1	2022	\$57,692
2.8.1 Dock Structure, Decking & Floats - Replace - Phase 1	Site	20	5	2026	\$190,860
2.8.2 Dock Structure, Decking & Floats - Replace - Phase 2	Site	20	6	2027	\$190,860
2.8.3 Dock Structure, Decking & Floats - Replace - Phase 3	Site	20	7	2028	\$190,860
2.8.4 Wood Pilings - Replace	Site	30	29	2050	\$157,770
2.8.5 Wood Pile - Jacketing, Phase 1	Site	35	2	2023	\$11,100
2.8.6 Wood Pile - Jacketing, Phase 2	Site	35	3	2024	\$22,190
2.8.7 Wood Pile - Jacketing, Phase 3	Site	30	4	2025	\$33,290
2.8.8 North Gangway - Replace	Site	35	9	2030	\$9,620
2.8.9 South Gangway - Replace	Site	35	14	2035	\$9,620
2.9.1 Helix Mooring Buoy North - Replace	Site	10	4	2025	\$2,040
2.9.2 Helix Mooring Buoy South - Replace	Site	10	4	2025	\$2,040
2.9.3 Basin - Complete Dredging	Site	40	24	2045	\$92,630
2.9.4 Basin - Partial Dredging	Site	20	0	2021	\$30,540
2.9.5 North Seawall - Replace	Site	50	43	2064	\$0
2.9.6 South Seawall - Replace	Site	50	43	2064	\$0
3.3.1 Concrete Boat Ramp - Replace	Concrete	50	9	2030	\$42,680
3.3.2 Ecology Block at Marina Road - Replace	Concrete	5	4	2025	\$30,540



## COMPONENTS EXCLUDED FROM THIS STUDY

Components that individual unit owners are responsible to maintain, repair, and/or replace are not included in the study or funding projections. We recommend the Association establish a clear definition of these components, as well as policies and processes regarding maintenance of these "owner responsibility" items.

### OPERATING BUDGET

The following components may qualify for inclusion in the Reserve Study, but are excluded because the Association elects to maintain them with funds from the operating budget:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• dock decking - repair</li> <li>• barrier arm - replace</li> <li>• dock carts - replace</li> <li>• storage boxes - replace</li> </ul> | <ul style="list-style-type: none"> <li>• marina signs - replace</li> <li>• wood deck railing - replace</li> <li>• security wall chain link fence - replace</li> <li>• channel dredging</li> </ul> |
|---|---|

## ADJUSTMENTS TO COMPONENT RESERVE RECOMMENDATIONS

This reserve study provides updated information on the components from prior reserve studies. All cost estimates were adjusted to reflect the actual inflation rate for construction work in Washington State, and costs actually experienced by Cape George Colony Club Marina or others in the area. To complete the report, we were provided with a record of recent expenditures on reserve components.

We use those figures, where applicable, for updating component cost projections, applying an appropriate inflation factor. Where updated figures from actual work performed are not available, cost projections from the previous reserve study are updated for inflation and rounded to the nearest \$10, using the RS Means 2020 to 2021 inflation figure of 1.79% for construction work.





## FIVE YEARS AT A GLANCE (2022 - 2026)

The following reserve funded expenses are expected to occur in the next five years at Cape George Colony Club Marina.

<b>2022 (YEAR 1) ANTICIPATED MAINTENANCE</b>		<b>ESTIMATED COST</b>
2.6.2 Rock Jetties - Maintain		\$60,000
<b>Total Estimated Expenses for 2022 (YEAR 1)</b>		<b>\$60,000</b>
Primary Expenses	\$0	0%
Secondary Expenses	\$60,000	100%
<b>2023 (YEAR 2) ANTICIPATED MAINTENANCE</b>		<b>ESTIMATED COST</b>
2.8.5 Wood Pile - Jacketing, Phase 1		\$11,890
<b>Total Estimated Expenses for 2023 (YEAR 2)</b>		<b>\$11,890</b>
Primary Expenses	\$0	0%
Secondary Expenses	\$11,890	100%
<b>2024 (YEAR 3) ANTICIPATED MAINTENANCE</b>		<b>ESTIMATED COST</b>
2.8.6 Wood Pile - Jacketing, Phase 2		\$24,483
<b>Total Estimated Expenses for 2024 (YEAR 3)</b>		<b>\$24,483</b>
Primary Expenses	\$0	0%
Secondary Expenses	\$24,483	100%
<b>2025 (YEAR 4) ANTICIPATED MAINTENANCE</b>		<b>ESTIMATED COST</b>
2.1.2 Wood Deck, Elevated- Replace North & South		\$6,944
2.6.1 Gravel - Replace with Asphalt		\$28,922
2.8.7 Wood Pile - Jacketing, Phase 3		\$37,832
2.9.1 Helix Mooring Buoy North - Replace		\$2,318
2.9.2 Helix Mooring Buoy South - Replace		\$2,318
3.3.2 Ecology Block at Marina Road - Replace		\$34,707
<b>Total Estimated Expenses for 2025 (YEAR 4)</b>		<b>\$113,041</b>
Primary Expenses	\$0	0%
Secondary Expenses	\$113,041	100%
<b>2026 (YEAR 5) ANTICIPATED MAINTENANCE</b>		<b>ESTIMATED COST</b>
2.8.1 Dock Structure, Decking & Floats - Replacement - Phase 1		\$223,407
<b>Total Estimated Expenses for 2026 (YEAR 5)</b>		<b>\$223,407</b>
Primary Expenses	\$0	0%
Secondary Expenses	\$223,407	100%



## PROJECTED RESERVE ACCOUNT BALANCE

FOR EACH FUNDING PLAN OVER NEXT 5 YEARS

### \$110,500 RECOMMENDED (THRESHOLD) FUNDING PLAN

YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2022)	\$110,500	\$0	\$161,710	25%	Moderate Risk
2 (2023)	\$113,815	\$0	\$267,888	37%	Moderate Risk
3 (2024)	\$117,229	\$0	\$366,920	47%	Moderate Risk
4 (2025)	\$120,746	\$0	\$382,041	51%	Moderate Risk
5 (2026)	\$124,369	\$0	\$289,653	47%	Moderate Risk

### \$29,874 CURRENT FUNDING PLAN

YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2022)	\$29,874	\$0	\$211,371	32%	Moderate Risk
2 (2023)	\$30,770	\$0	\$234,667	32%	Moderate Risk
3 (2024)	\$31,693	\$0	\$246,642	32%	Moderate Risk
4 (2025)	\$32,644	\$0	\$170,374	23%	Highest Risk
5 (2026)	\$33,623	\$0	(\$19,410)	-3%	Highest Risk

### \$99,500 BASELINE FUNDING PLAN

YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2022)	\$99,500	\$0	\$150,682	23%	Highest Risk
2 (2023)	\$102,485	\$0	\$245,197	34%	Moderate Risk
3 (2024)	\$105,560	\$0	\$331,988	42%	Moderate Risk
4 (2025)	\$108,726	\$0	\$334,270	44%	Moderate Risk
5 (2026)	\$111,988	\$0	\$228,422	37%	Moderate Risk

### \$99,500 FULL FUNDING PLAN

YEAR	ANNUAL RESERVE CONTRIBUTION	SPECIAL ASSESSMENT	YEAR END RESERVE BALANCE	PERCENT FUNDED	SPECIAL ASSESSMENT RISK LEVEL
1 (2022)	\$99,500	\$0	\$150,682	23%	Highest Risk
2 (2023)	\$102,485	\$0	\$245,197	34%	Moderate Risk
3 (2024)	\$105,560	\$0	\$331,988	42%	Moderate Risk
4 (2025)	\$108,726	\$0	\$334,270	44%	Moderate Risk
5 (2026)	\$111,988	\$0	\$228,422	37%	Moderate Risk



## PERCENT FUNDED

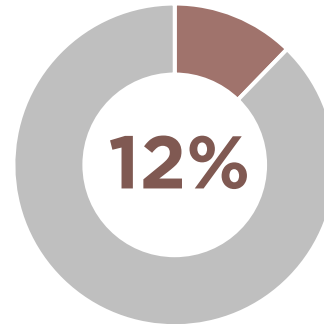
The "percent funded" is a measure of how much the Association should have saved in their reserve account compared to the projected cost for all the components the Association is responsible for, and relates to the level of deterioration compared to the cost to repair or replace the component.

We typically recommend a contribution rate to meet a minimum reserve account balance (threshold) goal instead of a 100% funded rate.

We usually recommend that an association consider a threshold equal to the recommended annual reserve contribution because this is the average maintenance expense over the thirty years. However, each association must judge their unique risk tolerance.

The Fully Funded Balance for Cape George Colony Club Marina is \$662,274. The actual current funding is \$81,217. The Association is approximately 12% funded.

This means that based on a straight-line savings for each reserve component, the Association saved 12% of the accumulated depreciation of the reserve components.



At 12%, Cape George Colony Club Marina is considered to be at **high risk for a special assessment.**

### EXAMPLE OF PERCENT FUNDED FOR ROOF REPLACEMENT

SCENARIO	ANALYSIS
<p><b>For a roof that lasts 10 years and costs \$100,000 to replace:</b></p> <ul style="list-style-type: none"> <li>• Save \$10,000 each year, for 10 years</li> <li>• Year 2, the roof has deteriorated 20%.               <ul style="list-style-type: none"> <li>○ If you have \$20,000 saved it is fully funded.</li> <li>○ If you have \$10,000 saved it is 50% funded.</li> </ul> </li> <li>• Year 8, the roof has deteriorated 80%.               <ul style="list-style-type: none"> <li>○ If you have \$80,000 saved it is fully funded.</li> <li>○ If you have \$20,000 saved it is 25% funded. If you have \$10,000 saved it is 13% funded.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>A. In effect, the percent funded is a measure of how well an association can withstand the risk of unexpected expenses. Such unexpected expenses include: emergency expenses not covered by insurance, expenses that are higher than predicted, and expenses that are required earlier than anticipated.</li> <li>B. A higher percent funded means more money is in the bank which lowers the risk of special assessment if something unexpected occurs. A poorly funded Association has less cash on hand, therefore much higher risk of special assessment for unplanned expenses.</li> <li>C. By analyzing deterioration cycles and cash flow needs, we determine how much money should be steadily contributed, over a 30 year period, to fund the repair and replacement needs of the components included in the study. Budgeting to maintain a minimum balance, or threshold, helps to ensure that a special assessment will not be required if an unexpected expense arises.</li> </ul>



## FULLY FUNDED BALANCE CALCULATIONS



**FULLY FUNDED BALANCE = THE SUM OF  $\frac{\text{REPLACEMENT COST X EFFECTIVE AGE}}{\text{USEFUL LIFE}}$  FOR ALL RESERVE COMPONENTS**

		COMPONENT DESCRIPTION	QTY	UNIT	MAINT. CYCLE (USEFUL LIFE)	REMAINING USEFUL LIFE	EFFECTIVE AGE	CURRENT REPLACEMENT COST	FULLY FUNDED BALANCE
100%	2.1.1	Cleaning Station - Replace	1	LS	25	9	16	\$5,090	\$3,258
100%	2.1.2	Wood Deck, Elevated- Replace North & South	290	SF	20	4	16	\$6,110	\$4,888
100%	2.3.1	Marina Water Supply System - Contingency	1	LS	20	24	-	\$3,050	\$0
100%	2.5.1	Electrical System - Contingency	1	LS	20	17	3	\$20,360	\$3,054
100%	2.6.1	Gravel - Replace with Asphalt	1	LS	5	4	1	\$25,450	\$5,090
100%	2.6.2	Rock Jetties - Maintain	1	LS	40	1	39	\$57,692	\$56,250
100%	2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	65	PR	20	5	15	\$190,860	\$143,145
100%	2.8.2	Dock Structure, Decking & Floats - Replace - Phase 2	65	PR	20	6	14	\$190,860	\$133,602
100%	2.8.3	Dock Structure, Decking & Floats - Replace - Phase 3	65	PR	20	7	13	\$190,860	\$124,059
100%	2.8.4	Wood Pilings - Replace	35	EA	30	29	1	\$157,770	\$5,259
100%	2.8.5	Wood Pile - Jacketing, Phase 1	5	EA	35	2	33	\$11,100	\$10,466
100%	2.8.6	Wood Pile - Jacketing, Phase 2	10	EA	35	3	32	\$22,190	\$20,288
100%	2.8.7	Wood Pile - Jacketing, Phase 3	15	EA	30	4	26	\$33,290	\$28,851
100%	2.8.8	North Gangway - Replace	90	SF	35	9	26	\$9,620	\$7,146
100%	2.8.9	South Gangway - Replace	90	SF	35	14	21	\$9,620	\$5,772
100%	2.9.1	Helix Mooring Buoy North - Replace	1	EA	10	4	6	\$2,040	\$1,224
100%	2.9.2	Helix Mooring Buoy South - Replace	1	EA	10	4	6	\$2,040	\$1,224
100%	2.9.3	Basin - Complete Dredging	1	LS	40	24	16	\$92,630	\$37,052
100%	2.9.4	Basin - Partial Dredging	1	LS	20	0	20	\$30,540	\$30,540
100%	2.9.5	North Seawall - Replace	110	LF	50	43	7	\$0	\$0
100%	2.9.6	South Seawall - Replace	60	LF	50	43	7	\$0	\$0
100%	3.3.1	Concrete Boat Ramp - Replace	1900	SF	50	9	41	\$42,680	\$34,998
100%	3.3.2	Ecology Block at Marina Road - Replace	1	LS	5	4	1	\$30,540	\$6,108
<b>FULLY FUNDED BALANCE</b>								<b>Total</b>	<b>\$662,274</b>

**CURRENT RESERVE BALANCE = \$81,217**

**PERCENT FULLY FUNDED = 12%**



## DEFICIT OR SURPLUS IN RESERVE FUNDING

RCW 64.90.550 §2(l) requires that the reserve study include the amount of any current deficit or surplus in reserve funding expressed on a dollars per unit basis. This is calculated by subtracting the community's reserve account balance as of the date of the study from the fully funded balance, and then multiplying the result by the fraction or percentage of the common expenses of the community allocable to each unit.

**The fully funded balance calculates** how much money should be saved for future maintenance based on the age of each component and the cost for future maintenance. In other words, the fully funded balance assumes that money will be saved every year for the next maintenance of a component to ensure special assessments are not required to fund future maintenance. The intent of RCW 64.90.550 §2 (l) is to show each unit's "share" of the surplus or deficit in reserve funding.

### If the reserve account balance is:

- **equal to** the fully funded balance, Cape George Colony Club Marina would be considered as 100% fully funded. There would be neither a surplus nor deficit.
- **less than** the fully funded balance, there is a deficit meaning Cape George Colony Club Marina would be thought behind on saving for future maintenance.
- **more than** the fully funded balance, there is a surplus meaning Cape George Colony Club Marina would be deemed ahead on saving for future maintenance.

**The Recommended Funding Plan** is based on Threshold Funding, a reserve contribution rate that is constant (increasing annually with inflation) to provide funds for all anticipated reserve expenses for the life of the study, but leaving a minimum level of reserves (the "threshold") at all times. The threshold provides a monetary cushion in the reserve account to help ensure that a special assessment is not required for the duration of the study, even in years when there are significant withdrawals from the reserve account. Primary consideration is given to cash needed to cover expenses and the threshold; the percent funded is typically targeted to be 80%.

### SUMMARY

RESERVE ACCOUNT BALANCE AS OF JANUARY 1, 2021	\$81,217
CURRENT FULLY FUNDED BALANCE	\$662,274
RESERVE FUND DEFICIT	(\$581,057)
NUMBER OF UNITS	662
AVERAGE DEFICIT PER UNIT	(\$878)

**ALL UNITS PAY EQUALLY INTO RESERVES**



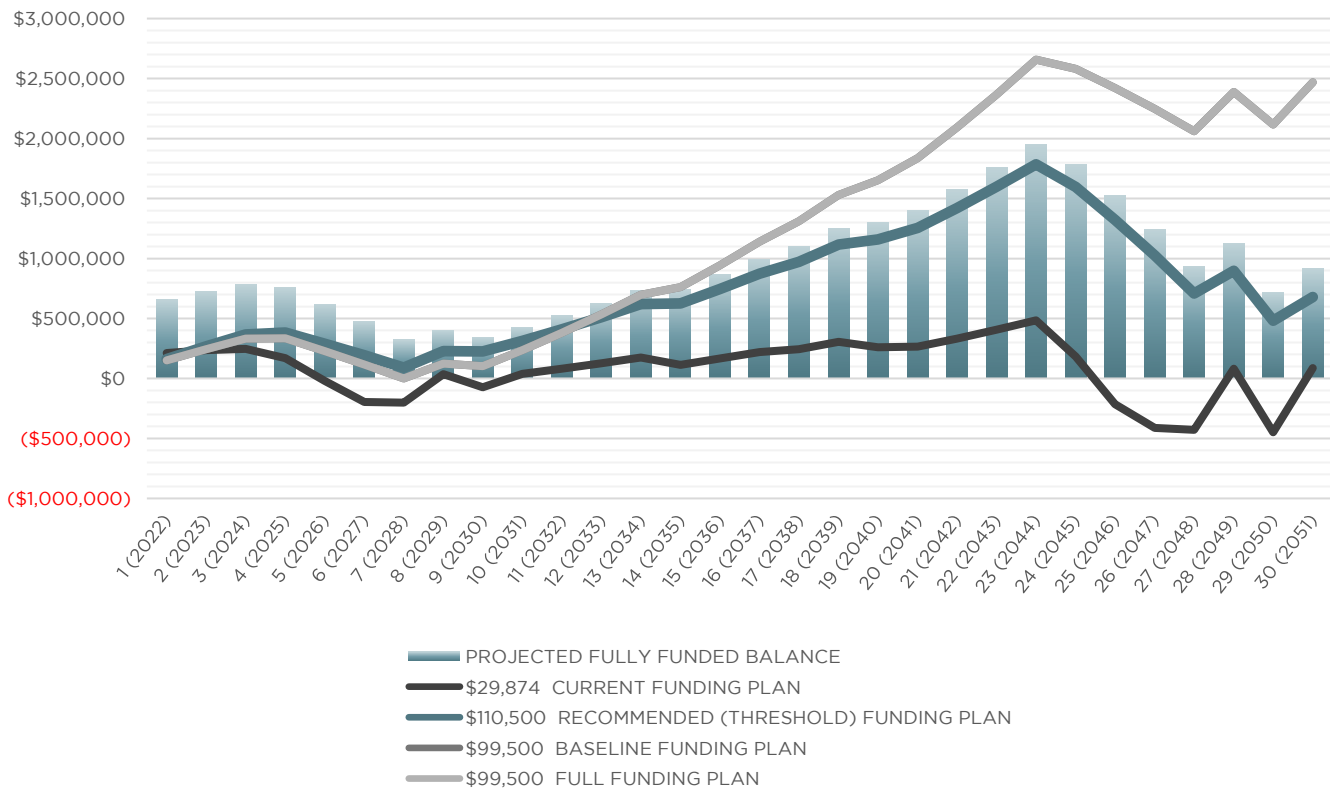
## FUNDING PLANS

THRESHOLD FUNDING PLAN \$110,500 - with the recommended adjustment(s) in the reserve contribution	BASELINE FUNDING PLAN \$99,500, not including the anticipated contribution adjustment(s)	FULL FUNDING PLAN \$99,500, not including the anticipated contribution adjustment(s)
<b>RECOMMENDED</b>	<b>OPTIONAL STRATEGY</b>	<b>100% FUNDED BY YEAR 30</b>
initial annual contribution of \$110,500	initial annual contribution of \$99,500	initial annual contribution of \$99,500
meets yearly projected reserve expenses	meets annual reserve expenses with no minimum balance requirement	most flexibility for cost variables and unplanned expenses
maintains minimum reserve balance equal to annual contribution amount	less flexibility with cost variables and unplanned expenses	lowest risk for special assessment

The Threshold Funding Plan is the **RECOMMENDED FUNDING PLAN** for Cape George Colony Club Marina, balancing cashflow and anticipated expenses over 30 years while maintaining a minimum reserve account balance of at least \$90,000 and the percent funded above 25%. To help ensure the Association has the appropriate funds for the anticipated expenses over the next 30 years, we recommend that the annual reserve contribution be adjusted to \$82,377 in 2031. Cost projection accuracy decreases into the distant future. Assumptions should be reconsidered and updated with each revision of the study.

### COMPARISON OF FULLY FUNDED BALANCE AND FUNDING PLANS

Since the Baseline and Full Funding Plans are identical, only one line is visible on the chart.







## PROJECTED RESERVE ACCOUNT BALANCES

FOR FUNDING PLANS OVER 30 YEARS

Per RCW 64.90.550 §2 (j) of the Washington Unified Common Interest Owners Act (WUCIOA), the projected reserve account balance for each of the funding plans over the next 30 years is provided, along with the current funding plan projections. The values in the Recommended Funding Plan include the previously mentioned recommended adjustment(s) in the annual reserve contribution.

FISCAL YEAR END	\$110,500 RECOMMENDED (THRESHOLD) FUNDING PLAN	\$29,874 CURRENT FUNDING PLAN	\$99,500 BASELINE FUNDING PLAN	\$99,500 FULL FUNDING PLAN
1 (2022)	\$161,710	\$211,371	\$150,682	\$150,682
2 (2023)	\$267,888	\$234,667	\$245,197	\$245,197
3 (2024)	\$366,920	\$246,642	\$331,988	\$331,988
4 (2025)	\$382,041	\$170,374	\$334,270	\$334,270
5 (2026)	\$289,653	(\$19,410)	\$228,422	\$228,422
6 (2027)	\$192,417	(\$195,477)	\$117,081	\$117,081
7 (2028)	\$90,144	(\$201,342)	\$36	\$36
8 (2029)	\$229,207	\$37,109	\$123,633	\$123,633
9 (2030)	\$224,303	(\$74,419)	\$102,544	\$102,544
10 (2031)	\$311,991	\$39,369	\$235,718	\$235,718
11 (2032)	\$408,308	\$81,696	\$379,833	\$379,833
12 (2033)	\$510,993	\$126,938	\$533,753	\$533,753
13 (2034)	\$620,376	\$175,250	\$697,992	\$697,992
14 (2035)	\$624,515	\$114,502	\$760,797	\$760,797
15 (2036)	\$744,978	\$166,072	\$943,942	\$943,942
16 (2037)	\$873,125	\$221,115	\$1,138,994	\$1,138,994
17 (2038)	\$972,446	\$242,909	\$1,309,666	\$1,309,666
18 (2039)	\$1,116,050	\$304,342	\$1,529,295	\$1,529,295
19 (2040)	\$1,158,779	\$260,023	\$1,652,967	\$1,652,967
20 (2041)	\$1,255,046	\$264,123	\$1,835,347	\$1,835,347
21 (2042)	\$1,421,416	\$332,953	\$2,093,265	\$2,093,265
22 (2043)	\$1,597,926	\$406,284	\$2,367,035	\$2,367,035
23 (2044)	\$1,785,085	\$484,349	\$2,657,457	\$2,657,457
24 (2045)	\$1,597,381	\$181,343	\$2,579,320	\$2,579,320
25 (2046)	\$1,322,461	(\$214,885)	\$2,420,591	\$2,420,591
26 (2047)	\$1,026,381	(\$412,077)	\$2,247,656	\$2,247,656
27 (2048)	\$707,988	(\$428,560)	\$2,059,710	\$2,059,710
28 (2049)	\$898,612	\$80,148	\$2,388,448	\$2,388,448
29 (2050)	\$481,442	(\$448,852)	\$2,117,437	\$2,117,437
30 (2051)	\$679,092	\$86,688	\$2,469,689	\$2,469,689

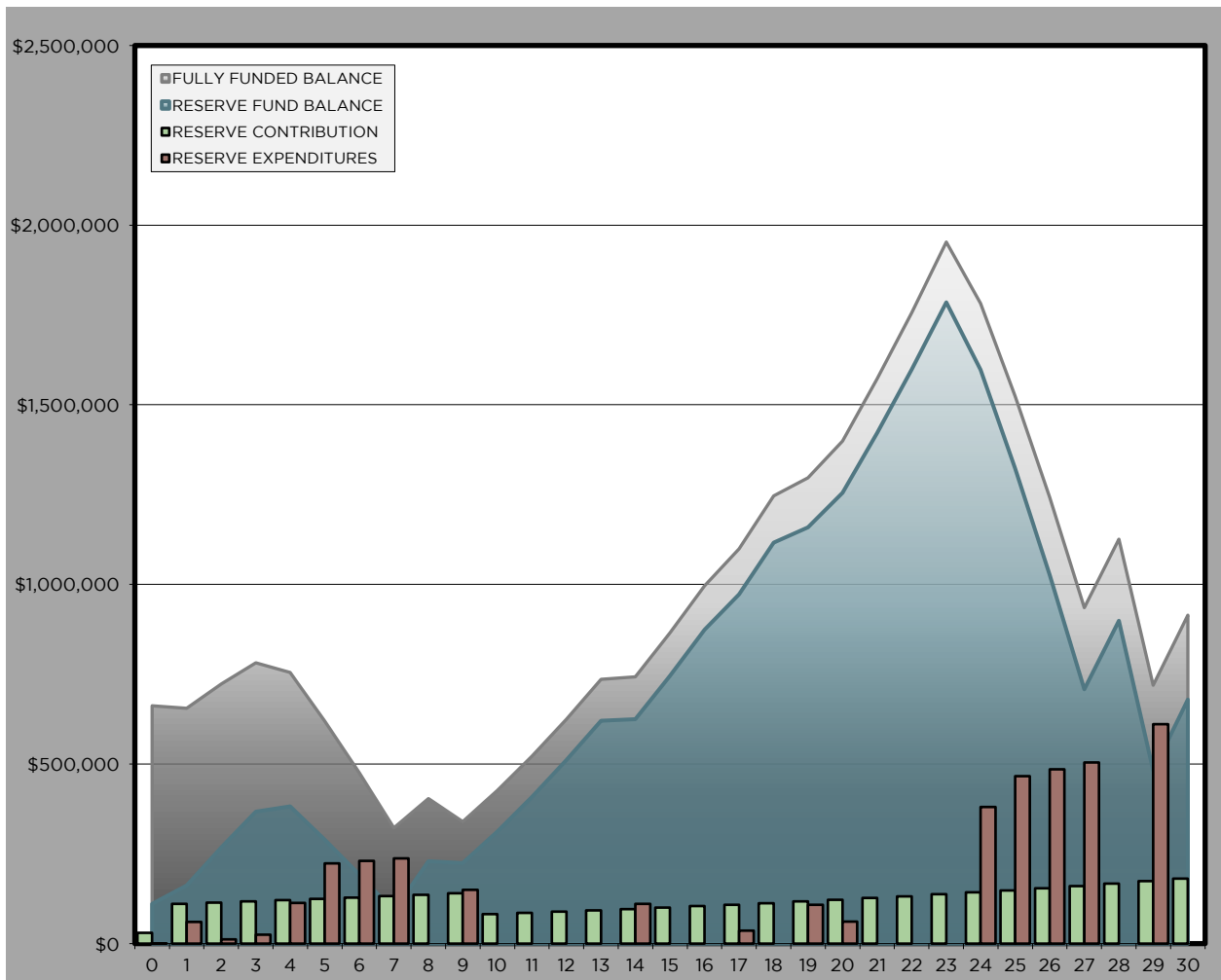


## RESERVE STUDY PROJECTIONS USING INFLATED DOLLAR VALUES

The recommended contribution to reserves is primarily based on cashflow over thirty years to ensure a that there will be enough funds in reserves to cover anticipated expenses without the need of a special assessment. Monitoring the Fully Funded Balance helps anticipate future financial liabilities and the community’s potential risk for a special assessment. The inflated scenario includes annual increases in the reserve contribution to keep up with inflation.

- **Teal Area Graph:** The fiscal year-end running reserve fund balance is shown as a line graph in teal.
- **Mint Green Bars:** The annual reserve fund contributions are shown as mint green bars.
- **Brick Red Bars:** The anticipated yearly reserve expenditures are shown as brick red bars, depicting the anticipated expenses over the next 30 years.

RECOMMENDED FUNDING PLAN STARTING AT \$110,500 WITH \$82,377 ADJUSTMENT IN 2031





## RESERVE 30 YEAR SUMMARY AT THE RECOMMENDED FUNDING PLAN STARTING AT \$110,500

### INFLATION & INTEREST ASSUMPTIONS<sup>1</sup>

	INFLATION	INTEREST
Years 0-1	0%	1%
Years 2-10	3%	2%
Years 11-30	4%	3%

### SPECIAL ASSESSMENT RISK

Nominal Risk	100% +
Low Risk	70% to 99%
Moderate Risk	25% to 69%
Highest Risk	0% to 24%

FISCAL YEAR END	FISCAL YEAR BEGINNING RESERVE BALANCE	RECOMMENDED ANNUAL RESERVE CONTRIBUTION <sup>2</sup>	AVERAGE CONTRIBUTION PER UNIT PER MONTH <sup>3</sup>	PROJECTED RESERVE EXPENDITURES	SPECIAL ASSESSMENT	PROJECTED INTEREST EARNED	FISCAL YEAR END RESERVE BALANCE	PROJECTED FULLY FUNDED BALANCE	PERCENT FUNDED
1 (2022)	\$110,531	\$110,500	\$14	(\$60,000)	\$0	\$679	\$161,710	\$655,004	25%
2 (2023)	\$161,710	\$113,815	\$14	(\$11,890)	\$0	\$4,253	\$267,888	\$722,505	37%
3 (2024)	\$267,888	\$117,229	\$15	(\$24,483)	\$0	\$6,285	\$366,920	\$781,230	47%
4 (2025)	\$366,920	\$120,746	\$15	(\$113,041)	\$0	\$7,415	\$382,041	\$755,005	51%
5 (2026)	\$382,041	\$124,369	\$16	(\$223,407)	\$0	\$6,650	\$289,653	\$619,708	47%
6 (2027)	\$289,653	\$128,100	\$16	(\$230,109)	\$0	\$4,773	\$192,417	\$475,612	40%
7 (2028)	\$192,417	\$131,943	\$17	(\$237,013)	\$0	\$2,798	\$90,144	\$322,314	28%
8 (2029)	\$90,144	\$135,901	\$17	(\$0)	\$0	\$3,162	\$229,207	\$403,512	57%
9 (2030)	\$229,207	\$139,978	\$18	(\$149,372)	\$0	\$4,490	\$224,303	\$339,921	66%
10 (2031)	\$224,303	\$82,377	\$10	(\$0)	\$0	\$5,310	\$311,991	\$426,004	73%
11 (2032)	\$311,991	\$85,673	\$11	(\$0)	\$0	\$10,645	\$408,308	\$521,965	78%
12 (2033)	\$408,308	\$89,099	\$11	(\$0)	\$0	\$13,586	\$510,993	\$624,921	82%
13 (2034)	\$510,993	\$92,663	\$12	(\$0)	\$0	\$16,720	\$620,376	\$735,278	84%
14 (2035)	\$620,376	\$96,370	\$12	(\$110,629)	\$0	\$18,397	\$624,515	\$742,834	84%
15 (2036)	\$624,515	\$100,225	\$13	(\$0)	\$0	\$20,239	\$744,978	\$864,874	86%
16 (2037)	\$744,978	\$104,234	\$13	(\$0)	\$0	\$23,913	\$873,125	\$995,488	88%
17 (2038)	\$873,125	\$108,403	\$14	(\$36,356)	\$0	\$27,274	\$972,446	\$1,098,811	88%
18 (2039)	\$972,446	\$112,739	\$14	(\$0)	\$0	\$30,864	\$1,116,050	\$1,246,617	90%
19 (2040)	\$1,116,050	\$117,249	\$15	(\$108,138)	\$0	\$33,618	\$1,158,779	\$1,296,352	89%
20 (2041)	\$1,158,779	\$121,939	\$15	(\$61,344)	\$0	\$35,672	\$1,255,046	\$1,399,191	90%
21 (2042)	\$1,255,046	\$126,816	\$16	(\$0)	\$0	\$39,554	\$1,421,416	\$1,571,981	90%
22 (2043)	\$1,421,416	\$131,889	\$17	(\$0)	\$0	\$44,621	\$1,597,926	\$1,756,354	91%
23 (2044)	\$1,597,926	\$137,164	\$17	(\$0)	\$0	\$49,995	\$1,785,085	\$1,952,963	91%
24 (2045)	\$1,785,085	\$142,651	\$18	(\$380,343)	\$0	\$49,987	\$1,597,381	\$1,782,148	90%
25 (2046)	\$1,597,381	\$148,357	\$19	(\$466,427)	\$0	\$43,150	\$1,322,461	\$1,523,672	87%
26 (2047)	\$1,322,461	\$154,291	\$19	(\$485,084)	\$0	\$34,712	\$1,026,381	\$1,241,667	83%
27 (2048)	\$1,026,381	\$160,463	\$20	(\$504,487)	\$0	\$25,631	\$707,988	\$934,663	76%
28 (2049)	\$707,988	\$166,882	\$21	(\$0)	\$0	\$23,743	\$898,612	\$1,125,779	80%
29 (2050)	\$898,612	\$173,557	\$22	(\$611,122)	\$0	\$20,395	\$481,442	\$719,567	67%
30 (2051)	\$481,442	\$180,499	\$23	(\$0)	\$0	\$17,151	\$679,092	\$914,623	74%

<sup>1</sup>The long term nature of this study requires that certain assumptions and predictions be made about future events. Since there can be no guarantee that these future events will occur as assumed, this analysis must be viewed in light of the circumstances under which it was conducted. Reasonable effort has been made to ensure that the conclusions of this report are based on reliable information and sound reasoning.

<sup>2</sup>The Recommended Annual Reserve Contribution includes inflation and any applicable recommended adjustments.

<sup>3</sup>The Average Contribution Per Unit Per Month reflects the Recommended Annual Reserve Contribution divided by the total number of units in the community.



## PURPOSE OF A RESERVE STUDY

The purpose of a Reserve Study is to recommend a reasonable annual reserve contribution rate made by a common interest community to its reserve account. Reserve accounts are established to fund major maintenance, repair, and replacement of common elements, including limited common elements, expected within the next thirty years. A Reserve Study is intended to project availability of adequate funds for the replacement or major repair of any significant component of the property as it becomes necessary without relying on special assessments. It is a budget planning tool which identifies the current status of the reserve account and a stable and equitable Funding Plan to offset the anticipated future major shared expenditures. Each reserve component is

evaluated to determine the current condition, the remaining useful life, and the estimated replacement cost. This information is combined into a spreadsheet to determine funding requirements and establish the annual contribution rate needed to minimize the potential for special assessments. All costs and annual reserve fund balances are shown with adjustments for annual inflation and interest earned. Ideally, an even level of contributions is established that maintains a positive balance in the reserve account over the timeline the study examines. Annual updates are key to keeping up with current trends in component pricing, inflation and interest rates, actual timing of maintenance experienced and the community's risk tolerance.

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A Reserve Study also calculates a theoretical "Fully Funded Balance". Fully Funded Balance is the sum total of the reserve components' depreciated value using a straight-line depreciation method.

To calculate each component's depreciated value:

$$\text{Depreciated Value} = \text{Current Replacement Cost} \times \frac{\text{Effective Age}}{\text{Expected Useful Life}}$$

By comparing the actual current reserve fund balance, to the theoretical Fully Funded Balance a Percent Fully Funded is derived.

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## OUR APPROACH TO A RESERVE STUDY

Reserve Consultants LLC employs a "Reasonable Approach" when evaluating reserve components in order to draft a study that is of greatest value to our clients. This means we attempt to predict, based on the costs involved and the client's objectives, what a reasonable person will decide to have done when maintenance, repairs, or replacement become necessary. For example, a reasonable person will not replace a fence when

it only needs to be repainted. The benefit of this is that reserve contributions are minimized to allow for what is most likely to occur. Our studies are not based on a worst-case scenario, but rather on what we expect is most likely to occur. Our approach assumes minor problems will be corrected as they occur, before they become major problem.



## LEVELS OF RESERVE STUDIES

**Level 1:** The first level, an initial Reserve Study, must be based upon a visual site inspection conducted by a Reserve Study Professional. This is also known as a full Level 1 Reserve Study with a site visit.

**Level 2:** Thereafter at least every three years, an updated Reserve Study must be prepared, which again is based upon a visual site inspection conducted by a Reserve Study Professional. This is also known as a Level 2 update with a site visit.

**Level 3:** As noted earlier, the Association is required to update its Reserve Study every year. However, in two of the three years, the annual updates do not require a site visit. This is also known as a Level 3 update without a site visit.

**Level 4:** The Community Associations Institute defines a Level 4 reserve study for communities under construction as a Preliminary, Community Not Yet Constructed reserve study.

This study  
is a Level 3  
Reserve Study  
update without a  
site visit.

The next required update  
for Cape George Colony  
Club Marina is a **Level 3**  
**study by September,**  
**2022.**

## SOURCES USED IN COMPILING THIS REPORT

Reserve Consultants LLC has provided reserve studies and construction services since 1992 and base component repair and replacement costs on this extensive experience and information provided by the Association. Sources used include:

- Review of previous reserve study report(s);
- Input provided by association representatives;
- Review of a list of components the community is responsible for;
- Generally accepted construction, maintenance, and repair guidelines

The current replacement cost is an estimate and actual costs may vary. Material selection, timing of the work, and requirements for Architectural services or construction management can impact cost projections. Expenses related to common interest communities are typically higher than other multi-family construction types, often due to the elevated insurance requirements contractors must carry. All estimates assume that a licensed and bonded contractor will be utilized to complete the work due to liability issues. Regional cost factors are applied as appropriate.



## GOVERNMENT REQUIREMENTS FOR A RESERVE STUDY

- (a) The content of a Reserve Study for a homeowners' association is regulated by the Washington State government (RCW 64.38.070 §2).
- (b) A reserve component list, including any reserve component that would cost more than one percent of the annual budget of the association, not including the reserve account, for major maintenance, repair, or replacement. If one of these reserve components is not included in the Reserve Study, the study should provide commentary explaining the basis for its exclusion. The study must also include quantities and estimates for useful life of each reserve component, remaining useful life of each reserve component, and current repair and replacement cost for each component;
- (c) The date of the study, and a statement that the study meets the requirements of this section;
- (d) The following level of reserve study performed (i) Level I Full reserve study funding analysis and plan; (ii) Level II Update with visual site inspection; or (iii) Level III Update with no visual site inspection;
- (e) The association's reserve account balance;
- (f) The percentage of the fully funded balance that the reserve account is funded;
- (g) Special assessments already implemented or planned;
- (h) Interest and inflation assumptions;
- (i) Current reserve account contribution rates for a full funding plan and baseline funding plan;
- (j) A recommended reserve account contribution rate; a contribution rate for a full funding plan to achieve one hundred percent fully funded reserves by the end of the thirty-year study period, a baseline funding plan to maintain the reserve (fund) balance above zero throughout the thirty-year study period without special assessments, and a contribution rate recommended by the reserve study professional;
- (k) A projected reserve account balance for thirty years and a funding plan to pay for projected costs from those reserves without reliance on future unplanned special assessments; and
- (l) **A statement on whether the reserve study was prepared with the assistance of a reserve study professional.**

The Washington State government further requires the following disclosure in every Reserve Study (RCW 64.38.070§3):

**'This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.'**

The full Washington Homeowners' Association Act may be reviewed on the Washington State Legislature's website at: <http://apps.leg.wa.gov/rcw/default.aspx?cite=64.38> and parts of 64.38.065 to 64.38.090 for the Reserve Study Amendment's portions. In April 2011, the Act was amended to change the required content within the Reserve Studies, add reporting of the Reserve Study results as part of the budget summary to owners, and extend the Reserve Study requirement to homeowners' associations with significant assets. For questions regarding the Act, we recommend contacting an attorney familiar with homeowners' associations' legal requirements.

Effective July 1, 2018, the Washington Unified Common Interest Act (WUCIOA) has impacted common interest communities. Our reserve studies also comply with WUCIOA.





RCW 64.90.550 §2 states that a reserve study must include:

- (a) A reserve component list, including any reserve component, the replacement cost of which exceeds one percent of the annual budget of the association, excluding contributions to the reserves for that reserve component. If one of these reserve components is not included in the reserve study, the study must explain the basis for its exclusion. The study must also include quantities and estimates for the useful life of each reserve component, the remaining useful life of each reserve component, and current major replacement costs for each reserve component;
- (b) The date of the study and a disclosure as to whether the study meets the requirements of this section;
- (c) The following level of reserve study performed:
  - a. Level I: Full reserve study funding analysis and plan;
  - b. Level II: Update with visual site inspection; or
  - c. Level III: Update with no visual site inspection;
- (d) The association's reserve account balance;
- (e) The percentage of the fully funded balance to which the reserve account is funded;
- (f) Special assessments already implemented or planned;
- (g) Interest and inflation assumptions;
- (h) Current reserve account contribution rates for a full funding plan and a baseline funding plan;
- (i) A recommended reserve account contribution rate for a full funding plan to achieve one hundred percent fully funded reserves by the end of the thirty-year study period, a recommended reserve account contribution rate for a baseline funding plan to maintain the reserve account balance above zero throughout the thirty-year study period without special assessments, and a reserve account contribution rate recommended by the reserve study professional;
- (j) A projected reserve account balance for thirty years based on each funding plan presented in the reserve study;
- (k) A disclosure on whether the reserve study was prepared with the assistance of a reserve study professional, and whether the reserve study professional was independent; and
- (l) A statement of the amount of any current deficit or surplus in reserve funding expressed on a dollar per unit basis. The amount is calculated by subtracting the association's reserve account balance as of the date of the study from the fully funded balance, and then multiplying the result by the fraction or percentage of the common expenses of the association allocable to each unit; except that if the fraction or percentage of the common expenses of the association allocable vary by unit, the association must calculate any current deficit or surplus in a manner that reflects the variation.

In addition, the WUCIOA requires the following disclosure in every Reserve Study (RCW 64.90.550 § 3):

**"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement."**

Furthermore, RCW 64.90.550 §2 states that the budget must include:

- (d) the current amount of regular assessments budgeted for contribution to the reserve account; extent to which the budget meets or deviates from the recommendations of that reserve study; and
- (e) A statement of whether the association has a reserve study that meets the requirements of RCW 64.90.550 of this act and, if so, the
- (f) The current deficiency or surplus in reserve funding expressed on a per unit basis.

RCW 64.90.550 §2 (d) - (f) requirements are covered by the reserve disclosure that is prepared with each reserve study when the Association is ready to ratify the budget.



## LIMITATIONS AND ASSUMPTIONS OF A RESERVE STUDY

This Reserve Study is not a report on the condition of the assets maintained by Cape George Colony Club Marina, or a detailed report of necessary maintenance to the assets. It is also not an investigation into or comment on the quality of construction of the reserve components, or whether the construction complies with the building code or the requirements of the Washington Homeowners' Association Act and the Washington Common Interest Ownership Act (WUCIOA).

The component list is based on information provided by Cape George Colony Club Marina. Reserve Consultants LLC does not provide legal interpretations of governing documents or auditing services on account information provided.

The observations made by Reserve Consultants LLC are limited to a visual inspection of a sample of the reserve components. Unless informed otherwise, our assumption is that the components are constructed in substantial compliance with the building code and to industry standards, and that it will receive ordinary and reasonable maintenance and repair by Cape George Colony Club Marina. These assumptions include that most reserve components will achieve their normal useful lives for similar components in the Pacific Northwest, and that they will be replaced when necessary to prevent damage to other reserve components.

This Reserve Study assumes that the assets will be maintained to keep a good level of appearance, with a special emphasis on retaining the original appearance of the assets to the greatest possible extent. The analysis also assumes that Cape George Colony Club Marina will replace materials as they are required with good quality materials, installed by qualified, licensed, contractors. We further assume that the assets will experience the full typical useful life for the new materials installed.

The long-term nature of this study requires that certain assumptions and predictions be made about future events. Since there can be no guarantee that these future events will occur as assumed, this analysis must be viewed in light of the circumstances under which it was conducted. Reasonable effort has been made to ensure that the conclusions of this report are based on reliable information and sound reasoning.

This report should be updated annually with actual repair costs, reserve fund balances, etc. Every three years it should be updated with a site inspection and professional review. Regular updating will allow changes based on actual occurrences and adjustments for the cost of repairs to be incorporated into the annual reserve contributions. This will allow any savings or additional costs to be properly allocated among unit owners.



## INFLATION AND INTEREST RATE PROJECTIONS

**When making estimates on the future inflation and interest rates, we use a staggered approach to more accurately reflect future economic projections.**

**For inflation,** we use the construction industry inflation rates published by RS Means, which differ from the consumer inflation index. The average annual construction inflation increase since 1990 is 3.07%. We do not apply inflation to the annual reserve contribution in Year 0. Likewise, we do not apply inflation to the recommended reserve contribution in Year 1 since this is the first year at the recommended contribution rate. Inflation applied to the components on the inflated spreadsheet is compounded annually; the values are listed for each year at the bottom of the inflated spreadsheet.

**For interest rates,** we analyze the historical data provided by the Board of Governors of the Federal Reserve. The average annual interest rate since 1990 is 2.82%. The interest for associations is typically lower than average due to conservative investing options that are usually employed by associations.

### CONTRIBUTION & EXPENSE INFLATION AND INTEREST PROJECTIONS

YEARS APPLIED	RESERVE CONTRIBUTION INFLATION	RESERVE EXPENSE INFLATION	INTEREST RATE
Year 0 (2021)	0%	0%	0.5%
Year 1 (2022)	0%	4%	0.5%
Year 2 (2023) through Year 10 (2031)	0%	3%	2%
Year 11 (2032) through Year 30 (2051)	4%	4%	3%



## RESERVE DISCLOSURE

RCW 64.38.025 states that within thirty days after adoption of any proposed budget for the association, the board of directors shall provide a summary of the budget to all the unit owners and shall set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen nor more than sixty days after mailing of the summary. As part of the summary of the budget to all owners, the board of directors shall disclose the reserve disclosure as outlined in RCW 64.38.025 §4,

which we refer to as the Reserve Disclosure. Below is a sample of the Reserve Disclosure we will compile when the association is ready to provide a summary of the budget to the unit owners. Please contact RCL one week before the Association plans on sending the budget summary to unit owners and we will issue a completed Reserve Disclosure at no additional charge within one year of issuing the draft of the reserve study report.

FUNDING INFORMATION	
\$104,000	Proposed annual contribution to reserves for the fiscal year ending in 2022 per the budget.
\$610,000	Projected fiscal year end 2021 reserve balance per the budget.
\$128,000	Budgeted annual contribution to reserves for the current year ending in 2021.

INFORMATION FROM THE MOST RECENT RESERVE STUDY	
62%	Percent fully funded as of the date of the most recent reserve study (2021).
\$104,000	Recommended annual contribution to reserves for the fiscal year ending in 2022.
Threshold	Type of funding plan used for recommended annual funding per the most recent reserve study.
\$609,414	Projected fiscal year end 2021 reserve balance per the most recent reserve study.
Yes	Based upon the most recent reserve study (2021), will the Association have funds to meet obligations for the next 30 years at the <b>current contribution rate*</b> ?

\* We assume the current contribution rate will be adjusted annually for inflation. Not doing so may cause a failure to meet obligations.

### ANTICIPATED RESERVE FUNDING SHORTFALLS OVER THE NEXT 30 YEARS

\$128,000 CURRENT FISCAL YEAR RESERVE CONTRIBUTION			\$104,000 PROPOSED ANNUAL RESERVE CONTRIBUTION		
FISCAL YEAR END	PROJECTED FUNDING SHORTFALL	AVERAGE SHORTFALL PER UNIT PER YEAR	FISCAL YEAR END	PROJECTED FUNDING SHORTFALL	AVERAGE SHORTFALL PER UNIT PER YEAR
	None			None	

### PROPOSED ADDITIONAL REGULAR OR SPECIAL ASSESSMENT FOR FISCAL YEAR END 2022

No	Is additional funding (Regular or Special Assessment) planned in the proposed budget?	
N/A	Amount of additional Regular or Special Assessment.	The purpose for the additional funding:
N/A	Average amount per unit per year.	
N/A	Average amount per unit per month.	
N/A	Date assessment is due.	

### COMPARISON OF FISCAL YEAR END PROJECTIONS FOR NEXT FIVE YEARS

\$128,000 CURRENT RESERVE CONTRIBUTION			\$104,000 RECOMMENDED RESERVE CONTRIBUTION			\$104,000 PROPOSED RESERVE CONTRIBUTION		
FISCAL YEAR END	RESERVE ACCOUNT BALANCE	PERCENT FULLY FUNDED	FISCAL YEAR END	RESERVE ACCOUNT BALANCE	PERCENT FULLY FUNDED	FISCAL YEAR END	RESERVE ACCOUNT BALANCE	PERCENT FULLY FUNDED
2022	\$717,247	70%	2022	\$693,007	68%	2022	\$693,007	68%
2023	\$864,751	79%	2023	\$815,059	74%	2023	\$815,059	74%
2024	\$1,017,160	86%	2024	\$940,758	80%	2024	\$940,758	80%
2025	\$1,178,771	93%	2025	\$1,074,353	85%	2025	\$1,074,353	85%
2026	\$553,627	98%	2026	\$419,838	74%	2026	\$419,838	74%

CONTRIBUTIONS AND EXPENSES ARE BOTH INFLATED FOR THE 5 YEAR PROJECTION CALCULATIONS.



RCW 64.90.525 §2 of the WUCIOA requires that the budget disclosure include:

- (d) The current amount of regular assessments budgeted for contribution to the reserve account;
- (e) A statement of whether the association has a reserve study that meets the requirements of RCW 64.90.550 of this act and, if so, the extent to which the budget meets or deviates from the recommendations of that reserve study; and
- (f) The current deficiency or surplus in reserve funding expressed on a per unit basis

Below is a sample of the Reserve Disclosure we will compile when the association is ready to provide a summary of the budget to the unit owners. Please contact RCL one week before the Association plans on sending the budget summary to unit owners and we will issue a completed WUCIOA Reserve Disclosure at no additional charge within one year of issuing the draft of the reserve study report.

FUNDING INFORMATION								
✓	Sample does have a current reserve study that complies with RCW 64.90.550 (WUCIOA).							
✓	Sample does have a current reserve study that complies with RCW 64.34.382 (Condominium Act).							
\$128,000	The current regular reserve assessments budgeted for annual contribution to the reserve account.							
\$104,000	The Recommended annual contribution to reserves for the fiscal year ending in 2022.*							
\$104,000	The Proposed annual contribution to reserves for the fiscal year ending in 2022 per the budget.							
✓	<b>The proposed budget does meet or exceed the reserve study recommendations.</b>							
\$0	Difference between the Proposed and Recommended annual contribution to reserves.							
*The Recommended annual contribution represents Threshold Funding, which ensures there is enough cash over 30 years to cover anticipated reserve expenses, but does not necessarily represent a plan that achieves 100% Fully Funded.								
At the time of the most recent reserve study Sample was 62% fully funded. For comparison, the average percent funded for Reserve Consultants LLC clients since 2014 is 60%.								
CURRENT (DEFICIENCY) IN RESERVE FUNDS COMPARED TO THE FULLY FUNDED BALANCE ON A PER UNIT BASIS								
\$610,000	The projected fiscal year end 2021 reserve balance per the budget.							
\$971,499	The projected fiscal year end 2021 Fully Funded Balance per the reserve study.							
(\$361,499)	The total (deficiency) in reserves, compared to the Fully Funded Balance.							
UNIT NUMBER	ALLOCATED INTEREST	(DEFICIENCY) PER UNIT	UNIT NUMBER	ALLOCATED INTEREST	(DEFICIENCY) PER UNIT	UNIT NUMBER	ALLOCATED INTEREST	(DEFICIENCY) PER UNIT
A101	8.0787%	(\$29,209)	208	4.8397%	(\$17,496)	308	4.9295%	(\$17,820)
A102	7.5583%	(\$27,323)	209	4.8397%	(\$17,496)	309	4.9295%	(\$17,820)
A103	9.0827%	(\$32,834)	300	1.9574%	(\$7,076)	400	3.0472%	(\$7,401)
A201	7.7574%	(\$28,043)	301	2.1370%	(\$7,725)	401	2.2268%	(\$8,050)
A202	7.4748%	(\$27,097)	302	2.1998%	(\$7,952)	402	2.2896%	(\$8,277)
A203	8.7815%	(\$31,745)	303	2.2896%	(\$8,277)	403	2.3794%	(\$8,602)
A301	8.0787%	(\$29,209)	304	3.0798%	(\$11,153)	404	3.1696%	(\$11,458)
A302	7.5583%	(\$27,323)	305	3.2594%	(\$11,753)	405	3.3491%	(\$12,107)
A303	9.1784%	(\$33,172)	306	3.1087%	(\$11,231)	406	3.1985%	(\$11,585)
A401	8.4585%	(\$30,578)	307	3.1426%	(\$11,360)	407	2.3707%	(\$8,568)
COLUMN TOTAL	100.00%	(\$361,499)	COLUMN TOTAL	30.88%	(\$11,638)	COLUMN TOTAL	41.79%	(\$15,064)
			GRAND TOTAL	172.64%	(\$624,097)			

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## DISCLOSURES

1. Reserve Consultants LLC also provides construction inspection services for condominiums and does design and construction oversight for major repair projects, including roofing, decks and building envelope replacement.
2. No shareholder or employee of Reserve Consultants LLC has any interest in, or obligation to, any construction company, management company, or development entity that creates condominiums; nor is there any involvement with Cape George Colony Club Marina which could result in a conflict of interest.
3. Reserve Consultants LLC has been a member of the Community Associations Institute since about 1993, and has worked with a variety of management companies, associations and other types of clients in Washington State.
4. This report and analysis is based upon observations of the visible and apparent condition of the building and its major components on the date of the inspection. Although care has been taken in the performance of this inspection, Reserve Consultants LLC (and/or its representatives) make no representations regarding latent or concealed defects which may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and appliances. Predictions of life expectancy and the balance of useful life are necessarily based on industry and/or statistical comparisons. It is essential to understand that actual conditions can alter the useful life of any item. The previous use or misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, acts of god, and unforeseen circumstances make it impossible to state precisely when each item would require replacement. The client herein should be aware that certain components within the above referenced property may function consistent with their purpose at the time of inspection, but due to their nature, are subject to deterioration without notice.
5. Unless otherwise noted, all reserve components are assumed to meet the building code requirements in force at the time of construction. Any on-site inspection should not be considered a project audit or quality inspection.
6. Conclusions reached in this report assume responsible ownership and competent management of the property. Information provided by others is believed to be reliable. Information provided by others was not audited; we assume no responsibility for accuracy thereof. Any on-site inspection should not be considered a project audit or quality inspection.
7. The reserve study is a reflection of information provided to the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analyses or background checks of historical record.





## EVALUATORS' CREDENTIALS

Denise Dana

**Principal**  
Reserve Consultants LLC

B.S. Education,  
M. Architecture

Washington Registered  
Architect, #8702

LEED Accredited Professional  
Reserve Specialist, #291

Denise Dana first obtained licensure as an Architect and became a LEED accredited professional in 2003. She is currently a licensed Architect in the State of Washington and is certified by the National Council of Architectural Registration Boards. With over twenty years of experience in architecture, her resume includes a variety of project types ranging from residential to corporate. She has worked through all phases of construction including design development, construction documentation and construction administration with project budgets varying from a few thousand dollars to over sixty million dollars. Denise has been conducting reserve studies since joining Reserve Consultants in 2008; in 2011 she was recognized as a 'Reserve Specialist' by the Community Associations Institute.



## Glossary of Terms

**Allocated Interests** - the following interests allocated to each unit: (a) In a condominium, the undivided interest in the common elements, the common expense liability, and votes in the association; (b) In a cooperative, the common expense liability, the ownership interest, and votes in the association; and (c) In a plat community and miscellaneous community, the common expense liability and the votes in the association, and also the undivided interest in the common elements if owned in common by the unit owners rather than an association. RCW 64.90.010 §2.

**Assessment** - all sums chargeable by the association against a unit, including any assessments levied pursuant to RCW 64.90.480, fines or fees levied or imposed by the association pursuant to this chapter or the governing documents, interest and late charges on any delinquent account, and all costs of collection incurred by the association in connection with the collection of a delinquent owner's account, including reasonable attorneys' fees. RCW 64.90.010 §3.

**Association or Unit Owners Association** - the unit owners association organized under RCW 64.90.400 of WUCIOA and, to the extent necessary to construe sections of this chapter made applicable to common interest communities pursuant to RCW 64.90.085, 64.90.095, or 64.90.100 of WUCIOA, the association organized or created to administer such common interest communities. RCW 64.90.010 §4)

**Baseline Funding Plan** - A reserve contribution rate that is constant, increasing with inflation, to provide funds for all anticipated reserve expenses so that no special assessments are required for 30 years, but with no excess funds some years.

**Board** - the body, regardless of name, designated in the declaration, map, or organizational documents, with primary authority to manage the affairs of the association. RCW 64.90.010 §6.

**Building Codes** - Nationally recognized standards used to gauge the acceptability of a particular material or building procedure. Typically, if something is built to "code," it is acceptable to all concerned. Some often used codes are International Building Code (IBC) (applicable to most multifamily housing), International Residential Code (IRC) (applicable to one and two family structures), Washington Energy Code, National Electric Code (NEC), Uniform Plumbing Code (UPC), and the National Fire Protection Association Standards (NFPA).

These are usually amended slightly by each city or county.

**Building Component** - see "Reserve Component".

**Component Number** - A number assigned to each building component that allows grouping of like components. The numbers are based roughly on the Construction Specification Institute system.

**Common Elements** - (a) In a condominium or cooperative, all portions of the common interest community other than the units; (b) In a plat community or miscellaneous community, any real estate other than a unit within a plat community or miscellaneous community that is owned or leased either by the association or in common by the unit owners rather than an association; and (c) In all common interest communities, any other interests in real estate for the benefit of any unit owners that are subject to the declaration. RCW 64.90.010 §7.

**Common Expense** - any expense of the association, including allocations to reserves, allocated to all of the unit owners in accordance with common expense liability. RCW 64.90.010 §8.

**Common Expense Liability** - the liability for common expenses allocated to each unit pursuant to RCW 64.90.040 of RCW. RCW 64.90.010 §9.

**Common Interest Community** - real estate described in a declaration with respect to which a person, by virtue of the person's ownership of a unit, is obligated to pay for a share of real estate taxes, insurance premiums, maintenance, or improvement of, or services or other expenses related to, common elements, other units, or other real estate described in the declaration. "Common interest community" does not include an arrangement described in RCW 64.90.110 or RCW 64.90.115. A common interest community may be a part of another common interest community. RCW 64.90.010 §10.

**Contribution Rate** - in a Reserve Study as described in RCW 64.38, the amount contributed to the reserve account so that the association will have cash reserves to pay major maintenance, repair, or replacement costs without the need of a special assessment. RCW 64.38.010 (6)

**Constant Dollars** - costs and contributions are provided in today's dollars, no matter how far in the future they occur. Inflation and interest are not factored in.



**Effective Age** - the difference between the useful life and the remaining useful life. RCW 64.38.010 §7 & RCW §64.90.010 §21.

**Full Funding Plan** - a reserve funding goal of achieving one hundred percent fully funded reserves by the end of the thirty-year study period described under RCW64.90.550 of WUCIOA, in which the reserve account balance equals the sum of the estimated costs required to maintain, repair, or replace the deteriorated portions of all reserve components. RCW §64.90.010 §25.

**Fully Funded Balance** - the current value of the deteriorated portion, not the total replacement value, of all the reserve components. The fully funded balance for each reserve component is calculated by multiplying the current replacement cost of that reserve component by its effective age, then dividing the result by that reserve component's useful life. The sum total of all reserve components' fully funded balances is the association's fully funded balance. RCW 64.38.010 §9 & RCW §64.90.010 §26.

**Inflated Dollars** - as opposed to constant dollars, inflated dollars recognize that costs in the future will probably be higher than today because each dollar will buy fewer goods and services. A rate of inflation must be assumed and applied to all future costs. Also referred to as future cost.

**Inflation Multiplier** - 100% plus the assumed rate of inflation. Thus, for an assumed yearly inflation rate of 5%, the "multiplier" would be 105% or 1.05 if expressed as a decimal number rather than as a percentage. Each successive year the previous year's "multiplier" is multiplied by this number to arrive at the next year's "multiplier."

**Interest Rate Multiplier** - The assumed rate of interest earned on the average annual reserve bank account balance. Thus, 4% interest would be 0.04 expressed as a decimal number. A rate of interest earned must be assumed for all future years. Typically this is lower than the rate of inflation.

**Limited Common Element** - a portion of the common elements allocated by the declaration or by operation of RCW 64.90.210 §1(b) or §2 for the exclusive use of one or more, but fewer than all, of the unit owners. RCW §64.90.010 §30.

Unit owners may be responsible for the cost to repair and maintain limited common elements, so those costs may not appear in a Reserve Study.

**Maintenance Cycle** - the frequency of maintenance on a component to reach or extend its Useful Life. Often shorter than the full "Useful Life" for repairs that occur in lieu of complete replacement.

**Next Repair** - the next time the "Repair Cycle" starts with work on a component.

**Nominal Reserve Costs** - the current estimated total replacement costs of the reserve components are less than fifty percent of the annual budgeted expense of the association, excluding contributions to the reserve funds, for a condominium or cooperative containing horizontal unit boundaries and less than seventy five percent of the annual budgeted expenses of the association, excluding contributions to the reserve fund for all other common interest communities. RCW §64.90.010 §34.

**Percent Fully Funded** - The percentage of the "Fully Funded Balance" which the current condominium Reserve Account actually has in it.

**RCW** - the Revised Code of Washington. RCW 64.38 is the **Washington Homeowners' Act**, the statute that governs homeowners' associations formed prior to June 30, 2018.

RCW 64.90 is the Uniform Common Interest Ownership Act (**WUCIOA**) and governs common interest properties formed after July 1, 2018 and requires all common interest properties in Washington State to comply with RCW 64.90.525.

**Remaining useful life** - the estimated time, in years, that a reserve component can be expected to continue to serve its intended function. RCW 64.38.010 §14.

Or the estimated time before a reserve component will require major maintenance, repair or replacement to perform its intended function. RCW §64.90.010 §44.

**Replacement Cost** - the current cost of replacing, repairing, or restoring a reserve component to its original functional condition. RCW 64.38.010 §15.

Or the estimated total cost to maintain, repair, or replace a reserve component to its original functional condition. RCW §64.90.010 §45.

**Reserve Account** - Money set aside for future repair and replacement projects. For condominiums, the RCW requires a separate Reserve Account be maintained to hold reserves to fund repair or replacement of Reserve Components.



**Reserve Component** - common elements whose cost of maintenance, repair, or replacement is infrequent, significant, and impractical to include in an annual budget. RCW 64.38.010 §16.

Or a physical component of the common interest community which the association is obligated to maintain, repair, or replace, which has an estimated useful life of less than thirty years, and for which the cost of such maintenance, repair or replacement is infrequent, significant, and impractical to include in an annual budget. RCW §64.90.010 §46.

**Reserve Contribution Rate** - The amount of money saved to fund replacement costs for maintenance and repairs of common elements. See "Contribution Rate". Current contributions and Recommended contributions may be different.

**Reserve Specialist** - A designation for those professionals who have met the standards established by Community Associations Institute ([www.caionline.org](http://www.caionline.org)) for Reserve Study providers.

**Reserve Study** - A physical assessment of a building and a subsequent report which estimates the anticipated major maintenance, repair, and replacement costs, whose infrequent and significant nature make them impractical to be included in an annual budget, which will need to be repaired or replaced over the next 30 years. It provides estimates of these replacement costs and details expected annual expenditures. It is used to calculate the Reserve Contribution Rate required to maintain a facility in good condition both functionally and cosmetically. The Washington Condominium Act sets out requirements for annual reserve studies.

**Reserve Study Professional** means an independent person suitably qualified by knowledge, skill, experience, training, or education to prepare a reserve study in accordance with RCW 64.38, RCW 64.38.010 §17, RCW 64.90.545 and RCW 64.90.550. For the purposes of WUCIOA, "independent" means a person who is not an employee, officer, or director, and has no pecuniary interest in the declarant, association, or any other party for whom the reserve study is prepared. RCW §64.90.010 §47.

**Roofing Square** - A roofing industry term meaning 100 square feet.

**Special Assessment** - A levy against all unit owners that is necessary when a needed repair/replacement/upgrade has not been planned for, and for which insufficient money has been saved.

**Threshold Funding (contribution rate)** - A Reserve Contribution Rate that is constant, increasing with inflation, to provide funds for all anticipated Reserve Expenses for the life of the study, but leaving a minimum level of Reserves (the "threshold") at all times. Our default minimum threshold is one year's contribution.

**Typ.** - Abbreviation for 'typical'; used on photographs and in text to refer to a problem that is shown or described once, but applies to many locations.

**Typical Life** - An average expected life for an average building component. As in any statistical average, there is a range of years over which each individual item might fall. This is the same as "Useful life".

**Useful life** means the estimated time, in years, that a reserve component can be expected to serve its intended function. RCW 64.38.010 §20 or the estimated time during which a reserve component is expected to perform its intended function without major maintenance, repair or replacement. RCW §64.90.010 §59.

**Year End Reserve Balance or Reserve Fund Balance** - What is projected to be left in the reserve account after the expected yearly expenses and contributions are added to the prior year's carryover balance. Assumes that the reserve contributions and expenses occur as predicted.

**Yearly Expenses** - The total labor and material costs associated with all of the repairs/maintenance that are scheduled in that particular year.

**30 Year Spreadsheet** - A summary listing each building component and its yearly cost to maintain/repair over the next 30 years. It also lists the annual reserve fund balance, reserve contributions, reserve expenses and bank interest earned on the calculated reserve fund balance.



# APPENDIX A

## CAPE GEORGE COLONY CLUB MARINA

30-YEAR RESERVE STUDY PROJECTIONS  
WITH STARTING RECOMMENDED FUNDING OF \$110,500  
AND COMPOUND INFLATION

			18-Jul-22					
			STARTING RESERVE BALANCE	\$110,531	\$161,710	\$267,888	\$366,920	\$382,041
			ANNUAL RESERVE CONTRIBUTION	\$110,500	\$113,815	\$117,229	\$120,746	\$124,369
			ESTIMATED INTEREST EARNED	\$679	\$4,253	\$6,285	\$7,415	\$6,650
			SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0
			ACCUMULATED CREDITS	\$221,710	\$279,778	\$391,403	\$495,082	\$513,060
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	1 2022	2 2023	3 2024	4 2025	5 2026
2.1.1	Cleaning Station - Replace	25	9					
2.1.2	Wood Deck, Elevated- Replace North & South	20	4				\$6,944	
2.3.1	Marina Water Supply System - Contingency	20	24					
2.5.1	Electrical System - Contingency	20	17					
2.6.1	Gravel - Replace with Asphalt	5	4				\$28,922	
2.6.2	Rock Jetties - Maintain	40	1	\$60,000				
2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	20	5					\$223,407
2.8.2	Dock Structure, Decking & Floats - Replace - Phase 2	20	6					
2.8.3	Dock Structure, Decking & Floats - Replace - Phase 3	20	7					
2.8.4	Wood Pilings - Replace	30	29					
2.8.5	Wood Pile - Jacketing, Phase 1	35	2		\$11,890			
2.8.6	Wood Pile - Jacketing, Phase 2	35	3			\$24,483		
2.8.7	Wood Pile - Jacketing, Phase 3	30	4				\$37,832	
2.8.8	North Gangway - Replace	35	9					
2.8.9	South Gangway - Replace	35	14					
2.9.1	Helix Mooring Buoy North - Replace	10	4				\$2,318	
2.9.2	Helix Mooring Buoy South - Replace	10	4				\$2,318	
2.9.3	Basin - Complete Dredging	40	24					
2.9.4	Basin - Partial Dredging	20	0					
2.9.5	North Seawall - Replace	50	43					
2.9.6	South Seawall - Replace	50	43					
3.3.1	Concrete Boat Ramp - Replace	50	9					
3.3.2	Ecology Block at Marina Road - Replace	5	4				\$34,707	
<b>TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES</b>				<b>\$60,000</b>	<b>\$11,890</b>	<b>\$24,483</b>	<b>\$113,041</b>	<b>\$223,407</b>
ACCUMULATED CREDITS				\$221,710	\$279,778	\$391,403	\$495,082	\$513,060
ACCUMULATED DEBITS				\$60,000	\$11,890	\$24,483	\$113,041	\$223,407
<b>YEAR-END BALANCE</b>				<b>\$161,710</b>	<b>\$267,888</b>	<b>\$366,920</b>	<b>\$382,041</b>	<b>\$289,653</b>
YEARS	<b>1</b>	<b>2-10</b>	<b>11-30</b>	1 (2022 )	2 (2023 )	3 (2024 )	4 (2025 )	5 (2026 )
CONTRIBUTION INFLATION	0%	3%	4%	0%	3%	3%	3%	3%
COMPONENT COMPOUND INFLATION	4%	3%	4%	104%	107%	110%	114%	117%
INTEREST RATE MULTIPLIER	0.5%	2%	3%	1%	2%	2%	2%	2%

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# APPENDIX A

## CAPE GEORGE COLONY CLUB MARINA

30-YEAR RESERVE STUDY PROJECTIONS  
WITH STARTING RECOMMENDED FUNDING OF \$110,500  
AND COMPOUND INFLATION

			18-Jul-22					
	STARTING RESERVE BALANCE		\$289,653	\$192,417	\$90,144	\$229,207	\$224,303	
	ANNUAL RESERVE CONTRIBUTION		\$128,100	\$131,943	\$135,901	\$139,978	\$82,377	
	ESTIMATED INTEREST EARNED		\$4,773	\$2,798	\$3,162	\$4,490	\$5,310	
	SPECIAL ASSESSMENT		\$0	\$0	\$0	\$0	\$0	
	<b>ACCUMULATED CREDITS</b>		<b>\$422,526</b>	<b>\$327,157</b>	<b>\$229,207</b>	<b>\$373,675</b>	<b>\$311,991</b>	
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	6 2027	7 2028	8 2029	9 2030	10 2031
2.1.1	Cleaning Station - Replace	25	9				\$6,706	
2.1.2	Wood Deck, Elevated- Replace North & South	20	4					
2.3.1	Marina Water Supply System - Contingency	20	24					
2.5.1	Electrical System - Contingency	20	17					
2.6.1	Gravel - Replace with Asphalt	5	4				\$33,529	
2.6.2	Rock Jetties - Maintain	40	1					
2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	20	5					
2.8.2	Dock Structure, Decking & Floats - Replace - Phase 2	20	6	\$230,109				
2.8.3	Dock Structure, Decking & Floats - Replace - Phase 3	20	7		\$237,013			
2.8.4	Wood Pilings - Replace	30	29					
2.8.5	Wood Pile - Jacketing, Phase 1	35	2					
2.8.6	Wood Pile - Jacketing, Phase 2	35	3					
2.8.7	Wood Pile - Jacketing, Phase 3	30	4					
2.8.8	North Gangway - Replace	35	9				\$12,674	
2.8.9	South Gangway - Replace	35	14					
2.9.1	Helix Mooring Buoy North - Replace	10	4					
2.9.2	Helix Mooring Buoy South - Replace	10	4					
2.9.3	Basin - Complete Dredging	40	24					
2.9.4	Basin - Partial Dredging	20	0					
2.9.5	North Seawall - Replace	50	43					
2.9.6	South Seawall - Replace	50	43					
3.3.1	Concrete Boat Ramp - Replace	50	9				\$56,228	
3.3.2	Ecology Block at Marina Road - Replace	5	4				\$40,235	
<b>TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES</b>				<b>\$230,109</b>	<b>\$237,013</b>	<b>\$0</b>	<b>\$149,372</b>	<b>\$0</b>
ACCUMULATED CREDITS				\$422,526	\$327,157	\$229,207	\$373,675	\$311,991
ACCUMULATED DEBITS				\$230,109	\$237,013	\$0	\$149,372	\$0
<b>YEAR-END BALANCE</b>				<b>\$192,417</b>	<b>\$90,144</b>	<b>\$229,207</b>	<b>\$224,303</b>	<b>\$311,991</b>
YEARS	<b>1</b>	<b>2-10</b>	<b>11-30</b>	<b>6 (2027 )</b>	<b>7 (2028 )</b>	<b>8 (2029 )</b>	<b>9 (2030 )</b>	<b>10 (2031 )</b>
CONTRIBUTION INFLATION	0%	3%	4%	3%	3%	3%	3%	3%
COMPONENT COMPOUND INFLATION	4%	3%	4%	121%	124%	128%	132%	136%
INTEREST RATE MULTIPLIER	0.5%	2%	3%	2%	2%	2%	2%	2%

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# APPENDIX A

## CAPE GEORGE COLONY CLUB MARINA

30-YEAR RESERVE STUDY PROJECTIONS  
WITH STARTING RECOMMENDED FUNDING OF \$110,500  
AND COMPOUND INFLATION

			18-Jul-22					
			STARTING RESERVE BALANCE	\$311,991	\$408,308	\$510,993	\$620,376	\$624,515
			ANNUAL RESERVE CONTRIBUTION	\$85,673	\$89,099	\$92,663	\$96,370	\$100,225
			ESTIMATED INTEREST EARNED	\$10,645	\$13,586	\$16,720	\$18,397	\$20,239
			SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0
			ACCUMULATED CREDITS	\$408,308	\$510,993	\$620,376	\$735,144	\$744,978
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	11 2032	12 2033	13 2034	14 2035	15 2036
2.1.1	Cleaning Station - Replace	25	9					
2.1.2	Wood Deck, Elevated- Replace North & South	20	4					
2.3.1	Marina Water Supply System - Contingency	20	24					
2.5.1	Electrical System - Contingency	20	17					
2.6.1	Gravel - Replace with Asphalt	5	4				\$40,401	
2.6.2	Rock Jetties - Maintain	40	1					
2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	20	5					
2.8.2	Dock Structure, Decking & Floats - Replace - Phase 2	20	6					
2.8.3	Dock Structure, Decking & Floats - Replace - Phase 3	20	7					
2.8.4	Wood Pilings - Replace	30	29					
2.8.5	Wood Pile - Jacketing, Phase 1	35	2					
2.8.6	Wood Pile - Jacketing, Phase 2	35	3					
2.8.7	Wood Pile - Jacketing, Phase 3	30	4					
2.8.8	North Gangway - Replace	35	9					
2.8.9	South Gangway - Replace	35	14				\$15,271	
2.9.1	Helix Mooring Buoy North - Replace	10	4				\$3,238	
2.9.2	Helix Mooring Buoy South - Replace	10	4				\$3,238	
2.9.3	Basin - Complete Dredging	40	24					
2.9.4	Basin - Partial Dredging	20	0					
2.9.5	North Seawall - Replace	50	43					
2.9.6	South Seawall - Replace	50	43					
3.3.1	Concrete Boat Ramp - Replace	50	9					
3.3.2	Ecology Block at Marina Road - Replace	5	4				\$48,481	
<b>TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$110,629</b>	<b>\$0</b>
ACCUMULATED CREDITS				\$408,308	\$510,993	\$620,376	\$735,144	\$744,978
ACCUMULATED DEBITS				\$0	\$0	\$0	\$110,629	\$0
<b>YEAR-END BALANCE</b>				<b>\$408,308</b>	<b>\$510,993</b>	<b>\$620,376</b>	<b>\$624,515</b>	<b>\$744,978</b>
YEARS	<b>1</b>	<b>2-10</b>	<b>11-30</b>	11 (2032 )	12 (2033 )	13 (2034 )	14 (2035 )	15 (2036 )
CONTRIBUTION INFLATION	0%	3%	4%	4%	4%	4%	4%	4%
COMPONENT COMPOUND INFLATION	4%	3%	4%	141%	147%	153%	159%	165%
INTEREST RATE MULTIPLIER	0.5%	2%	3%	3%	3%	3%	3%	3%

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# APPENDIX A

## CAPE GEORGE COLONY CLUB MARINA

30-YEAR RESERVE STUDY PROJECTIONS  
WITH STARTING RECOMMENDED FUNDING OF \$110,500  
AND COMPOUND INFLATION

			18-Jul-22					
			STARTING RESERVE BALANCE	\$744,978	\$873,125	\$972,446	\$1,116,050	\$1,158,779
			ANNUAL RESERVE CONTRIBUTION	\$104,234	\$108,403	\$112,739	\$117,249	\$121,939
			ESTIMATED INTEREST EARNED	\$23,913	\$27,274	\$30,864	\$33,618	\$35,672
			SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0
			<b>ACCUMULATED CREDITS</b>	<b>\$873,125</b>	<b>\$1,008,802</b>	<b>\$1,116,050</b>	<b>\$1,266,917</b>	<b>\$1,316,390</b>
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	16 2037	17 2038	18 2039	19 2040	20 2041
2.1.1	Cleaning Station - Replace	25	9					
2.1.2	Wood Deck, Elevated- Replace North & South	20	4					
2.3.1	Marina Water Supply System - Contingency	20	24					
2.5.1	Electrical System - Contingency	20	17		\$36,356			
2.6.1	Gravel - Replace with Asphalt	5	4				\$49,154	
2.6.2	Rock Jetties - Maintain	40	1					
2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	20	5					
2.8.2	Dock Structure, Decking & Floats - Replace - Phase 2	20	6					
2.8.3	Dock Structure, Decking & Floats - Replace - Phase 3	20	7					
2.8.4	Wood Pilings - Replace	30	29					
2.8.5	Wood Pile - Jacketing, Phase 1	35	2					
2.8.6	Wood Pile - Jacketing, Phase 2	35	3					
2.8.7	Wood Pile - Jacketing, Phase 3	30	4					
2.8.8	North Gangway - Replace	35	9					
2.8.9	South Gangway - Replace	35	14					
2.9.1	Helix Mooring Buoy North - Replace	10	4					
2.9.2	Helix Mooring Buoy South - Replace	10	4					
2.9.3	Basin - Complete Dredging	40	24					
2.9.4	Basin - Partial Dredging	20	0					\$61,344
2.9.5	North Seawall - Replace	50	43					
2.9.6	South Seawall - Replace	50	43					
3.3.1	Concrete Boat Ramp - Replace	50	9					
3.3.2	Ecology Block at Marina Road - Replace	5	4				\$58,984	
<b>TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES</b>				<b>\$0</b>	<b>\$36,356</b>	<b>\$0</b>	<b>\$108,138</b>	<b>\$61,344</b>
ACCUMULATED CREDITS				\$873,125	\$1,008,802	\$1,116,050	\$1,266,917	\$1,316,390
ACCUMULATED DEBITS				\$0	\$36,356	\$0	\$108,138	\$61,344
<b>YEAR-END BALANCE</b>				<b>\$873,125</b>	<b>\$972,446</b>	<b>\$1,116,050</b>	<b>\$1,158,779</b>	<b>\$1,255,046</b>
YEARS	<b>1</b>	<b>2-10</b>	<b>11-30</b>	16 (2037 )	17 (2038 )	18 (2039 )	19 (2040 )	20 (2041 )
CONTRIBUTION INFLATION	0%	3%	4%	4%	4%	4%	4%	4%
COMPONENT COMPOUND INFLATION	4%	3%	4%	172%	179%	186%	193%	201%
INTEREST RATE MULTIPLIER	0.5%	2%	3%	3%	3%	3%	3%	3%

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# APPENDIX A

## CAPE GEORGE COLONY CLUB MARINA

30-YEAR RESERVE STUDY PROJECTIONS  
WITH STARTING RECOMMENDED FUNDING OF \$110,500  
AND COMPOUND INFLATION

			18-Jul-22					
			STARTING RESERVE BALANCE	\$1,255,046	\$1,421,416	\$1,597,926	\$1,785,085	\$1,597,381
			ANNUAL RESERVE CONTRIBUTION	\$126,816	\$131,889	\$137,164	\$142,651	\$148,357
			ESTIMATED INTEREST EARNED	\$39,554	\$44,621	\$49,995	\$49,987	\$43,150
			SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0
			ACCUMULATED CREDITS	\$1,421,416	\$1,597,926	\$1,785,085	\$1,977,724	\$1,788,888
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	21 2042	22 2043	23 2044	24 2045	25 2046
2.1.1	Cleaning Station - Replace	25	9					
2.1.2	Wood Deck, Elevated- Replace North & South	20	4				\$14,357	
2.3.1	Marina Water Supply System - Contingency	20	24				\$7,167	
2.5.1	Electrical System - Contingency	20	17					
2.6.1	Gravel - Replace with Asphalt	5	4				\$59,803	
2.6.2	Rock Jetties - Maintain	40	1					
2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	20	5					\$466,427
2.8.2	Dock Structure, Decking & Floats - Replace - Phase 2	20	6					
2.8.3	Dock Structure, Decking & Floats - Replace - Phase 3	20	7					
2.8.4	Wood Pilings - Replace	30	29					
2.8.5	Wood Pile - Jacketing, Phase 1	35	2					
2.8.6	Wood Pile - Jacketing, Phase 2	35	3					
2.8.7	Wood Pile - Jacketing, Phase 3	30	4					
2.8.8	North Gangway - Replace	35	9					
2.8.9	South Gangway - Replace	35	14					
2.9.1	Helix Mooring Buoy North - Replace	10	4				\$4,794	
2.9.2	Helix Mooring Buoy South - Replace	10	4				\$4,794	
2.9.3	Basin - Complete Dredging	40	24				\$217,664	
2.9.4	Basin - Partial Dredging	20	0					
2.9.5	North Seawall - Replace	50	43					
2.9.6	South Seawall - Replace	50	43					
3.3.1	Concrete Boat Ramp - Replace	50	9					
3.3.2	Ecology Block at Marina Road - Replace	5	4				\$71,764	
<b>TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES</b>				<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$380,343</b>	<b>\$466,427</b>
ACCUMULATED CREDITS				\$1,421,416	\$1,597,926	\$1,785,085	\$1,977,724	\$1,788,888
ACCUMULATED DEBITS				\$0	\$0	\$0	\$380,343	\$466,427
<b>YEAR-END BALANCE</b>				<b>\$1,421,416</b>	<b>\$1,597,926</b>	<b>\$1,785,085</b>	<b>\$1,597,381</b>	<b>\$1,322,461</b>
YEARS	<b>1</b>	<b>2-10</b>	<b>11-30</b>	21 (2042)	22 (2043)	23 (2044)	24 (2045)	25 (2046)
CONTRIBUTION INFLATION	0%	3%	4%	4%	4%	4%	4%	4%
COMPONENT COMPOUND INFLATION	4%	3%	4%	209%	217%	226%	235%	244%
INTEREST RATE MULTIPLIER	0.5%	2%	3%	3%	3%	3%	3%	3%

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# APPENDIX A

## CAPE GEORGE COLONY CLUB MARINA

30-YEAR RESERVE STUDY PROJECTIONS  
WITH STARTING RECOMMENDED FUNDING OF \$110,500  
AND COMPOUND INFLATION

			18-Jul-22					
			STARTING RESERVE BALANCE	\$1,322,461	\$1,026,381	\$707,988	\$898,612	\$481,442
			ANNUAL RESERVE CONTRIBUTION	\$154,291	\$160,463	\$166,882	\$173,557	\$180,499
			ESTIMATED INTEREST EARNED	\$34,712	\$25,631	\$23,743	\$20,395	\$17,151
			SPECIAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0
			ACCUMULATED CREDITS	\$1,511,465	\$1,212,475	\$898,612	\$1,092,564	\$679,092
#	COMPONENT NAME	MAINT. CYCLE	NEXT MAINT.	26 2047	27 2048	28 2049	29 2050	30 2051
2.1.1	Cleaning Station - Replace	25	9					
2.1.2	Wood Deck, Elevated- Replace North & South	20	4					
2.3.1	Marina Water Supply System - Contingency	20	24					
2.5.1	Electrical System - Contingency	20	17					
2.6.1	Gravel - Replace with Asphalt	5	4				\$72,759	
2.6.2	Rock Jetties - Maintain	40	1					
2.8.1	Dock Structure, Decking & Floats - Replace - Phase 1	20	5					
2.8.2	Dock Structure, Decking & Floats - Replace - Phase 2	20	6	\$485,084				
2.8.3	Dock Structure, Decking & Floats - Replace - Phase 3	20	7		\$504,487			
2.8.4	Wood Pilings - Replace	30	29				\$451,052	
2.8.5	Wood Pile - Jacketing, Phase 1	35	2					
2.8.6	Wood Pile - Jacketing, Phase 2	35	3					
2.8.7	Wood Pile - Jacketing, Phase 3	30	4					
2.8.8	North Gangway - Replace	35	9					
2.8.9	South Gangway - Replace	35	14					
2.9.1	Helix Mooring Buoy North - Replace	10	4					
2.9.2	Helix Mooring Buoy South - Replace	10	4					
2.9.3	Basin - Complete Dredging	40	24					
2.9.4	Basin - Partial Dredging	20	0					
2.9.5	North Seawall - Replace	50	43					
2.9.6	South Seawall - Replace	50	43					
3.3.1	Concrete Boat Ramp - Replace	50	9					
3.3.2	Ecology Block at Marina Road - Replace	5	4				\$87,311	
<b>TOTAL ANTICIPATED ANNUAL RESERVE EXPENSES</b>				<b>\$485,084</b>	<b>\$504,487</b>	<b>\$0</b>	<b>\$611,122</b>	<b>\$0</b>
ACCUMULATED CREDITS				\$1,511,465	\$1,212,475	\$898,612	\$1,092,564	\$679,092
ACCUMULATED DEBITS				\$485,084	\$504,487	\$0	\$611,122	\$0
YEAR-END BALANCE				<b>\$1,026,381</b>	<b>\$707,988</b>	<b>\$898,612</b>	<b>\$481,442</b>	<b>\$679,092</b>
YEARS	<b>1</b>	<b>2-10</b>	<b>11-30</b>	26 (2047)	27 (2048)	28 (2049)	29 (2050)	30 (2051)
CONTRIBUTION INFLATION	0%	3%	4%	4%	4%	4%	4%	4%
COMPONENT COMPOUND INFLATION	4%	3%	4%	254%	264%	275%	286%	297%
INTEREST RATE MULTIPLIER	0.5%	2%	3%	3%	3%	3%	3%	3%

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# APPENDIX B

## CAPE GEORGE COLONY CLUB MARINA

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

18-Jul-22

<b>2.1.1 Cleaning Station - Replace</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 25 years <b>Quantity:</b> 1 Lump Sum <b>Estimate:</b> \$5,090	<b>Next Maintenance:</b> Year 9 (2030) <b>Unit Cost:</b> \$5,090.00 / LS

2021 Notes: The component number has been updated from 6.1.1 to 2.1.1 to fit better with our new numbering system.

Previous Notes: The cooking/cleaning station seemed to be in good condition. The station is an 8'x10' wood structure with a wood shingle roofing and was constructed in 2000. The budget allows for replacing the structure using volunteer labor. The budgeted amount may require adjustment if a licensed contractor is hired to complete this work. At the request of the Association the next maintenance year has been reset.

FUTURE MAINTENANCE	
YEAR	COST
9 (2030)	\$6,706

<b>2.1.2 Wood Deck, Elevated- Replace North &amp; South</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 20 years <b>Quantity:</b> 290 Square Feet <b>Estimate:</b> 290 SF X 100% X \$19.33/SF = \$5,606 + tax = \$6,110	<b>Next Maintenance:</b> Year 4 (2025) <b>Unit Cost:</b> \$19.33 / SF

2021 Notes: The component number has been updated from 6.2.1 to 2.2.1 to better conform with our new numbering system.

Previous Notes: The North Marina access deck seemed to be in good condition with no further issues noted. The deck and railing were installed in 2005. The deck is cleaned and sealed as needed by maintenance staff. The budget provides funds to replace the deck after it has been in service about 20 years. The deck railings are repaired as needed with funds provided by the operating budget.

FUTURE MAINTENANCE	
YEAR	COST
4 (2025)	\$6,944
24 (2045)	\$14,357

<b>2.3.1 Marina Water Supply System - Contingency</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 20 years <b>Quantity:</b> 1 Lump Sum <b>Estimate:</b> \$3,050	<b>Next Maintenance:</b> Year 24 (2045) <b>Unit Cost:</b> \$3,050.00 / LS

2021 Notes: The component number has been updated from 15.5.1 to 2.3.1 to fit better with our new numbering system.

Previous Notes: The Association reported no issues with the Marina spigots and water supply lines. Repairs were completed in 2019 at a cost of about \$4,000. The contingency provides funds to address failing spigots and water supply lines when needed. Replacement of the water system is budgeted with the three phased dock structure replacement components, 3.9.1 - 3.9.3. The system was installed in 1992. The next maintenance year is set to fund about 20 years after the new system has been installed.

FUTURE MAINTENANCE	
YEAR	COST
24 (2045)	\$7,167

<b>2.5.1 Electrical System - Contingency</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 20 years <b>Quantity:</b> 1 Lump Sum <b>Estimate:</b> \$20,360	<b>Next Maintenance:</b> Year 17 (2038) <b>Unit Cost:</b> \$20,360.00 / LS

2021 Notes: The component number has been updated from 16.3.1 to 2.5.1 to fit better with our new numbering system.

Previous Notes: The Association reported the electrical system to be functioning properly. An electrical system upgrade project was completed in 2019 at a cost of about \$110,000 that included a new electrical panel, replacing electrical supply outlets and pedestals at the marina. Our records show that the system was originally installed in 1992. The component establishes as budget to complete major repairs to the system again in 20 years.

FUTURE MAINTENANCE	
YEAR	COST
17 (2038)	\$36,356



# APPENDIX B

## CAPE GEORGE COLONY CLUB MARINA

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

18-Jul-22

### 2.6.1 Gravel - Replace with Asphalt

Site

**Maintenance Cycle:** 5 years

**Quantity:** 1 Lump Sum

**Estimate:** \$25,450

**Next Maintenance:** Year 4 (2025)

**Unit Cost:** \$25,450.00 / LS

2021 Notes: No new updates were reported.

Previous Notes: The gravel rock pavement at the Marina boat storage area, Marina drive and workshop was replaced in 2019 at a cost of \$13,88. Areas of sunken pavement were noted and the Association representative indicated plans to replace the gravel rock pavement with asphalt. The component budgets \$25,000 for asphalt pavement of the current gravel pavement areas.

FUTURE MAINTENANCE	
YEAR	COST
4 (2025)	\$28,922
9 (2030)	\$33,529
14 (2035)	\$40,401
19 (2040)	\$49,154
24 (2045)	\$59,803
Repeat Every 5 Years	

### 2.6.2 Rock Jetties - Maintain

Site

**Maintenance Cycle:** 40 years

**Quantity:** 1 Lump Sum

**Estimate:** \$57,692

**Next Maintenance:** Year 1 (2022)

**Unit Cost:** \$57,692.31 / LS

2021 Notes: This component budgets funds for the maintenance of the rock jetties, including repairs and replacement. We anticipate a useful life of 40 years for the jetties. The Association reported plans to complete a maintenance project in 2022 at a cost of \$60,000.

FUTURE MAINTENANCE	
YEAR	COST
1 (2022)	\$60,000

### 2.8.1 Dock Structure, Decking & Floats - Replace - Phase 1

Site

**Maintenance Cycle:** 20 years

**Quantity:** 65 Lump Sum

**Estimate:** \$190,860

**Next Maintenance:** Year 5 (2026)

**Unit Cost:** \$190,860.00 / LS

2021 Notes: The component number has been updated from 3.9.1 to 2.8.1 to better conform to our new numbering system. The budget funds to repair approximately 65 pairs of floats each repair cycle.

Previous Notes: The component budgets for the replacement of the Marina dock structures. The replacement project is divided into three phases. The budget provides funds for Phase 1 to replace the dock structure, associated decking and floats, and about 16' of water delivery system. Minor repairs and replacements of small decking sections are completed regularly and are funded annually through the operating budget. At the request of the Association representative the budget amount for the three phases has been increased and the next maintenance year has been adjusted. The Association began an in-house replacement of dock floats in 2010. The Association anticipates increasing the next maintenance cycle to 40 years after all replacements have been completed.

FUTURE MAINTENANCE	
YEAR	COST
5 (2026)	\$223,407
25 (2046)	\$466,427

### 2.8.2 Dock Structure, Decking & Floats - Replace - Phase 2

Site

**Maintenance Cycle:** 20 years

**Quantity:** 65 Lump Sum

**Estimate:** \$190,860

**Next Maintenance:** Year 6 (2027)

**Unit Cost:** \$190,860.00 / LS

2021 Notes: The component number has been updated from 3.9.2 to 2.8.2 to better conform to our new numbering system. The budget funds to repair approximately 65 pairs of floats each repair cycle.

Previous Notes: This component budgets for Phase 2 of the replacement of the Marina dock structures, associated decking and floats.

FUTURE MAINTENANCE	
YEAR	COST
6 (2027)	\$230,109
26 (2047)	\$485,084





# APPENDIX B

## CAPE GEORGE COLONY CLUB MARINA

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

18-Jul-22

<b>2.8.3 Dock Structure, Decking &amp; Floats - Replace - Phase 3</b>		<b>Site</b>
<b>Maintenance Cycle:</b> 20 years		<b>Next Maintenance:</b> Year 7 (2028)
<b>Quantity:</b> 65 Lump Sum		<b>Unit Cost:</b> \$190,860.00 / LS
<b>Estimate:</b> \$190,860		

2021 Notes: The component number has been updated from 3.9.3 to 2.8.3 to better conform to our new numbering system. The budget funds to repair approximately 65 pairs of floats each repair cycle.

FUTURE MAINTENANCE	
YEAR	COST
7 (2028)	\$237,013
27 (2048)	\$504,487

Previous Notes: This component budgets for Phase 3 of the replacement of the Marina dock structures, associated decking and floats.

<b>2.8.4 Wood Pilings - Replace</b>		<b>Site</b>
<b>Maintenance Cycle:</b> 30 years		<b>Next Maintenance:</b> Year 29 (2050)
<b>Quantity:</b> 35 Each		<b>Unit Cost:</b> \$4,135.52 / EA
<b>Estimate:</b> 35 EA X 100% X \$4,135.52/EA = \$144,743 + tax = \$157,770		

2021 Notes: The component number has been updated from 3.10.1 to 2.8.4 to better conform to our new numbering system.

FUTURE MAINTENANCE	
YEAR	COST
29 (2050)	\$451,052

Previous Notes: The wood pilings are reported to be stable and performing as expected. Based on information provided by the Association representative the budget for replacing the wood pilings has been modified to fund \$155,000 in 2050. The budget has been updated accordingly. The pilings were originally installed in 1996. This component budgets for replacing all pilings when they have reached the approximate end of useful life.

<b>2.8.5 Wood Pile - Jacketing, Phase 1</b>		<b>Site</b>
<b>Maintenance Cycle:</b> 35 years		<b>Next Maintenance:</b> Year 2 (2023)
<b>Quantity:</b> 5 Each		<b>Unit Cost:</b> \$2,036.70 / EA
<b>Estimate:</b> 5 EA X 100% X \$2,036.70/EA = \$10,184 + tax = \$11,100		

2021 Notes: The maintenance year has been moved to 2023 at the request of the Association. The component number has been updated from 3.10.2 to 2.8.5 to better conform to our new numbering system.

FUTURE MAINTENANCE	
YEAR	COST
2 (2023)	\$11,890

Previous Notes: The Association reported plans to install wood pile jacketing over the existing wood pilings in 3 phases over three consecutive years to extend their useful life. This component established a budget to install 5 jacketing's in Phase 1.

<b>2.8.6 Wood Pile - Jacketing, Phase 2</b>		<b>Site</b>
<b>Maintenance Cycle:</b> 35 years		<b>Next Maintenance:</b> Year 3 (2024)
<b>Quantity:</b> 10 Each		<b>Unit Cost:</b> \$2,035.78 / EA
<b>Estimate:</b> 10 EA X 100% X \$2,035.78/EA = \$20,358 + tax = \$22,190		

2021 Notes: The maintenance year has been moved to 2024 at the request of the Association. The component number has been updated from 3.10.3 to 2.8.6 to better conform to our new numbering system.

FUTURE MAINTENANCE	
YEAR	COST
3 (2024)	\$24,483

Previous Notes: The Association reported plans to install wood pile jacketing over the existing wood pilings in 3 phases over three consecutive years to extend their useful life. This component established a budget to install 10 jacketing's in Phase 2.



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## CAPE GEORGE COLONY CLUB MARINA

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

18-Jul-22

### 2.8.7 Wood Pile - Jacketing, Phase 3

Site

**Maintenance Cycle:** 30 years

**Next Maintenance:** Year 4 (2025)

**Quantity:** 15 Each

**Unit Cost:** \$2,036.09 / EA

**Estimate:** 15 EA X 100% X \$2,036.09/EA = \$30,541 + tax = \$33,290

2021 Notes: The maintenance year has been moved to 2025 at the request of the Association. The component number has been updated from 3.10.4 to 2.8.7 to better conform to our new numbering system.

#### FUTURE MAINTENANCE

YEAR	COST
4 (2025)	\$37,832

Previous Notes: The Association reported plans to install wood pile jacketing over the existing wood pilings in 3 phases over three consecutive years to extend their useful life. This component established a budget to install 15 jacketing's in Phase 3.

### 2.8.8 North Gangway - Replace

Site

**Maintenance Cycle:** 35 years

**Next Maintenance:** Year 9 (2030)

**Quantity:** 90 Square Feet

**Unit Cost:** \$98.06 / SF

**Estimate:** 90 SF X 100% X \$98.06/SF = \$8,825 + tax = \$9,620

2021 Notes: The component number has been updated from 3.10.5 to 2.8.8 to better conform to our new numbering system.

#### FUTURE MAINTENANCE

YEAR	COST
9 (2030)	\$12,674

Previous Notes: The North gangway appeared to be stable and in good condition. The current gangway was installed in 2002. The budget provides funds to replace the North gangway. The next maintenance year was reset at the request of the Association representative.

### 2.8.9 South Gangway - Replace

Site

**Maintenance Cycle:** 35 years

**Next Maintenance:** Year 14 (2035)

**Quantity:** 90 Square Feet

**Unit Cost:** \$98.06 / SF

**Estimate:** 90 SF X 100% X \$98.06/SF = \$8,825 + tax = \$9,620

2021 Notes: The component number has been updated from 3.10.6 to 2.8.9 to better conform to our new numbering system.

#### FUTURE MAINTENANCE

YEAR	COST
14 (2035)	\$15,271

Previous Notes: The South gangway seemed to be stable and in good condition. The gangway was replaced in 1990. The budget provides funds to replace the South gangway. The next maintenance year was reset at the request of the Association representative.

### 2.9.1 Helix Mooring Buoy North - Replace

Site

**Maintenance Cycle:** 10 years

**Next Maintenance:** Year 4 (2025)

**Quantity:** 1 Each

**Unit Cost:** \$1,871.56 / EA

**Estimate:** 1 EA X 100% X \$1,871.56/EA = \$1,872 + tax = \$2,040

2021 Notes: The component number has been updated from 3.10.7 to 2.9.1 to better conform to our new numbering system.

#### FUTURE MAINTENANCE

YEAR	COST
4 (2025)	\$2,318
14 (2035)	\$3,238
24 (2045)	\$4,794

Previous Notes: The North mooring buoy was reported to be working properly with no further issues noted. The budget provides funds to replace the North helix mooring buoy. The budget amount and next maintenance year were updated at the request of the Association representative.



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## CAPE GEORGE COLONY CLUB MARINA

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

18-Jul-22

<b>2.9.2 Helix Mooring Buoy South - Replace</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 10 years	<b>Next Maintenance:</b> Year 4 (2025)
<b>Quantity:</b> 1 Each	<b>Unit Cost:</b> \$1,871.56 / EA
<b>Estimate:</b> 1 EA X 100% X \$1,871.56/EA = \$1,872 + tax = \$2,040	

2021 Notes: The component number has been updated from 3.10.8 to 2.9.2 to better conform to our new numbering system.

FUTURE MAINTENANCE	
YEAR	COST
4 (2025)	\$2,318
14 (2035)	\$3,238
24 (2045)	\$4,794

Previous Notes: The South mooring buoy was visible from shore and appeared to be working properly. The budget provides funds to replace the South helix mooring buoy. The budget amount and next maintenance year were updated at the request of the Association representative.

<b>2.9.3 Basin - Complete Dredging</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 40 years	<b>Next Maintenance:</b> Year 24 (2045)
<b>Quantity:</b> 1 Lump Sum	<b>Unit Cost:</b> \$92,630.00 / LS
<b>Estimate:</b> \$92,630	

2021 Notes: The component number has been updated from 3.11.1 to 2.9.3 to better conform to our new numbering system.

FUTURE MAINTENANCE	
YEAR	COST
24 (2045)	\$217,664

Previous Notes: This component establishes a budget for a complete dredging project of the marina basin and channel. The basin was placed in service in 1997. The master Army Corps of Engineers dredging permit (NWS-213-108b), both partial basin and annual channel, expires on 06/24/2024. The marina basin and channel are reported to be performing well. The budget amount and next maintenance year were updated at the request of the Association representative.

<b>2.9.4 Basin - Partial Dredging</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 20 years	<b>Next Maintenance:</b> Year 0 (2021)
<b>Quantity:</b> 1 Lump Sum	<b>Unit Cost:</b> \$30,540.00 / LS
<b>Estimate:</b> \$30,540	

2021 Notes: The Association reported that most of the maintenance was completed in 2020, with an outstanding cost of \$1,000 to be paid in 2021. The component number has been updated from 3.11.2 to 2.9.4 to better conform to our new numbering system.

FUTURE MAINTENANCE	
YEAR	COST
0 (2021)	\$1,000
20 (2041)	\$61,344

Previous Notes: The Association reported partial dredging work of the basin in 2020/2021 at a cost of about \$30,000. The master Army Corps of Engineers dredging permit (NWS-213-108b), both partial basin and annual channel, expires on 06/24/2024. Channel dredging is completed annually and is paid for out of the operating budget. In 2018 the Association reported that the budget needed to be increased to \$30,000.

<b>2.9.5 North Seawall - Replace</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 50 years	<b>Next Maintenance:</b> Year 43 (2064)
<b>Quantity:</b> 110 Linear Feet	<b>Unit Cost:</b> \$0.00 / LF
<b>Estimate:</b> 110 LF X 100% X \$0.00/LF = \$0 + tax = \$0	

2021 Notes: The component number has been updated from 3.11.3 to 2.9.5 to better conform to our new numbering system.

FUTURE MAINTENANCE	
YEAR	COST

Previous Notes: The Association reported that the annually installed aluminum anodes help protect the North seawall. The Association plans to continue installing the anodes annually to help protect the seawall from deterioration which may extend its useful life. Funding for the anodes is provided through the operating budget. The North seawall is approximately 10 linear feet and rises 15 feet above the basin. The useful life is anticipated to be 50 years due to constant saltwater exposure, per the Association's contractor, with a total cost of \$360,000. This component functions as a place holder for future inclusion in the reserve study. At the request of the Association the next maintenance year is set to 2064. No funds are budgeted per the Association since replacement falls outside the 30-year timeline of the report.



# APPENDIX B

## CAPE GEORGE COLONY CLUB MARINA

COMPONENT SUMMARY

FUTURE MAINTENANCE WITH INFLATED ESTIMATES

18-Jul-22

<b>2.9.6 South Seawall - Replace</b>	<b>Site</b>
<b>Maintenance Cycle:</b> 50 years	<b>Next Maintenance:</b> Year 43 (2064)
<b>Quantity:</b> 60 Linear Feet	<b>Unit Cost:</b> \$0.00 / LF
<b>Estimate:</b> 60 LF X 100% X \$0.00/LF = \$0 + tax = \$0	

2021 Notes: The component number has been updated from 3.11.4 to 2.9.6 to better conform to our new numbering system.

Previous Notes: The Association reported that the annually installed aluminum anodes help protect the South seawall. The Association plans to continue installing the anodes annually to help protect the seawall from deterioration which may extend its useful life. Funding for the anodes is provided through the operating budget. The South seawall was previously replaced at a cost of approximately \$100,000. The useful life is anticipated to be 50 years due to constant saltwater exposure, per the Association's contractor. This component functions as a place holder for future inclusion in the reserve study. At the request of the Association the next maintenance year is set to 2064. No funds are budgeted per the Association since replacement falls outside the 30-year timeline of the report.

FUTURE MAINTENANCE	
YEAR	COST

<b>3.3.1 Concrete Boat Ramp - Replace</b>	<b>Concrete</b>
<b>Maintenance Cycle:</b> 50 years	<b>Next Maintenance:</b> Year 9 (2030)
<b>Quantity:</b> 1,900 Square Feet	<b>Unit Cost:</b> \$20.61 / SF
<b>Estimate:</b> 1,900 SF X 100% X \$20.61/SF = \$39,159 + tax = \$42,680	

2021 Notes: The component number has been updated from 2.6.1 to 3.3.1 to better conform to our new numbering system.

Previous Notes: The boat ramp was in use during our site visit and seemed to be in good condition. At the request of the Association the replacement year has been set for 2030. Due to environmental restrictions the ramp cannot be poured and cured in the Marina. The original ramp was installed in 1992

FUTURE MAINTENANCE	
YEAR	COST
9 (2030)	\$56,228

<b>3.3.2 Ecology Block at Marina Road - Replace</b>	<b>Concrete</b>
<b>Maintenance Cycle:</b> 5 years	<b>Next Maintenance:</b> Year 4 (2025)
<b>Quantity:</b> 1 Lump Sum	<b>Unit Cost:</b> \$30,540.00 / LS
<b>Estimate:</b> \$30,540	

2021 Notes: The component number has been updated from 20.1.1 to 3.3.2 to better conform to our new numbering system.

Previous Notes: The ecology block at Marina Road seemed to be in fair condition with areas of erosion noted. To prevent further erosion of the ecology block we have included this new component to budget for replacement of damaged sections as needed.

FUTURE MAINTENANCE	
YEAR	COST
4 (2025)	\$34,707
9 (2030)	\$40,235
14 (2035)	\$48,481
19 (2040)	\$58,984
24 (2045)	\$71,764
Repeat Every 5 Years	