REGENESIS RESERVES
Reserve Study Consultants
Oregon | Washington

# 2025 Reserve Study & Maintenance Plan

## Tomahawk Destiny

### Portland, OR

**Prepared By:**
Regenesis Reserves

**Report Issued Date:**
March 19, 2025

**Site Inspection Date:**
January 14, 2025

March 19, 2025

Mike Patterson
Phone (503) 318-7678

RE: **Tomahawk Destiny**

**SPECIAL NOTE ON FUNDING RESERVES**
In an effort to provide the best and most useful information to the board, our reserve study software offers customizable funding plans. That means if the board has a different funding plan in mind than the one, we recommend, we can produce that plan.

There are many approaches to funding reserves, but it is recommended that Full (100%) Funding be pursued because it is most likely to avoid special assessments and it shares costs fairly among all members along the 30-year time line. Due to fluctuating inflation rates, investment rates, component costs, starting balances and useful life adjustments, the Percent Funded level will fluctuate (sometimes dramatically) from year to year. The Funding Plan takes these factors into consideration, make adjustment to the Annual Contribution and charts a new course forward toward positive funding.

**Type of Reserve Study Performed**
A Level II Reserve Study Update with Site Inspection was performed for this report.

**Reserve Account Starting Balance**
Effective the start of the 2025 fiscal year, based on information provided by client, the Projected Starting Reserve Balance is **$140,000** versus the Fully Funded/Ideal Starting Balance is **$1,185,085** .

**Percent Funded**
This homeowner association is currently **12% Funded** (Actual Starting Balance divided by Ideal Starting Balance.) 0-35%=Weak; 36-70%=Fair; 71-100%=Strong

**Recommended Funding Plan Summary**
A contribution of **$139,000 is recommended for the 2025 Fiscal Year** (See funding plan for future year recommendations). Following this Recommended Funding Plan will adjust the level of reserves to **100% funded in 19 years**, then maintain 100% funded moving forward.

**Inflation Rate**
**2.50%** inflation rate was used based on the most recent 15-year average published by www.inflationdata.com

**Tax Rate. 30%** For tax purposes, a 30% tax rate was used based on the assumption that the HOA will file IRS Form 1120-H. This form is typically simpler and more cost-effective than IRS Form 1120, which carries a 15% tax rate but comes with more complex requirements and higher preparer fees. However, if the HOA generates significant interest income, filing Form 1120 may be more beneficial despite the additional preparation costs. We recommend consulting with a CPA to assess the best filing option for your specific situation.

If the HOA qualifies for tax-exempt status under Section 501(c)(4), it would typically file Form 990 to maintain its tax-exempt standing. For smaller HOAs, Form 990-EZ or Form 990-N may be appropriate based on the level of income. We recommend consulting with a CPA to determine the best tax filing option and ensure compliance with IRS regulations.

**Maintenance Plan**
The proper care and maintenance of common components have been entrusted to the homeowner association. The goal of the Maintenance Plan is to provide general information and direction on how to maintain those components to produce the highest livability for the members. While specific items are included, the plan is not exhaustive and some issues may develop over time which should be added to the Plan. Recommendations relating to the Reserve Study are found in the Worksheet Notes; those related to annual maintenance are found in a Maintenance Plan found at the end of this report.

**Annual Review & Update Service.** An annual review and update of the Reserve Study is required by statute and necessary for continued accuracy. A review and update provides a new 30-year projection with current inflation factor, investment rates and any known component cost changes. **The board has approved a 2026 No Site Inspection Update for $749. Please remember to include this cost in the annual budget.**

It's been my pleasure to provide this valuable financial and maintenance planning information. I can be available to meet by teleconference, for up to one hour, to review this reserve study, answer questions and make revisions that are indicated. Tuesday, Wednesday or Thursday are generally my best available days. Please contact me to arrange a meeting.

Regards,

Michael B. Stewart PRA
Professional Reserve Analyst

# 2025 Reserve Study

# Tomahawk Destiny

## Portland, OR

**Prepared By:**
Regenesis Reserves

**Date:**
March 19, 2025

# Reserve Study
# Table of Contents

**METHODOLOGY**
Explains the purpose of the reserve study, how the information was gathered, and the sources used.

**LIMITATIONS & ASSUMPTIONS**
Explains what a Reserve Study does and does not do.

**WORKSHEET REPORT**
Alphabetical listing of the reserve components by type, cost, year put in service, useful life and replacement year.

**FUNDING PLAN SUMMARY REPORT**

- **Percent Funded:** Starting Balance divided by the Ideal Balance
- **Ideal Balance:** Each component is measured, assessed for useful and remaining useful life plus cost of repair or replacement. Based on this analysis, each component should have a certain amount of money set aside as of the year in question. The Ideal Balance is the sum of all these component amounts as adjusted by the inflation factor.
- **Starting Balance:** Reserve funds total at beginning of each fiscal year
- **Annual Contribution:** Funds needed to meet the reserve schedule
- **Interest Income:** Yield on invested reserve funds
- **Tax Liability:** Federal taxes owed on investment interest earned

**ANNUAL EXPENDITURES REPORT**
Chronological repair and replacement schedule

**STARTING BALANCE FUNDS DISTRIBUTION**
Allocates available funds to the components. If funds are insufficient to fully fund each component, funds are allocated to components that are scheduled to happen sooner.

# Reserve Study Methodology

## DEFINITION

Reserve Study Identifies the components which will require maintenance, repair or replacement in more than one and less than thirty years and the cost of repair or replacement of each at recommended intervals. Site inspections are based on visual observation and no invasive testing was done. Representative sampling is used where visual inspection is not possible.

## RESERVE STUDY CRITERIA

1. Identify current reserve funds balance
2. Identify components to be included
3. Establish reasonable useful life of each component
4. Establish remaining useful life of each component
5. Estimate current replacement or repair cost of each component
6. Assemble data in Reserve Study
7. Generate Reserve Funding Plan.

## FUNDING PLAN CRITERIA

The Funding Plan is based on the Cashflow Method and includes Percent Funded, Inflation Adjusted Ideal Balance, Starting Balance, Annual Contribution, Interest Income, Tax Liability and Inflation Adjusted Expenditures. Inflation is based on the most recent 15-year average as determined by www.inflationdata.com

## SOURCES OF INFORMATION (as applicable):

Original plans and specifications
Original builders and developers
Contractors and vendors
Industry Professionals (engineers, architects, construction managers, etc.)
Board Members
General Members
Property Manager
Resident Manager
Cost Estimating Services

To remain accurate, the Reserve Study must be updated annually

# Reserve Study
# Limitations & Assumptions

1. The Reserve Study is intended for the sole use of the Client and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.

2. The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.

3. Consultant's financial liability for errors and omissions is limited to the charge made to Client to perform the Reserve Study.

4. The scope of the Reserve Study is expressly limited to the components included.

5. The useful life estimates of the Reserve Study assume normal weather conditions and do not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design and regular and adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.

6. The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Client. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other factors which are not under Consultant's control.

7. The conclusions of the Reserve Study do not involve invasive testing of the components and were arrived at by either visual inspection and/or information provided by Client.

8. The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Client agrees to indemnify, defend and hold Consultant harmless from all related claims.

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Catch Basin/Parking Lot Drain-Cleanout | 1 | Total | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** Catch basin clean-out is a critical annual maintenance task to ensure the proper functioning of the stormwater drainage system. Over time, catch basins can become clogged with debris such as leaves, dirt, and trash, which can obstruct water flow and lead to localized flooding. To prevent these issues, it is recommended that catch basins be cleaned out every year. This routine maintenance should be funded through the operating budget, as it is part of regular upkeep rather than a capital expense. Proper budgeting for this annual task helps avoid more costly repairs in the future and ensures efficient drainage throughout the year. | | | | | | | | | |
| Dock-East/West ~Inspection | 1 | Total | $ 5,000.00 | $ 6,400 | 2024 | 10 | 2034 | 10 | No |
| **Comments:** Visual examination of a dock's structural components, electrical systems, and safety features. The goal of a dock inspection is to identify any issues that could pose a safety risk or compromise the dock's structural integrity. | | | | | | | | | |
| Dock-East-Concrete Safety Repair | 1 | Total | $ 5,000.00 | $ 5,798 | 2022 | 8 | 2030 | 6 | No |
| **Comments:** This is a budget to repair curbs and inspect all flatwork for tripping hazards of 3/8" or more, grind down or remove and replace selected sections as needed over a 5 year period; list year, work done and cost here.<br>2025: Advised by board to move to 2030 to be completed with Waler replacement.<br>2012: Work completed at a cost of $5,591. | | | | | | | | | |

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Dock-East-Piling-~Notes | 1 | Total | $ - | $ - | 1982 | 75 | 2057 | 33 | Yes |

**Comments:** This component serves as a reference section for all East Dock piling replacements, documenting key assumptions, historical records, and planned phasing. The East/West main dock has its own pilings, but because these are structurally tied to the fingers, it is assumed that piling replacements scheduled for each finger will also include pilings adjacent to the perpendicular offshoot where the fingers connect, as well as pilings on the opposite side of the East/West dock. No separate client-provided replacement plan exists for main dock pilings, so it is assumed that these necessary supports are included in the phased replacements.

Piling replacements are being phased over multiple years. Work on Finger 2 is scheduled for 2027, Finger 3 for 2028, and Finger 4 for 2029, with replacements assumed to include both the finger pilings and adjacent structural supports. Finger 1 was partially completed in 2021, with three pilings replaced with steel, while the remaining three pilings are scheduled for replacement in 2030. Future inspections should confirm the exact number of pilings supporting the East/West dock to ensure all are accounted for.

It is also assumed that all future piling replacements will replace existing wood pilings with steel pilings, continuing the transition started in 2021.
2021: Three remaining wood pilings on Finger 1 were replaced with steel for $56,142.
2009-2012: Various piling replacements completed (West Dock).
1983: Original wood pilings installed.

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Dock-East-Piling-Replace-Finger 01 | 6 | Each | $ - | $ - | 2021 | 45 | 2066 | 42 | Yes |

**Comments:** Piling replacements for Finger 1, the easternmost finger, were completed in 2021, with three remaining wood pilings replaced with steel for $56,142. These pilings have a useful life of 45 years, meaning their next replacement is scheduled beyond the current 30-year reserve window. As such, no costs are currently allocated to this phase.

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|---|---|---|---|---|---|---|---|---|---|
| Dock-East-Piling-Replace-Finger 02 | 7 | Each | $ 19,000.00 | $ 143,226 | 1982 | 45 | 2027 | 3 | Yes |

**Comments:** Piling replacements for Finger 2, the second finger from the east, are planned for 2027. Replacements are assumed to include pilings directly supporting this finger as well as adjacent pilings along the perpendicular East/West dock. Existing wood pilings will be replaced with steel pilings, continuing the transition started in 2021.

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Dock-East-Piling-Replace-Finger 03 | 6 | Each | $ 19,000.00 | $ 125,835 | 1982 | 46 | 2028 | 4 | Yes |
| **Comments:** Piling replacements for Finger 3, the third finger from the east, are planned for 2028. Replacements are assumed to include pilings directly supporting this finger as well as adjacent pilings along the perpendicular East/West dock. Existing wood pilings will be replaced with steel pilings, continuing the transition started in 2021. | | | | | | | | | |
| Dock-East-Piling-Replace-Finger 04 | 5 | Each | $ 19,000.00 | $ 107,484 | 1982 | 47 | 2029 | 5 | Yes |
| **Comments:** Piling replacements for Finger 4, the westernmost finger, are planned for 2029. Replacements are assumed to include pilings directly supporting this finger as well as adjacent pilings along the perpendicular East/West dock. Existing wood pilings will be replaced with steel pilings, continuing the transition started in 2021 | | | | | | | | | |
| Dock-East-Waler System-Replace | 9,640 | Sq.Ft. | $ 11.00 | $ 122,974 | 2005 | 25 | 2030 | 6 | No |
| **Comments:** The reported last full waler system replacement was completed in 2008; however, for the purpose of aligning future replacement cycles to 2030, the input year has been offset to 2005.<br>The waler system connects the concrete float modules, distributing loads evenly to ensure structural integrity and movement flexibility. The system consists of structural timber walers, secured with through-rods spanning the width of the dock.<br><br>2025: The client has provided a projected cost of $100,000 for 2030<br>2008: Full waler system replacement completed for $54,083 ($5.61) | | | | | | | | | |

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Dock-West-~Notes | 1 | Total | $ - | $ - | 1982 | 75 | 2057 | 33 | Yes |

**Comments:** This component serves as a reference section for all West Dock-related reserve items, documenting key assumptions, historical context, and planned replacements. The West Dock measures approximately 900 feet in length with eight 60-foot fingers. Unlike the East Dock, there is no canopy, and the walking surface consists of a central 4-foot-wide FRP grating system, flanked by wood decking on either side. The dock underwent structural repairs over a 12-year period, concluding in 2024, which included the replacement of logs, stringers, and decking.

No separate plan exists for pilings along the main East/West dock, but since the pilings supporting the fingers are structurally tied to this section, it is assumed that their replacements will also address the necessary supports for the main dock. Any future piling replacements will continue the transition from wood to steel. The remaining wood pilings are minimally structural, and there is currently no plan for their replacement, though future assessments may
determine otherwise.

2012-2024: Structural repairs, FRP grating installation, and wood deck board replacement completed. Total cost: $690,544.
2013: 216 FRP grating panels installed (4'x4' each, $225 per panel).
2009–2012: 14 pilings and 2 dolphin pilings replaced for $162,237.
1983: Original wood pilings installed

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|---|---|---|---|---|---|---|---|---|---|
| Dock-West-Floatation-System-Assessment | 1 | Total | $ - | $ - | 2024 | 50 | 2074 | 50 | Yes |

**Comments:** A structural and flotation assessment is scheduled for 2026 to determine the remaining life expectancy of the dock's flotation system. Since significant structural repairs were completed between 2012 and 2024, it is assumed that if flotation replacement was imminent, it would have been addressed or documented at that time. The assessment will verify whether previous work extended the flotation system's life and whether full or partial replacement is necessary. If replacement is deemed necessary, future reserve allocations will be adjusted accordingly to account for estimated costs and timing.
2025: Advised by board to delete cost for this line item, cost to be added back in at a later date if the board so choses.

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Dock-West-Grate-Replace | 1 | Total | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** The FRP grating system spans the center of the 900-ft main dock, covering a 4-ft width along the entire length. The original installation was completed in 2013, utilizing 216 grating panels measuring 4'x4' each.<br>2025: Advised by board to removed cost, board intends to pay from the Operating Budget as needed.<br>2013: FRP grating installed along the center of the main dock. 216 panels (4'x4' each) purchased from Robertson Grating for $225 per panel | | | | | | | | | |
| Dock-West-Piling-Remove | 14 | Each | $ 1,500.00 | $ 25,586 | 1971 | 61 | 2032 | 8 | Yes |
| **Comments:** The remaining (14) 12" wood pilings that were originally installed in 1971 and reported to be minimally structural. While no immediate replacement is planned, a 60-year lifespan has been assigned, placing the estimated replacement within the next 30 years. Given their reduced structural importance, future assessments may determine whether full replacement is necessary or if selective reinforcements can be implemented instead. Replacement is scheduled for 2031 as a conservative planning measure.<br>2025: Board advised they intend to remove the remaining wood pilings and requested this work be coordinated with the 2032 dredging project at a cost of ~$1,500/per piling. | | | | | | | | | |
| Dock-West-Wood Decking-Replace | 8,280 | Sq.Ft. | $ 25.00 | $ 292,486 | 2018 | 20 | 2038 | 14 | No |
| **Comments:** The wood decking flanks both sides of the FRP grating on the main dock and fully covers the fingers. This decking was fully replaced by 2024 (2012-2024), meaning the next replacement cycle is projected for 2054 based on a 30-year useful life assumption | | | | | | | | | |
| Dredging-Execution | 1 | Total | $ 450,000.00 | $ 548,281 | 2022 | 10 | 2032 | 8 | No |
| **Comments:** Dredging involves the removal of accumulated sediment from beneath structures and access areas to maintain navigable water depths and prevent structural loading issues on submerged pilings. The work is performed using hydraulic or mechanical dredging equipment, which excavates and relocates sediment to an approved disposal site.<br>Dredging operations require specialized contractors and regulatory compliance with environmental permits, ensuring that aquatic ecosystems and sediment contamination risks are properly managed. The depth surveys conducted five years post-dredge help determine the next dredging schedule based on actual sediment accumulation rates.<br>The most recent dredging project was completed in 2022 at a cost of $366,734, with prior dredging occurring in 2012 for $186,000.<br>The next planned dredging event is scheduled for 2031, with an estimated budget of $450,000 (2025 dollars) based on historical trends and projected costs. | | | | | | | | | |

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Dredging-Planning | 1 | Total | $ 68,000.00 | $ 76,936 | 2019 | 10 | 2029 | 5 | No |

**Comments:** Dredging is necessary to remove accumulated sediment that builds up due to natural runoff and tidal changes, which can affect water depth, access, and structural stability under certain dock structures. The frequency of dredging depends on sediment accumulation rates, which are monitored through depth surveys and environmental evaluations.
To effectively manage the dredging process, planning activities are conducted in advance, including regulatory permitting, sediment assessments, and depth surveys to estimate the volume of material requiring removal.
The following activities are scheduled in preparation for dredging:
2026: DSL Permits – $28,000 (2025 dollars)
2026: Depth Survey – $10,000 (2025 dollars)
2029: PEST Sediment Evaluation – $30,000 (2025 dollars)
This component tracks the planning and regulatory preparation costs associated with dredging, separate from the actual dredging work.

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|---|---|---|---|---|---|---|---|---|---|
| Electrical & Plumbing-Systems | 1 | Total | $ - | $ - | 2024 | 50 | 2074 | 50 | Yes |

**Comments:** It is assumed that the electrical and plumbing systems have been installed in accordance with local building codes/standards. There have been no reports of large scale repair/failure occurring or anticipated.

Repairs and replacements of individual components of these systems are completed as needed and paid from Operating Budget. Widespread failure of these systems is uncommon and global replacement is generally not warranted. If it is determined, upon inspection by a professional, that a new system, or major repair/replacement is warranted, the cost and remaining useful life should be added per contractor recommendation.

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|---|---|---|---|---|---|---|---|---|---|
| Fence-6' Board w/Lattice Cap-Replace | 215 | Ln.Ft. | $ - | $ - | 2011 | 20 | 2031 | 7 | No |

**Comments:** The current condition and expected lifespan of the 6' board fence with lattice cap are unclear. Previous maintenance history should be reviewed to confirm if the structure requires full replacement or periodic repairs.
2025: Advised by board to add replacement cost of $35,000 ($163/lf) board anticipates a replacement year of 2031.

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Fence-Chainlink | 20 | Ln.Ft. | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** Fence is located at at North boundary of the property.<br>2025: Advised fence was installed in 2023 and paid for by a neighboring community and is the full responsibility fo that community. | | | | | | | | | |
| Flagpole | 1 | Total | $ - | $ - | 2024 | 50 | 2074 | 50 | Yes |
| **Comments:** Maintenance to be paid for and completed out of the Operating Budget.<br>2025: Board advised there is minimal maintenance and is normally completed by a volunteer. Light fixture was replaced in 2013. | | | | | | | | | |
| Garage-Doors | 22 | Each | $ 700.00 | $ 21,229 | 2012 | 25 | 2037 | 13 | No |
| **Comments:** Base year "Year Built" reflected is start of repair budget cycle.<br>2025: Board advised the garage doors are original and were installed in 1985, additionally, board has provided a replacement year of 2037. | | | | | | | | | |
| Garage-Paint-Exterior | 2 | Total | $ 11,500.00 | $ 31,706 | 2022 | 15 | 2037 | 13 | No |
| **Comments:** 2 Buildings (25x124) & (25x144) Painted 3 years ago.<br>2021: Work completed by King Painting at a cost of $10,810.<br>2005: Work completed by West Coast Finishers at a cost of $7,263. | | | | | | | | | |
| Garage-Siding &Trim-Repair | 1 | Total | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** 2 Buildings (25x124) & (25x144)<br>2025: Advised to be paid from the Operating Budget.<br>2012: Work completed at a cost of $1,363 | | | | | | | | | |
| Gate-Entry-Fence-Metal | 1 | Total | $ - | $ - | 2024 | 35 | 2059 | 35 | Yes |
| **Comments:** Fence & Metal Gates; useful life greater than or equal to 30 years. Replacement cost not included at this time.<br>2024: Replacement of entire entry access system including gates, operators, replacement of columns and metal gates at a total cost of $67,734. | | | | | | | | | |
| Gate-Entry-Key Pad | 1 | Total | $ 7,500.00 | $ 10,862 | 2024 | 15 | 2039 | 15 | No |
| Gate-Entry-Operators | 2 | Each | $ 10,000.00 | $ 28,966 | 2024 | 15 | 2039 | 15 | No |
| **Comments:** 2024: Advised by Metro installation of new gate, operator and entry/exit system; Liftmaster ~$60k | | | | | | | | | |

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Landing-~Notes | 2,200 | Sq.Ft. | $ - | $ - | 2024 | 50 | 2074 | 50 | Yes |

**Comments:** The landing consists of a steel substructure and wood top boards, both of which are subject to environmental exposure from the Columbia River. To optimize long-term planning, these components are treated separately while maintaining a coordinated replacement schedule. The substructure is replaced every 40 years, with the top boards replaced at 20-year intervals—once at mid-life and again in alignment with the substructure replacement. This approach minimizes unnecessary material waste and ensures structural integrity. It is assumed that ongoing repairs and maintenance are addressed and paid for out of the operating budget.

Steel Substructure: Estimated 40-year lifespan, considering direct submersion and exposure to river conditions. Corrosion potential and environmental factors influence long-term durability.
Wood Top Boards: Estimated 20-year lifespan, with expected wear from moisture, foot traffic, and exposure. Decking is replaced once mid-cycle and again with the substructure.
2025: Wood top boards appear to be in fair condition, with a remaining useful life between 2 and 8 years.
2008: The landing was reinforced and rebuilt at a cost of $40,730 ($18.52 per square foot); scope of work included new steel stringers, deck boards, grating, railing, and lights.

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Landing-Pilings-Inspection | 1 | Total | $ 5,000.00 | $ 5,657 | 2019 | 10 | 2029 | 5 | No |

**Comments:** A qualified marine structural engineer or contractor specializing in waterfront infrastructure should perform periodic structural inspections of pilings to assess condition, identify potential corrosion, wood degradation, or other structural concerns. Unlike routine operating budget inspections, this assessment occurs every 10 years to detect hidden deterioration before failure, balancing proactive maintenance with cost-effectiveness. Inspections may involve underwater review, material integrity testing, or specialized equipment to evaluate structural condition

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Landing-Pilings-Replace | 2 | Total | $ 10,000.00 | $ 28,966 | 1999 | 40 | 2039 | 15 | Yes |
| **Comments:** This component encompasses the replacement of (1) 12-inch metal piling and (1) 12-inch wood dolphin piling. The metal piling is projected to have a useful life of approximately 50 years, while the wood dolphin piling is anticipated to last between 30 to 40 years, considering environmental exposure and material degradation. Replacement cycles are planned to align with these lifespans to maintain structural integrity and avoid premature replacements. Regular inspections are recommended to monitor conditions and address any issues proactively. It is assumed that routine maintenance and minor repairs are managed through the operating budget. Notably, the 12-inch wood batter piling falls under the responsibility of PGE and is thus excluded from this reserve study component. The replacement process involves the removal of existing pilings, site preparation, installation of new pilings, and the implementation of necessary safety measures. | | | | | | | | | |
| Landing-Substructure-Steel-Replace | 2,200 | Sq.Ft. | $ - | $ - | 2008 | 50 | 2058 | 34 | Yes |
| **Comments:** Cost to be added in when component is with in 30 years of replacement.<br>2025: advised to move to 2058. | | | | | | | | | |
| Landing-Top Boards-Wood-Replace | 2,200 | Sq.Ft. | $ 20.00 | $ 48,568 | 2008 | 20 | 2028 | 4 | No |
| Landscape-Irrigation Controllers | 1 | Total | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** Replaced as needed and paid from Landscape Operating Budget. | | | | | | | | | |
| Landscape-Irrigation-System | 1 | Total | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** Repaired/Replaced as needed and paid from Landscape Operating Budget. | | | | | | | | | |
| Landscape-Renovation | 1 | Total | $ 5,000.00 | $ 5,384 | 2023 | 4 | 2027 | 3 | No |
| **Comments:** This budget covers larger-scale landscape clearing and restoration in areas where standard maintenance (covered by the operating budget) is insufficient. The focus is on removing overgrowth between the waterline and fence line to improve aesthetics, prevent encroachment, and maintain accessibility. This is distinct from regular landscaping tasks such as mowing, pruning, and seasonal upkeep, which are addressed through operating expenses. | | | | | | | | | |
| Lights-Exterior-Pole-Parking (Heads Only) | 9 | Each | $ 450.00 | $ 6,475 | 2018 | 25 | 2043 | 19 | No |
| Mailboxes | 72 | Units | $ - | $ - | 2021 | 50 | 2071 | 47 | Yes |
| **Comments:** 2025: Advised by board to increase useful life to 50 years.<br>2021: Replaced at a cost of $7,712($107/unit) | | | | | | | | | |

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Office-Equipment-Computer/Fax/Scanner | 1 | Total | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** Replace as needed paid from Operating Budget | | | | | | | | | |
| Office-Flooring | 15 | Sq.Yd. | $ - | $ - | 2024 | 50 | 2074 | 50 | Yes |
| **Comments:** Combination of carpet and laminate flooring; Replace as needed paid from Operating Budget | | | | | | | | | |
| Office-Furniture | 1 | Total | $ - | $ - | 2025 | 50 | 2075 | 51 | Yes |
| **Comments:** Replace as needed paid from Operating Budget | | | | | | | | | |
| Office-Paint-Interior & Exterior | 1 | Total | $ 1,000.00 | $ 1,280 | 2022 | 12 | 2034 | 10 | No |
| **Comments:** Completed as needed and funded from Operating Budget.<br>2022: Exterior work completed at a cost of $750. Scope included office and maintenance shed. | | | | | | | | | |
| Office-Roof-Metal | 3 | Squares | $ 1,200.00 | $ 6,841 | 2000 | 50 | 2050 | 26 | Yes |
| **Comments:** 3 squares based on 2001 Regenesis Reserves Study<br>To ensure the roof lasts its normal useful life, the roof must be kept clean of debris, moss and algae. Each year, a qualified roof maintenance contractor should inspect, clean and repair the roof as needed.<br>Budget cost of replacement is based on removal and replacement of single layer roof with a 30 year composition shingle. | | | | | | | | | |

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Parking Lot-Drain Pipe Maintenance | 1 | Total | $ 15,000.00 | $ 17,395 | 2025 | 5 | 2030 | 6 | No |

**Comments:** The drainpipe system was originally installed in 1982, and ongoing repairs have been necessary to address deterioration, blockages, and other maintenance concerns. Given the unpredictability of failures and past repair frequency, a budget-based approach is recommended, allocating funds periodically rather than assuming a single large-scale replacement.

Based on historical repairs, significant work has been required approximately every 5 to 6 years, with costs varying from $4,463 to $49,078, depending on the severity of the issues. The most recent major repair in 2024 cost $49,078, indicating that future needs may fluctuate in scope and urgency.

To account for these variables, a $15,000 budget should be allocated every 5 years to address routine maintenance, minor repairs, and unexpected failures. This interval aligns with the historical trend and ensures funding availability for necessary work.

2024: Major repairs completed at a cost of $49,078.
2019: Repairs completed by Lovett at a cost of $10,384.
2013: Repairs completed by Lovett at a cost of $4,463.
2010: Repairs completed by Garcia Construction at a cost of $5,453.
Future reserve adjustments should be made as needed based on actual repair costs and updated inspections.

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Paving-Asphalt-Overlay | 46,800 | Sq.Ft. | $ 2.50 | $ 161,286 | 1982 | 55 | 2037 | 13 | Yes |

**Comments:** The asphalt pavement was originally installed in 1982 and has not undergone full replacement since. Asphalt typically lasts 30–60 years, depending on maintenance and traffic load. Regular crack sealing and sealcoating can extend its life, but sections now show significant wear, particularly in high-traffic areas such as garbage truck routes. Given its age and condition, full replacement is planned within the next ~15 years. If the client prefers a phased approach, adjustments can be made accordingly.

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Paving-Asphalt-Repair, Crackseal, Sealcoat | 46,800 | Sq.Ft. | $ 0.30 | $ 14,751 | 2023 | 3 | 2026 | 2 | No |

**Comments:** Base year "Year Built" reflected is start of repair budget cycle.

Asphalt is a porous material that is deteriorated by water, dirt, oil and sunlight. To protect it from the elements, a sealcoating should be applied as paint is applied to siding. Sealcoating will seal against water, protect against UV rays which break it down, keep the asphalt from drying out and extend its useful life. It is highly recommended that two coats be applied to achieve the estimated useful life. Restriping (if applicable) included in the cost.

In general, it is recommended sealing asphalt surfaces within 2 years of their placement. This early treatment ensures that oils present in the surface asphaltic cement are protected from ultraviolet rays that harden the oils and cause surface rock to loosen from the asphalt.

2025: Board advised that moving forward they anticipate sealcoating every 3 years.

2020: Work completed by River City Environmental at a cost of $10,644($0.23/sf). Scope includes:sealcoat and striping.

2014: Work completed by Lasting Impressions at a cost of $9,275($0.20/sf) Scope: sealcoat and striping.

2009: Work completed by Hal's Construction at a cost of $6,973($0.15/sf) additional repairs completed at a cost of $1,512.

2007: Repair work completed at a cost of $3,912.

2004: Work completed by American Sealcoating at a cost of $5,985($0.13/sf) scope includes: Sealcoating and repair in the amount of $300.

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Ramp-Walkway-Aluminum | 445 | Sq.Ft. | $ 100.00 | $ 103,032 | 1983 | 75 | 2058 | 34 | Yes |

**Comments:** As an assumption, the aluminum pedestrian ramp is expected to last for ~50 years, with a built year of 2004. It appears to be in fair condition at the time of inspection, with no reports of major failures or repairs. We are assigning a 50-year life expectancy, so the ramp is due for replacement approximately 29 years from 2025. However, it is complicated to predict an exact failure year, as environmental factors and usage can impact its lifespan. Therefore, the condition of the ramp should be revisited annually, and the budget should be revised accordingly if conditions change. The cost for replacement, including utility disconnections/reconnections, handrails, and lighting, has been estimated at approximately ~$80,000. This includes material costs for aluminum, handrails, and lighting, as well as labor for removal, installation, and utility work, factoring in the challenges of limited access. Utility reconnections for water, sewer, electrical, and telecom have been considered with additional costs for potential rerouting and specialized labor. Contingency costs have also been included to account for unforeseen issues during construction.
2025: Advise by Board that the year built is 1983 and measures 5x89 feet (445/sf). After meeting with Topper Industries, the original contractor, the Board was advised to increase useful life to 75 years. Information provided by contractor indicates that ramp meets ADA Guidelines more information can be found at (https://www.access-board.gov/files/ada/guides/boating.pdf see page 5.) The one exception noted is that the opening of the grates are a little large and there is its the potential for "high heel" accidents.

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Roof-Composition-Asphalt | 80 | Squares | $ 550.00 | $ 60,654 | 2012 | 25 | 2037 | 13 | No |

**Comments:** Garages: 2 Buildings (25x124) & (25x144)
To ensure the roof lasts its normal useful life, the roof must be kept clean of debris, moss and algae. Each year, a qualified roof maintenance contractor should inspect, clean and repair the roof as needed.
Budget cost of replacement is based on removal and replacement of single layer roof with a 30 year composition shingle.
2012: Roofs replaced at a cost of $12,000($150/sq.)

| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Roof-Gutters & Downspouts | 700 | Ln.Ft. | $ 10.00 | $ 9,650 | 2007 | 30 | 2037 | 13 | Yes |
| **Comments:** Base year "Year Built" reflected is start of repair budget cycle.<br><br>Gutters: 600 lf<br>Downspouts: 100 lf<br>2025: Advised gutters are original. | | | | | | | | | |
| Security System-Upgrade | 1 | Total | $ 12,000.00 | $ 17,380 | 2024 | 15 | 2039 | 15 | No |
| **Comments:** Future upgrades are anticipated within 8-15 years, focusing on equipment updates rather than full system replacement. Budgeting assumes upgrades to cameras, software, and access control components, with a projected cost of $12,000 for the next cycle.<br>2024: Work completed by Metro Overhead at a cost $31,768 | | | | | | | | | |
| Sewage Ejection/Lift System-Pumps-Replace | 2 | Each | $ 10,000.00 | $ 23,194 | 2019 | 11 | 2030 | 6 | No |
| **Comments:** Pumps are replaced approximately every 15 years based on observed lifespan. Pump replacement cost is allocated separately from the full system replacement to account for different component longevity. Annual backflow certification (~$160) is assumed to be handled through the operating budget.<br>2009: Two pumps replaced for $15,401 (~$7,500/each) at 9 years old, indicating a shorter useful life. | | | | | | | | | |
| Sewage Ejection/Lift System-Replace | 1 | Total | $ 50,000.00 | $ 57,985 | 2000 | 30 | 2030 | 6 | No |
| **Comments:** Includes floats, controller, and 500-gallon holding tank (excluding pumps). Full system replacement planned every 25 years, aligning with industry standards for reliability. Pumps are accounted for as a separate component due to their shorter lifespan. Ongoing maintenance and minor cleaning are assumed to be handled through the operating budget.<br>2000: Current lift system installed. | | | | | | | | | |
| Shed-Replace | 1 | Total | $ 5,500.00 | $ 7,216 | 2005 | 30 | 2035 | 11 | No |

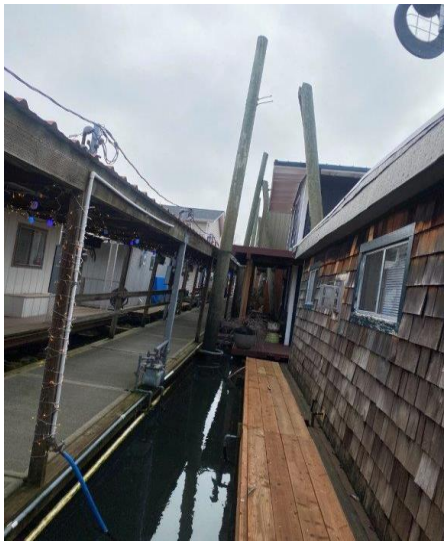
| Item Description | # of Items | Unit | Current Item Cost | Future Replacement Cost | Year Built | Useful Life | Year Replace | Life Left | One Time? |
|---|---|---|---|---|---|---|---|---|---|
| Signs-Entry & Other | 3 | Each | $ 1,000.00 | $ 5,562 | 2024 | 25 | 2049 | 25 | No |
| **Comments:** The three monument entry signs are constructed of a composite material designed for durability. The budget includes full replacement of the signs, including panels, structural supports, lettering, and any necessary permitting. No lighting is assumed. A 25-year useful life is assigned, with refinishing or minor repairs expected to be handled through routine maintenance.<br><br>The gate sign (1 total) and parking signs (6 total) are minor expenses and will be replaced as needed under the operating budget, as costs are minimal and do not warrant long-term capital planning. | | | | | | | | | |
| Trash Enclosure | 75 | Ln.Ft. | $ 60.00 | $ 4,846 | 2007 | 20 | 2027 | 3 | No |
| **Comments:** Base year "Year Built" reflected is start of repair budget cycle.<br>2025: Advised by board Trash Enclosure is was original installed in 1985 and nearing the end of it's useful life. | | | | | | | | | |
| Treework | 1 | Total | $ 5,000.00 | $ 5,657 | 2024 | 5 | 2029 | 5 | No |
| **Comments:** Allocate funds for arborist inspections and corrective pruning to maintain tree limbs at least 6 feet away from buildings. Overhanging tree limbs can cause damage to roofs, decks, and other structures, reducing their useful life. They can also pose safety hazards, obstruct views, and interfere with utilities if left untended. Utilize this budget over a 5-year period for necessary pruning and maintenance. Document the year, work performed, and associated costs. Adjust the next cycle's budget based on the arborist's recommendations to ensure the health of the trees and the safety and longevity of the community's infrastructure.<br>2025: Treework has occurred nearly annually over the last decade, Board has advised that the main concern is pruning for the trees in the parking lot to prevent ice storm damage. | | | | | | | | | |

Number of Items = 54

Catch Basin/Parking Lot Drain-Cleanout

Dock-East/West ~Inspection

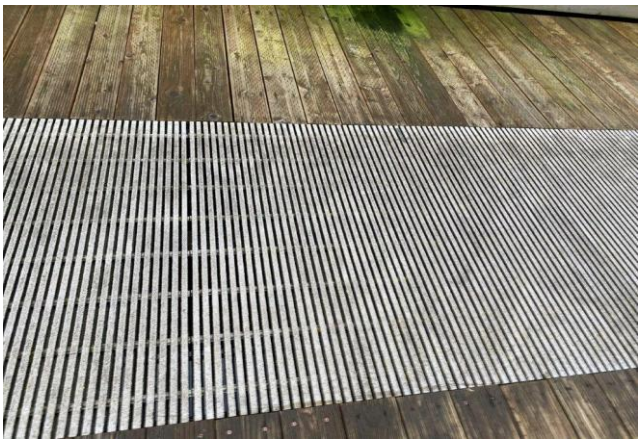
Dock-East-Concrete Safety Repair



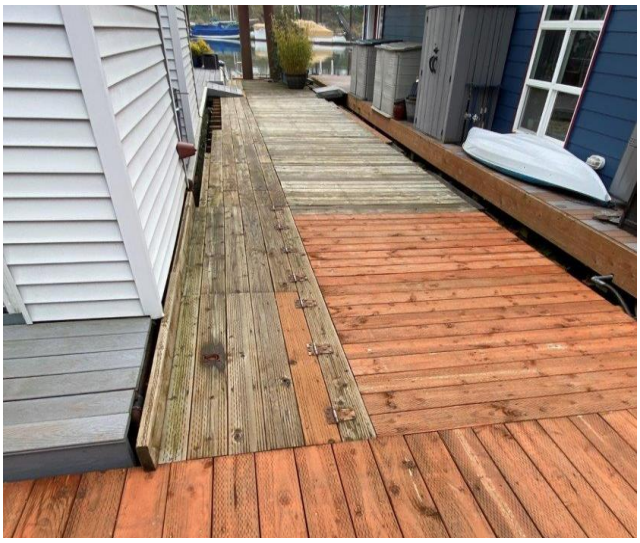
Dock-East-Piling-~Notes

Dock-East-Waler System-Replace

Dock-West-~Notes



Dock-West-Grate-Replace



Dock-West-Wood Decking-Replace

Fence-6' Board w/Lattice Cap-Replace

Flagpole

Garage-Doors

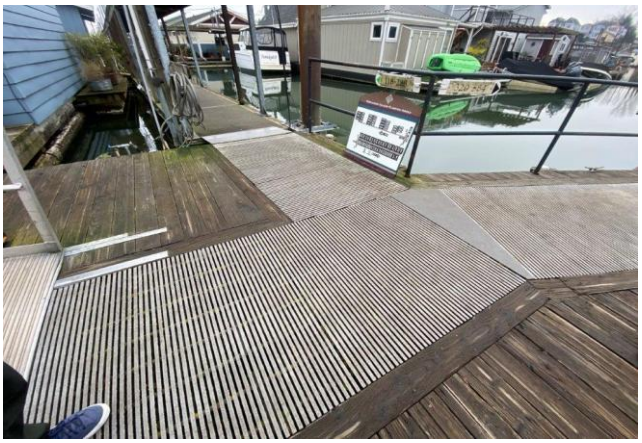
Garage-Paint-Exterior

Garage-Siding &Trim-Repair

Gate-Entry-Fence-Metal


Gate-Entry-Key Pad


Gate-Entry-Operators



Landing-~Notes

Landing-Pilings-Inspection

Landing-Top Boards-Wood-Replace


Landscape-Irrigation Controllers

Landscape-Irrigation-System

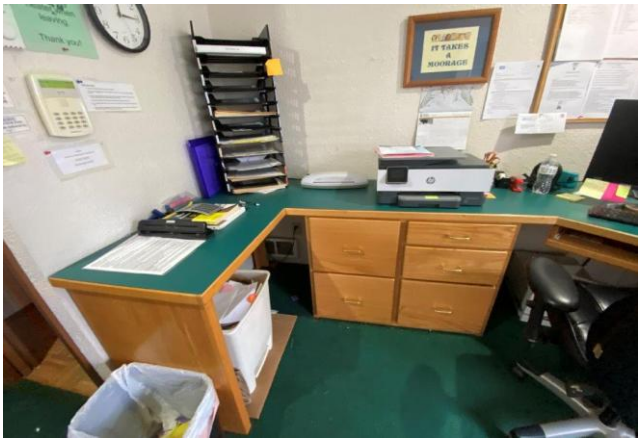
Landscape-Renovation

Lights-Exterior-Pole-Parking (Heads Only)

Mailboxes

Office-Equipment-
Computer/Fax/Scanner

Office-Flooring



Office-Furniture

Office-Paint-Interior & Exterior

Office-Paint-Interior & Exterior

Parking Lot-Drain Pipe Maintenance

Paving-Asphalt-Repair, Crackseal, Sealcoat


Ramp-Walkway-Aluminum

Roof-Composition-Asphalt

Roof-Gutters & Downspouts

Sewage Ejection/Lift System-Pumps-Replace

Sewage Ejection/Lift System-Replace

Shed-Replace


Signs-Entry & Other


Signs-Entry & Other


Signs-Entry & Other


Trash Enclosure

Treework

Weak (0-35%) Fair (36-70%) Strong (71-100%)

*March 19, 2025* *Funding Plan Summary* *Tomahawk Destiny*

| Year | Percent Funded | Inflation Adjusted Ideal Balance | Starting Balance | Annual Contribution | Interest Income | Tax Liability | Inflation Adjusted Expenditures |
|---|---|---|---|---|---|---|---|
| 2025 | 12% | 1,185,085 | 140,000 | 139,000 | 8,380 | (2,514) | 0 |
| 2026 | 22% | 1,310,811 | 284,866 | 143,182 | 14,258 | (4,277) | (14,751) |
| 2027 | 30% | 1,422,165 | 423,278 | 147,490 | 19,881 | (5,964) | (153,457) |
| 2028 | 31% | 1,391,924 | 431,228 | 151,928 | 20,288 | (6,086) | (174,402) |
| 2029 | 32% | 1,339,553 | 422,955 | 156,499 | 20,048 | (6,014) | (211,619) |
| 2030 | 31% | 1,250,548 | 381,870 | 161,208 | 18,499 | (5,550) | (227,346) |
| 2031 | 28% | 1,153,410 | 328,681 | 166,058 | 16,468 | (4,941) | (5,943) |
| 2032 | 39% | 1,277,830 | 500,324 | 171,055 | 23,434 | (7,030) | (590,974) |
| 2033 | 12% | 832,594 | 96,808 | 176,202 | 7,396 | (2,219) | 0 |
| 2034 | 28% | 978,333 | 278,187 | 181,503 | 14,758 | (4,427) | (14,081) |
| 2035 | 41% | 1,110,375 | 455,940 | 186,964 | 21,977 | (6,593) | (51,880) |
| 2036 | 50% | 1,206,041 | 606,408 | 192,590 | 28,108 | (8,432) | 0 |
| 2037 | 60% | 1,353,588 | 818,673 | 198,384 | 36,715 | (11,014) | (284,525) |
| 2038 | 62% | 1,217,100 | 758,233 | 204,353 | 34,416 | (10,325) | (319,389) |
| 2039 | 63% | 1,055,789 | 667,289 | 210,502 | 30,902 | (9,270) | (206,382) |
| 2040 | 68% | 1,011,810 | 693,039 | 216,835 | 32,058 | (9,617) | (22,268) |
| 2041 | 79% | 1,152,530 | 910,048 | 223,360 | 40,869 | (12,261) | (51,796) |
| 2042 | 88% | 1,265,133 | 1,110,220 | 230,080 | 49,010 | (14,703) | (701,846) |
| 2043 | 90% | 747,343 | 672,761 | 237,003 | 31,650 | (9,495) | (14,468) |
| 2044 | 100% | 917,360 | 917,451 | 157,534 | 39,849 | (11,955) | (39,392) |
| 2045 | 100% | 1,063,488 | 1,063,488 | 154,245 | 45,624 | (13,687) | (25,194) |
| 2046 | 100% | 1,224,476 | 1,224,476 | 150,080 | 51,981 | (15,594) | (10,329) |
| 2047 | 100% | 1,400,612 | 1,400,612 | 146,318 | 58,951 | (17,685) | (41,539) |
| 2048 | 100% | 1,546,657 | 1,546,657 | 144,791 | 64,762 | (19,429) | (79,584) |
| 2049 | 100% | 1,657,198 | 1,657,198 | 145,905 | 69,206 | (20,762) | (150,169) |
| 2050 | 100% | 1,701,378 | 1,701,378 | 145,963 | 70,974 | (21,292) | (62,026) |
| 2051 | 100% | 1,834,997 | 1,834,997 | 142,523 | 76,250 | (22,875) | (9,739) |
| 2052 | 100% | 2,021,156 | 2,021,156 | 164,669 | 84,140 | (25,242) | (984,272) |
| 2053 | 100% | 1,260,451 | 1,260,451 | 186,401 | 54,146 | (16,244) | (28,732) |
| 2054 | 100% | 1,456,023 | 1,456,023 | 184,286 | 61,927 | (18,578) | (114,317) |
| | | | **Total** | $5,216,912 | $1,146,926 | ($344,078) | ($4,590,420) |

| | |
|---|---|
| 4.00% | **Investment Rate** |
| 30.00% | **Tax Rate** |
| 2.50% | **Inflation Rate** |
| 0.00% | **State Tax** |

| Year | Amount | Item Description |
|---|---|---|
| | 14,751 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| **2026** | **14,751** | |
| | 143,226 | Dock-East-Piling-Replace-Finger 02 |
| | 5,384 | Landscape-Renovation |
| | 4,846 | Trash Enclosure |
| **2027** | **153,457** | |
| | 125,835 | Dock-East-Piling-Replace-Finger 03 |
| | 48,568 | Landing-Top Boards-Wood-Replace |
| **2028** | **174,402** | |
| | 107,484 | Dock-East-Piling-Replace-Finger 04 |
| | 76,936 | Dredging-Planning |
| | 5,657 | Landing-Pilings-Inspection |
| | 15,885 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| | 5,657 | Treework |
| **2029** | **211,619** | |
| | 5,798 | Dock-East-Concrete Safety Repair |
| | 122,974 | Dock-East-Waler System-Replace |
| | 17,395 | Parking Lot-Drain Pipe Maintenance |
| | 23,194 | Sewage Ejection/Lift System-Pumps-Replace |
| | 57,985 | Sewage Ejection/Lift System-Replace |
| **2030** | **227,346** | |
| | 5,943 | Landscape-Renovation |
| **2031** | **5,943** | |
| | 25,586 | Dock-West-Piling-Remove |
| | 548,281 | Dredging-Execution |
| | 17,106 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| **2032** | **590,974** | |
| | 6,400 | Dock-East/West ~Inspection |
| | 1,280 | Office-Paint-Interior & Exterior |

| Year | Amount | Item Description |
|---|---|---|
| | 6,400 | Treework |
| **2034** | **14,081** | |
| | 6,560 | Landscape-Renovation |
| | 19,681 | Parking Lot-Drain Pipe Maintenance |
| | 18,422 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| | 7,216 | Shed-Replace |
| **2035** | **51,880** | |
| | 21,229 | Garage-Doors |
| | 31,706 | Garage-Paint-Exterior |
| | 161,286 | Paving-Asphalt-Overlay |
| | 60,654 | Roof-Composition-Asphalt |
| | 9,650 | Roof-Gutters & Downspouts |
| **2037** | **284,525** | |
| | 7,065 | Dock-East-Concrete Safety Repair |
| | 292,486 | Dock-West-Wood Decking-Replace |
| | 19,838 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| **2038** | **319,389** | |
| | 98,484 | Dredging-Planning |
| | 10,862 | Gate-Entry-Key Pad |
| | 28,966 | Gate-Entry-Operators |
| | 7,241 | Landing-Pilings-Inspection |
| | 28,966 | Landing-Pilings-Replace |
| | 7,241 | Landscape-Renovation |
| | 17,380 | Security System-Upgrade |
| | 7,241 | Treework |
| **2039** | **206,382** | |
| | 22,268 | Parking Lot-Drain Pipe Maintenance |
| **2040** | **22,268** | |
| | 21,364 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| | 30,432 | Sewage Ejection/Lift System-Pumps-Replace |
| **2041** | **51,796** | |
| | 701,846 | Dredging-Execution |
| **2042** | **701,846** | |

| Year | Amount | Item Description |
|---|---|---|
| | 7,993 | Landscape-Renovation |
| | 6,475 | Lights-Exterior-Pole-Parking (Heads Only) |
| **2043** | **14,468** | |
| | 8,193 | Dock-East/West ~Inspection |
| | 23,006 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| | 8,193 | Treework |
| **2044** | **39,392** | |
| | 25,194 | Parking Lot-Drain Pipe Maintenance |
| **2045** | **25,194** | |
| | 8,608 | Dock-East-Concrete Safety Repair |
| | 1,722 | Office-Paint-Interior & Exterior |
| **2046** | **10,329** | |
| | 8,823 | Landscape-Renovation |
| | 24,775 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| | 7,941 | Trash Enclosure |
| **2047** | **41,539** | |
| | 79,584 | Landing-Top Boards-Wood-Replace |
| **2048** | **79,584** | |
| | 126,068 | Dredging-Planning |
| | 9,270 | Landing-Pilings-Inspection |
| | 5,562 | Signs-Entry & Other |
| | 9,270 | Treework |
| **2049** | **150,169** | |
| | 6,841 | Office-Roof-Metal |
| | 28,504 | Parking Lot-Drain Pipe Maintenance |
| | 26,680 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| **2050** | **62,026** | |
| | 9,739 | Landscape-Renovation |
| **2051** | **9,739** | |

| Year | Amount | Item Description |
|---|---|---|
| | 898,423 | Dredging-Execution |
| | 45,919 | Garage-Paint-Exterior |
| | 39,930 | Sewage Ejection/Lift System-Pumps-Replace |
| **2052** | **984,272** | |
| | 28,732 | Paving-Asphalt-Repair, Crackseal, Sealcoat |
| **2053** | **28,732** | |
| | 10,488 | Dock-East/West ~Inspection |
| | 10,488 | Dock-East-Concrete Safety Repair |
| | 15,732 | Gate-Entry-Key Pad |
| | 41,951 | Gate-Entry-Operators |
| | 25,171 | Security System-Upgrade |
| | 10,488 | Treework |
| **2054** | **114,317** | |
| **Total** | **4,590,420** | |

| Item Description | Useful Life | Life Left | Year Replace | Future Replacement Cost | Ideal Balance | Actual Balance |
|---|---|---|---|---|---|---|
| Catch Basin/Parking Lot Drain-Cleanout | 50 | 51 | 2075 | $ - | $ - | $ - |
| Dock-East/West ~Inspection | 10 | 10 | 2034 | $ 6,400 | $ 640 | $ - |
| Dock-East-Concrete Safety Repair | 8 | 6 | 2030 | $ 5,798 | $ 2,174 | $ - |
| Dock-East-Piling-~Notes | 75 | 33 | 2057 | $ - | $ - | $ - |
| Dock-East-Piling-Replace-Finger 01 | 45 | 42 | 2066 | $ - | $ - | $ - |
| Dock-East-Piling-Replace-Finger 02 | 45 | 3 | 2027 | $ 143,226 | $ 136,861 | $ 123,113 |
| Dock-East-Piling-Replace-Finger 03 | 46 | 4 | 2028 | $ 125,835 | $ 117,628 | $ - |
| Dock-East-Piling-Replace-Finger 04 | 47 | 5 | 2029 | $ 107,484 | $ 98,336 | $ - |
| Dock-East-Waler System-Replace | 25 | 6 | 2030 | $ 122,974 | $ 98,379 | $ - |
| Dock-West-~Notes | 75 | 33 | 2057 | $ - | $ - | $ - |
| Dock-West-Floatation-System-Assessment | 50 | 50 | 2074 | $ - | $ - | $ - |
| Dock-West-Grate-Replace | 50 | 51 | 2075 | $ - | $ - | $ - |
| Dock-West-Piling-Remove | 61 | 8 | 2032 | $ 25,586 | $ 22,650 | $ - |
| Dock-West-Wood Decking-Replace | 20 | 14 | 2038 | $ 292,486 | $ 102,370 | $ - |
| Dredging-Execution | 10 | 8 | 2032 | $ 548,281 | $ 164,484 | $ - |
| Dredging-Planning | 10 | 5 | 2029 | $ 76,936 | $ 46,161 | $ - |
| Electrical & Plumbing-Systems | 50 | 50 | 2074 | $ - | $ - | $ - |
| Fence-6' Board w/Lattice Cap-Replace | 20 | 7 | 2031 | $ - | $ - | $ - |
| Fence-Chainlink | 50 | 51 | 2075 | $ - | $ - | $ - |
| Flagpole | 50 | 50 | 2074 | $ - | $ - | $ - |
| Garage-Doors | 25 | 13 | 2037 | $ 21,229 | $ 11,039 | $ - |
| Garage-Paint-Exterior | 15 | 13 | 2037 | $ 31,706 | $ 6,341 | $ - |
| Garage-Siding &Trim-Repair | 50 | 51 | 2075 | $ - | $ - | $ - |
| Gate-Entry-Fence-Metal | 35 | 35 | 2059 | $ - | $ - | $ - |
| Gate-Entry-Key Pad | 15 | 15 | 2039 | $ 10,862 | $ 724 | $ - |
| Gate-Entry-Operators | 15 | 15 | 2039 | $ 28,966 | $ 1,931 | $ - |
| Landing-~Notes | 50 | 50 | 2074 | $ - | $ - | $ - |
| Landing-Pilings-Inspection | 10 | 5 | 2029 | $ 5,657 | $ 3,394 | $ - |
| Landing-Pilings-Replace | 40 | 15 | 2039 | $ 28,966 | $ 18,828 | $ - |
| Landing-Substructure-Steel-Replace | 50 | 34 | 2058 | $ - | $ - | $ - |
| Landing-Top Boards-Wood-Replace | 20 | 4 | 2028 | $ 48,568 | $ 41,283 | $ - |
| Landscape-Irrigation Controllers | 50 | 51 | 2075 | $ - | $ - | $ - |
| Landscape-Irrigation-System | 50 | 51 | 2075 | $ - | $ - | $ - |
| Landscape-Renovation | 4 | 3 | 2027 | $ 5,384 | $ 2,692 | $ 2,692 |
| Lights-Exterior-Pole-Parking (Heads Only) | 25 | 19 | 2043 | $ 6,475 | $ 1,813 | $ - |
| Mailboxes | 50 | 47 | 2071 | $ - | $ - | $ - |
| Office-Equipment-Computer/Fax/Scanner | 50 | 51 | 2075 | $ - | $ - | $ - |
| Office-Flooring | 50 | 50 | 2074 | $ - | $ - | $ - |
| Office-Furniture | 50 | 51 | 2075 | $ - | $ - | $ - |
| Office-Paint-Interior & Exterior | 12 | 10 | 2034 | $ 1,280 | $ 320 | $ - |
| Office-Roof-Metal | 50 | 26 | 2050 | $ 6,841 | $ 3,421 | $ - |
| Parking Lot-Drain Pipe Maintenance | 5 | 6 | 2030 | $ 17,395 | $ - | $ - |
| Paving-Asphalt-Overlay | 55 | 13 | 2037 | $ 161,286 | $ 126,096 | $ - |
| Paving-Asphalt-Repair, Crackseal, Sealcoat | 3 | 2 | 2026 | $ 14,751 | $ 9,834 | $ 9,834 |

| Item Description | Useful Life | Life Left | Year Replace | Future Replacement Cost | Ideal Balance | Actual Balance |
|---|---|---|---|---|---|---|
| Ramp-Walkway-Aluminum | 75 | 34 | 2058 | $ 103,032 | $ 57,698 | $ - |
| Roof-Composition-Asphalt | 25 | 13 | 2037 | $ 60,654 | $ 31,540 | $ - |
| Roof-Gutters & Downspouts | 30 | 13 | 2037 | $ 9,650 | $ 5,790 | $ - |
| Security System-Upgrade | 15 | 15 | 2039 | $ 17,380 | $ 1,159 | $ - |
| Sewage Ejection/Lift System-Pumps-Replace | 11 | 6 | 2030 | $ 23,194 | $ 12,651 | $ - |
| Sewage Ejection/Lift System-Replace | 30 | 6 | 2030 | $ 57,985 | $ 48,321 | $ - |
| Shed-Replace | 30 | 11 | 2035 | $ 7,216 | $ 4,811 | $ - |
| Signs-Entry & Other | 25 | 25 | 2049 | $ 5,562 | $ 222 | $ - |
| Trash Enclosure | 20 | 3 | 2027 | $ 4,846 | $ 4,361 | $ 4,361 |
| Treework | 5 | 5 | 2029 | $ 5,657 | $ 1,131 | $ - |
| | | | | $ 2,139,548 | $ 1,185,085 | $ 140,000 |

| | | | | |
|---|---|---|---|---|
| **Investment Rate** | 4.00% | Contingency | $ - | $ - |
| **Tax Rate** | 30.00% | **Total** | $ 1,185,085 | $ 140,000 |
| **Inflation Rate** | 2.50% | | | |
| **Contingency Rate** | 0.00% | | | |

# Maintenance Plan
# for
# Tomahawk Destiny

The proper care and maintenance of substantial assets have been entrusted to the homeowner association. The key to any effective Maintenance Plan is consistency and expertise. The goal of this Maintenance Plan is to provide general information and direction on how to maintain those assets to produce the highest livability and market values for member units. While many specific items are included, the list is not exhaustive and some issues may develop over time which should be added to the Plan.

Many building and grounds components require specific maintenance to ensure their proper function. Many of the tasks are suitable only to trained professionals with a thorough understanding of the systems. It is highly recommended that only licensed, bonded and insured workman with the training, knowledge, tools and equipment to handle the maintenance of those systems or components be used to ensure highest service quality.

## Annual Maintenance

The following tasks should be performed on according to a regular and adequate schedule as preventive maintenance:

**Backflow Testing**
Each year, a certified technician should test the backflow prevention equipment to ensure proper function, preventing contaminated water from entering the public water supply.

**Caulking Repairs**
Inspect buildings annually for potential water intrusion sources, such as failed caulking or improper drainage. A knowledgeable contractor should perform repairs as needed to protect the integrity of the building.

**Concrete Safety Repairs**
Conduct annual inspections of all concrete surfaces for tripping hazards. Grind down, repair, or replace surfaces as necessary to ensure safety for residents and guests.

**Exterior Paint Touch-ups**
Inspect exterior paint annually for deterioration, such as chipping or fading. Touch-ups or repainting should be performed as necessary to maintain appearance and protect surfaces from the elements.

**General Repairs**
The operating budget should allocate funds for various minor, non-emergency repairs, such as paint touch-ups and re-caulking. These requests should be grouped for efficient handling.

**Irrigation System Inspection**
Annually inspect the irrigation system for leaks, broken sprinklers, or malfunctioning timers. Make adjustments and repairs as needed for efficient water usage.

**Landscape Maintenance**
Engage a competent contractor for regular landscaping services. A job slip should be provided after each visit to document completed work. Address any deficiencies promptly.

**Lights-Exterior**
Inspect and repair exterior lighting fixtures annually to ensure they function properly. Replace bulbs or fixtures as necessary for safety and aesthetic appeal.

**Mailbox Cluster**
Inspect the mailbox cluster annually for wear and damage. Ensure all locks and hinges function properly, and make repairs or replacements as needed.

**Pest Control**
Schedule annual pest inspections and treatments by a licensed pest control service to prevent infestations and address any issues promptly.

**Pressure Washing**
Select areas of asphalt, concrete sidewalks, and steps should be pressure washed annually to remove oil spots, algae, and moss, reducing slip hazards.

**Roof-Gutters & Downspouts**
Inspect and clean gutters and downspouts at least twice a year to ensure they are free from debris and functioning properly to prevent water damage.

**Roof Maintenance**
Have a qualified roof maintenance contractor inspect, clean, and repair the roof annually to ensure it remains free from debris, moss, and algae.

**Siding & Trim**
Annually inspect siding and trim for damage and signs of wear. Perform necessary repairs and re-caulking to maintain watertight integrity, particularly before winter.

**Sign-Entry**
Inspect the entry sign annually for damage, wear, or faded lettering. Clean, repair, or repaint as necessary to maintain visibility and aesthetic appeal.

**Tree Work**
Conduct annual visual inspections of trees within the community to assess health and safety. Look for signs of disease or hazardous branches, and report concerns for professional evaluation.

**Water Intrusion Repairs**
A knowledgeable contractor should inspect the building envelope annually for potential water intrusion issues and take corrective action as indicated to prevent damage.

## Reserve Study Maintenance

See worksheet report comments