

**2023 REVISED RESERVE STUDY**

|                                 | CURRENT<br>REPLACEMENT COST<br>AND YR. EST. | FUTURE (2% INFLATION)<br>REPLACEMENT              | INITIAL ESTIMATED LIFE<br>(YEARS) | NEEDS UPDATED ANNUALLY<br>ADJUSTED YEARS REMAINING | BUDGET ANNUAL<br>CONTRIBUTION NEEDED<br>ADJUSTED FOR CURRENT<br>BALANCE ON DEPOSIT |
|---------------------------------|---|---|-----------------------------------|--|--|
| <b>MARINA AREA</b>              |   |   |                                   |  |  |
| MARINA BATHROOM                 | \$2,000/2019                                | \$3,642.00  | 30                                | 26   | \$140.08   |
| MARINA STORAGE                  | \$4,500/2019                                | \$8,195.00  | 30                                | 26   | \$315.19   |
| MAIN PIER & SLIPS               | \$30,000/2022                               | \$36,636.00                                       | 10                                | 9  | \$3,737.33   |
| RAMP PIER                       | \$5,000/2022                                | \$6,106.00  | 10                                | 9  | \$122.89   |
| BOAT RAMP                       | \$22,000/2022                               | \$32,809.00                                       | 20                                | 19   | \$1,463.63   |
| BULKHEAD                        | \$17,000/2023                               | \$17,000.00                                       | 100                               | 100  | \$170.00   |
| SMALL BOAT STORAGE RACK & FLOAT | \$3,500/2023                                | \$4,274.00  | 10                                | 10   | \$427.40   |
| <b>POOL AREA</b>                |   |   |                                   |  |  |
| POOL PLASTER                    | \$25,000/2022                               | \$33,738.00                                       | 15                                | 14   | \$2,409.86   |
| POOL PUMP                       | \$2,500/2023                                | \$3,053.00  | 10                                | 10   | \$305.30   |
| POOL PUMPHOUSE                  | \$4,000/2019                                | \$7,285.00  | 30                                | 26   | \$224.04   |
| POOL COVER                      | \$4,369/2019                                | \$4,828.00  | 5                                 | 1  | \$828.00   |
| POOL FENCE                      | \$9,220/2011                                | \$16,791.00                                       | 30                                | 18   | \$932.83   |
| POOL APRON                      | \$6,950/2011                                | \$18,876.00                                       | 50                                | 38   | \$496.74   |
| PAVILLION                       | \$4,050/2011                                | \$6,675.00  | 25                                | 13   | \$513.46   |
| <b>TENNIS AREA</b>              |   |   |                                   |  |  |
| TENNIS COURT SURFACE            | \$14,750/2023                               | \$18,012.00                                       | 10                                | 10   | \$1,801.20   |
| TENNIS COURT OLD FENCE          | \$1,750/1994                                | \$3,187.00  | 30                                | 1  | \$187.00   |
| TENNIS COURT NEW FENCE          | \$825/2012                                  | \$1,502.00  | 30                                | 19   | \$79.05  |
| <b>ROADS AND DRAINAGE</b>       |   |   |                                   |  |  |
| RIVERS BEND ROADS               | \$20,000/2019                               | \$36,425.00                                       | 30                                | 26   | \$1,381.73   |
| RIVERS BEND DRAINAGE            | \$5,000/2023                                | \$7,456.00  | 20                                | 20   | \$372.80   |
|                                 |   | <b>\$266,490.00</b>                               |                                   |  | <b>\$15,908.53</b>   |
|                                 |   | <b>Rolling Cost Capital Items<br/>10-30 Years</b> |                                   |  | <b>NEEDED FOR BUDGET<br/>ANNUAL CONTRIBUTION</b>                                   |

**CAPITAL ITEM**

CURRENT BALANCE ON DEPOSIT

PROJECTED YEARS USAGE

BALANCE GOING FORWARD

**MARINA AREA**

|                                 |                    |                    |                    |
|---------------------------------|--------------------|--------------------|--------------------|
| MARINA BATHROOM                 |                    |                    | \$-                |
| MARINA STORAGE                  |                    |                    | \$-                |
| MAIN PIER & SLIPS               | \$5,000.00         | \$2,000.00         | \$3,000.00         |
| RAMP PIER                       | \$5,000.00         |                    | \$5,000.00         |
| BOAT RAMP                       | \$5,000.00         |                    | \$5,000.00         |
| BULKHEAD                        | \$17,000.00        | \$17,000.00        | \$-                |
| SMALL BOAT STORAGE RACK & FLOAT |                    |                    | \$-                |
| <b>TOTAL MARINA AREA</b>        | <b>\$32,000.00</b> | <b>\$19,000.00</b> | <b>\$13,000.00</b> |

**POOL AREA**

|                        |                    |                   |                   |
|------------------------|--------------------|-------------------|-------------------|
| POOL PLASTER           | \$1,500.00         | \$1,500.00        | \$-               |
| POOL PUMP              | \$2,500.00         | \$2,500.00        | \$-               |
| POOL PUMPHOUSE         | \$1,460.00         |                   | \$1,460.00        |
| POOL COVER             | \$4,000.00         |                   | \$4,000.00        |
| POOL FENCE             |                    |                   | \$-               |
| POOL APRON             | \$1,000.00         | \$1,000.00        | \$-               |
| PAVILLION              |                    |                   | \$-               |
| <b>TOTAL POOL AREA</b> | <b>\$10,460.00</b> | <b>\$5,000.00</b> | <b>\$5,460.00</b> |

**TENNIS AREA**

|                          |                    |                    |                   |
|--------------------------|--------------------|--------------------|-------------------|
| TENNIS COURT SURFACE     | \$14,500.00        | \$14,500.00        | \$-               |
| TENNIS COURT OLD FENCE   | \$3,000.00         |                    | \$-               |
| TENNIS COURT NEW FENCE   |                    |                    | \$-               |
| <b>TOTAL TENNIS AREA</b> | <b>\$17,500.00</b> | <b>\$14,500.00</b> | <b>\$3,000.00</b> |

**ROADS AND DRAINAGE**

|                                 |                 |            |                 |
|---------------------------------|-----------------|------------|-----------------|
| RIVERS BEND ROADS               | \$500.00        |            | \$500.00        |
| RIVERS BEND DRAINAGE            |                 | \$-        | \$-             |
| <b>TOTAL ROADS AND DRAINAGE</b> | <b>\$500.00</b> | <b>\$-</b> | <b>\$500.00</b> |

**TOTAL CURRENT BALANCE ON DEPOSIT**

**\$60,460.00**

**PROJECTED USAGE**

**\$38,500.00**

**PROJECTED REMAINING BALANCE**

**\$21,960.00**

**CURRENT PROPOSAL**

|                         |                    |
|-------------------------|--------------------|
| TENNIS COURT            | \$14,500.00        |
| POOL PUMP & TILE REPAIR | \$5,000.00         |
| BULK HEAD/DOCK REPAIR   | \$19,000.00        |
| <b>TOTAL</b>            | <b>\$38,500.00</b> |