



Reserve Study for

Tranquility Bay RV Park Coperative

Reserve Study

for the FY starting: **January 01, 2020**

expires: **December 31, 2020**

AM# AK-0000817

Tranquility Bay RV Park Cooperative

General Delivery
Sheldon Point, AK 99666

Units: 97

Year Constructed/Established: 2002

Association Type: PUD/HOA

Projected Reserve Balance: \$36,851

Reserve Contribution: \$780.00/mo

Fully-Funded Reserve Balance: \$80,888

Per Unit: \$8.04/mo

**Reserves
% Funded:**

45.6%

Weak

Fair

Strong

Surplus

This Reserve Study...

Was based on a diligent, visual site inspection (after 4/1/2019)?

☒ Yes ☐ No

Satisfies the 4-Part Test for Reserve Component identification by including components:

☒ Yes ☐ No

- that are the maintenance responsibility of the association?
- with limited Useful Lives?
- with predictable Remaining Useful Lives?
- above a minimum threshold replacement cost?

Is free of Special Assessments?

☒ Yes ☐ No

If not, Current Fiscal Year: \$0 \$0/Unit (average)
30-yr total: \$0 \$0/Unit (average)

Uses a Component List and Funding plan provided by an Independent, credentialed (RS or PRA) Reserve Professional?

☐ Yes ☒ No

Was reviewed by a boardmember?

☒ Yes ☐ No

Preparer: Mr. David Bouchard | *Board of Directors* | *Member at large*

Assistant: Mr. Tony Gray, RS | *Board of Directors* | *Treasurer*

Reviewer: Mr. Dave Murray | *President* | *Board of Directors*

This Reserve Study was prepared by a representative of this Association-governed community using QuickReserves.com. The Association is the primary beneficiary of the sale of this report. It contains data, information, and assumptions provided by the Preparer which have not been independently verified. QuickReserves warrants the accuracy of the calculations, not the accuracy of the underlying data provided. A Reserve Study is by nature a prediction of future events, based on assumptions and estimates of the Preparer at the time of publication. This report expires on the date indicated and should be updated annually. The Reserve Study should not be used as a substitute for any kind of specific, professional advice where needed.

AM# AK-0000817
Table 1 30-Year Reserve Plan Summary

Fiscal Year Beginning: 01/01/2020

Interest: 0 %

Inflation: 1 %

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2020	\$36,851	\$80,888	45.6%	Fair	\$9,360	\$0	\$0	\$500
2021	\$45,711	\$93,602	48.8%	Fair	\$9,641	\$0	\$0	\$20,200
2022	\$35,152	\$86,669	40.6%	Fair	\$9,930	\$0	\$0	\$4,080
2023	\$41,001	\$96,074	42.7%	Fair	\$10,228	\$0	\$0	\$515
2024	\$50,714	\$109,300	46.4%	Fair	\$10,535	\$0	\$0	\$15,297
2025	\$45,952	\$107,856	42.6%	Fair	\$10,851	\$0	\$0	\$526
2026	\$56,277	\$121,447	46.3%	Fair	\$11,176	\$0	\$0	\$12,738
2027	\$54,715	\$122,969	44.5%	Fair	\$11,512	\$0	\$0	\$5,361
2028	\$60,866	\$132,089	46.1%	Fair	\$11,857	\$0	\$0	\$1,624
2029	\$71,099	\$145,207	49.0%	Fair	\$12,213	\$0	\$0	\$23,077
2030	\$60,235	\$136,923	44.0%	Fair	\$12,579	\$0	\$0	\$3,866
2031	\$68,948	\$148,096	46.6%	Fair	\$12,956	\$0	\$0	\$23,987
2032	\$57,917	\$139,195	41.6%	Fair	\$13,345	\$0	\$0	\$7,324
2033	\$63,938	\$147,173	43.4%	Fair	\$13,745	\$0	\$0	\$27,883
2034	\$49,800	\$134,605	37.0%	Fair	\$14,158	\$0	\$0	\$4,253
2035	\$59,705	\$145,920	40.9%	Fair	\$14,583	\$0	\$0	\$580
2036	\$73,707	\$161,200	45.7%	Fair	\$15,020	\$0	\$0	\$28,728
2037	\$59,999	\$148,348	40.4%	Fair	\$15,471	\$0	\$0	\$31,976
2038	\$43,494	\$132,232	32.9%	Fair	\$15,935	\$0	\$0	\$598
2039	\$58,830	\$147,794	39.8%	Fair	\$16,413	\$0	\$0	\$8,457
2040	\$66,786	\$155,723	42.9%	Fair	\$16,905	\$0	\$0	\$1,830
2041	\$81,861	\$170,573	48.0%	Fair	\$17,412	\$0	\$0	\$27,113
2042	\$72,161	\$160,189	45.0%	Fair	\$17,935	\$0	\$0	\$87,752
2043	\$2,343	\$88,607	2.6%	Weak	\$18,473	\$0	\$0	\$629
2044	\$20,187	\$104,459	19.3%	Weak	\$19,027	\$0	\$0	\$25,776
2045	\$13,439	\$95,227	14.1%	Weak	\$19,598	\$0	\$0	\$20,840
2046	\$12,197	\$91,046	13.4%	Weak	\$19,696	\$0	\$0	\$9,067
2047	\$22,826	\$98,872	23.1%	Weak	\$19,794	\$0	\$0	\$8,503
2048	\$34,117	\$107,507	31.7%	Fair	\$19,893	\$0	\$0	\$17,177
2049	\$36,833	\$107,630	34.2%	Fair	\$19,993	\$0	\$0	\$4,004

AM# AK-0000817
Table 2 Reserve Component List Detail

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost
1	Roof - Managers Res. Replace	Approx 1500 Sq Ft	30	25	\$2,900
2	Exterior-MR - Replace	Approx 1200	25	11	\$4,500
3	Appliances-MR	Stove,Fridge,DW, AC	15	9	\$2,000
4	Appliances -MR	Hot Water Tank	12	8	\$1,000
5	Flooring,Paint -MR	560 sq.ft	15	12	\$6,000
6	Roof - Owls Nest	Approx 4000 sq.ft.	30	25	\$9,850
7	Flooring,laminate - ON	Apprtox.1500 sq.ft.	25	17	\$1,500
8	Appliances - ON	Hot Water Tank	12	4	\$9,500
9	Exterior-ON - Replace	Approx 2500 sq.ft.	30	16	\$5,000
10	Plumbing - ON	6 Toilets 2 Urinals,Taps etc.	10	9	\$1,000
11	Appliances - ON	Stove,Fridge,	15	9	\$1,600
12	Appliances - ON	Coin Washer,Dryer	15	2	\$1,500
13	Paint - ON	Bathrooms,Hall	12	7	\$1,500
14	Roof - Pump House	Approx 250 sq.ft.	25	4	\$500
15	Deep Well Pump - Water System	1	5	1	\$1,500
16	Pressure pumps - WS	2	10	4	\$1,200
17	Water line Distribution - WS	1200ft	1	0	\$300
18	Electrical Distr. -Breakers,Lights	150	1	0	\$200
19	Roads,Culbverts etc.	600ft	3	1	\$3,000
20	Tractor	1	30	22	\$65,000
21	Lawnmower	1	15	9	\$15,000
22	Equipment Shed	1	20	17	\$20,000
23	Garage type shed	1	20	2	\$2,000
24	Key Card FrontGate	1	20	14	\$2,000
25	Docks,Boat Launch		5	1	\$5,000
26	Water Treatment System		15	6	\$5,000
27	Septic Field Managers Residence		30	13	\$21,000
28	Back - up Generator		20	17	\$3,500
29	Boat Launch		10	1	\$10,000
30	Hot Water Tank-MR		10	9	\$1,000

AM# AK-0000817
Table 3 Contribution and Fund Detail

#	Component	Useful Life	Rem. Useful Life	Current Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
1	Roof - Managers Res. Replace	30	25	\$2,900	\$483	\$0	\$6.14
2	Exterior-MR - Replace	25	11	\$4,500	\$2,520	\$0	\$11.43
3	Appliances-MR	15	9	\$2,000	\$800	\$800	\$8.46
4	Appliances -MR	12	8	\$1,000	\$333	\$333	\$5.29
5	Flooring,Paint -MR	15	12	\$6,000	\$1,200	\$0	\$25.39
6	Roof - Owls Nest	30	25	\$9,850	\$1,642	\$0	\$20.84
7	Flooring,laminate - ON	25	17	\$1,500	\$480	\$0	\$3.81
8	Appliances - ON	12	4	\$9,500	\$6,333	\$6,333	\$50.26
9	Exterior-ON - Replace	30	16	\$5,000	\$2,333	\$0	\$10.58
10	Plumbing - ON	10	9	\$1,000	\$100	\$100	\$6.35
11	Appliances - ON	15	9	\$1,600	\$640	\$640	\$6.77
12	Appliances - ON	15	2	\$1,500	\$1,300	\$1,300	\$6.35
13	Paint - ON	12	7	\$1,500	\$625	\$625	\$7.94
14	Roof - Pump House	25	4	\$500	\$420	\$420	\$1.27
15	Deep Well Pump - Water System	5	1	\$1,500	\$1,200	\$1,200	\$19.05
16	Pressure pumps - WS	10	4	\$1,200	\$720	\$720	\$7.62
17	Water line Distribution - WS	1	0	\$300	\$300	\$300	\$19.05
18	Electrical Distr. -Breakers,Lights	1	0	\$200	\$200	\$200	\$12.70
19	Roads,Culbverts etc.	3	1	\$3,000	\$2,000	\$2,000	\$63.48
20	Tractor	30	22	\$65,000	\$17,333	\$0	\$137.55
21	Lawnmower	15	9	\$15,000	\$6,000	\$3,979	\$63.48
22	Equipment Shed	20	17	\$20,000	\$3,000	\$0	\$63.48
23	Garage type shed	20	2	\$2,000	\$1,800	\$1,800	\$6.35
24	Key Card FrontGate	20	14	\$2,000	\$600	\$0	\$6.35
25	Docks,Boat Launch	5	1	\$5,000	\$4,000	\$4,000	\$63.48
26	Water Treatment System	15	6	\$5,000	\$3,000	\$3,000	\$21.16
27	Septic Field Managers Residence	30	13	\$21,000	\$11,900	\$0	\$44.44
28	Back - up Generator	20	17	\$3,500	\$525	\$0	\$11.11
29	Boat Launch	10	1	\$10,000	\$9,000	\$9,000	\$63.48
30	Hot Water Tank-MR	10	9	\$1,000	\$100	\$100	\$6.35
30	Total Funded Components				\$80,888	\$36,851	\$780

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 0 through 4)

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$36,851	\$45,711	\$35,152	\$41,001	\$50,714
Annual Reserve Contribution	\$9,360	\$9,641	\$9,930	\$10,228	\$10,535
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$46,211	\$55,352	\$45,082	\$51,229	\$61,249
# Component					
1 Roof - Managers Res. Replace	\$0	\$0	\$0	\$0	\$0
2 Exterior-MR - Replace	\$0	\$0	\$0	\$0	\$0
3 Appliances-MR	\$0	\$0	\$0	\$0	\$0
4 Appliances -MR	\$0	\$0	\$0	\$0	\$0
5 Flooring,Paint -MR	\$0	\$0	\$0	\$0	\$0
6 Roof - Owls Nest	\$0	\$0	\$0	\$0	\$0
7 Flooring,laminate - ON	\$0	\$0	\$0	\$0	\$0
8 Appliances - ON	\$0	\$0	\$0	\$0	\$9,886
9 Exterior-ON - Replace	\$0	\$0	\$0	\$0	\$0
10 Plumbing - ON	\$0	\$0	\$0	\$0	\$0
11 Appliances - ON	\$0	\$0	\$0	\$0	\$0
12 Appliances - ON	\$0	\$0	\$1,530	\$0	\$0
13 Paint - ON	\$0	\$0	\$0	\$0	\$0
14 Roof - Pump House	\$0	\$0	\$0	\$0	\$520
15 Deep Well Pump - Water System	\$0	\$1,515	\$0	\$0	\$0
16 Pressure pumps - WS	\$0	\$0	\$0	\$0	\$1,249
17 Water line Distribution - WS	\$300	\$303	\$306	\$309	\$312
18 Electrical Distr. -Breakers,Lights	\$200	\$202	\$204	\$206	\$208
19 Roads,Culbverts etc.	\$0	\$3,030	\$0	\$0	\$3,122
20 Tractor	\$0	\$0	\$0	\$0	\$0
21 Lawnmower	\$0	\$0	\$0	\$0	\$0
22 Equipment Shed	\$0	\$0	\$0	\$0	\$0
23 Garage type shed	\$0	\$0	\$2,040	\$0	\$0
24 Key Card FrontGate	\$0	\$0	\$0	\$0	\$0
25 Docks,Boat Launch	\$0	\$5,050	\$0	\$0	\$0

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 0 through 4)

Fiscal Year	2020	2021	2022	2023	2024
26 Water Treatment System	\$0	\$0	\$0	\$0	\$0
27 Septic Field Managers Residence	\$0	\$0	\$0	\$0	\$0
28 Back - up Generator	\$0	\$0	\$0	\$0	\$0
29 Boat Launch	\$0	\$10,100	\$0	\$0	\$0
30 Hot Water Tank-MR	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$500	\$20,200	\$4,080	\$515	\$15,297
Ending Reserve Balance	\$45,711	\$35,152	\$41,001	\$50,714	\$45,952

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 5 through 9)

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$45,952	\$56,277	\$54,715	\$60,866	\$71,099
Annual Reserve Contribution	\$10,851	\$11,176	\$11,512	\$11,857	\$12,213
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$56,803	\$67,453	\$66,227	\$72,723	\$83,312
# Component					
1 Roof - Managers Res. Replace	\$0	\$0	\$0	\$0	\$0
2 Exterior-MR - Replace	\$0	\$0	\$0	\$0	\$0
3 Appliances-MR	\$0	\$0	\$0	\$0	\$2,187
4 Appliances -MR	\$0	\$0	\$0	\$1,083	\$0
5 Flooring,Paint -MR	\$0	\$0	\$0	\$0	\$0
6 Roof - Owls Nest	\$0	\$0	\$0	\$0	\$0
7 Flooring,laminate - ON	\$0	\$0	\$0	\$0	\$0
8 Appliances - ON	\$0	\$0	\$0	\$0	\$0
9 Exterior-ON - Replace	\$0	\$0	\$0	\$0	\$0
10 Plumbing - ON	\$0	\$0	\$0	\$0	\$1,094
11 Appliances - ON	\$0	\$0	\$0	\$0	\$1,750
12 Appliances - ON	\$0	\$0	\$0	\$0	\$0
13 Paint - ON	\$0	\$0	\$1,608	\$0	\$0
14 Roof - Pump House	\$0	\$0	\$0	\$0	\$0
15 Deep Well Pump - Water System	\$0	\$1,592	\$0	\$0	\$0
16 Pressure pumps - WS	\$0	\$0	\$0	\$0	\$0
17 Water line Distribution - WS	\$315	\$318	\$322	\$325	\$328
18 Electrical Distr. -Breakers,Lights	\$210	\$212	\$214	\$217	\$219
19 Roads,Culbverts etc.	\$0	\$0	\$3,216	\$0	\$0
20 Tractor	\$0	\$0	\$0	\$0	\$0
21 Lawnmower	\$0	\$0	\$0	\$0	\$16,405
22 Equipment Shed	\$0	\$0	\$0	\$0	\$0
23 Garage type shed	\$0	\$0	\$0	\$0	\$0
24 Key Card FrontGate	\$0	\$0	\$0	\$0	\$0
25 Docks,Boat Launch	\$0	\$5,308	\$0	\$0	\$0

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 5 through 9)

Fiscal Year	2025	2026	2027	2028	2029
26 Water Treatment System	\$0	\$5,308	\$0	\$0	\$0
27 Septic Field Managers Residence	\$0	\$0	\$0	\$0	\$0
28 Back - up Generator	\$0	\$0	\$0	\$0	\$0
29 Boat Launch	\$0	\$0	\$0	\$0	\$0
30 Hot Water Tank-MR	\$0	\$0	\$0	\$0	\$1,094
Total Expenses	\$525	\$12,738	\$5,360	\$1,625	\$23,077
Ending Reserve Balance	\$56,277	\$54,715	\$60,866	\$71,099	\$60,235

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 10 through 14)

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$60,235	\$68,948	\$57,917	\$63,938	\$49,800
Annual Reserve Contribution	\$12,579	\$12,956	\$13,345	\$13,745	\$14,158
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$72,814	\$81,904	\$71,262	\$77,683	\$63,958
# Component					
1 Roof - Managers Res. Replace	\$0	\$0	\$0	\$0	\$0
2 Exterior-MR - Replace	\$0	\$5,021	\$0	\$0	\$0
3 Appliances-MR	\$0	\$0	\$0	\$0	\$0
4 Appliances -MR	\$0	\$0	\$0	\$0	\$0
5 Flooring,Paint -MR	\$0	\$0	\$6,761	\$0	\$0
6 Roof - Owls Nest	\$0	\$0	\$0	\$0	\$0
7 Flooring,laminate - ON	\$0	\$0	\$0	\$0	\$0
8 Appliances - ON	\$0	\$0	\$0	\$0	\$0
9 Exterior-ON - Replace	\$0	\$0	\$0	\$0	\$0
10 Plumbing - ON	\$0	\$0	\$0	\$0	\$0
11 Appliances - ON	\$0	\$0	\$0	\$0	\$0
12 Appliances - ON	\$0	\$0	\$0	\$0	\$0
13 Paint - ON	\$0	\$0	\$0	\$0	\$0
14 Roof - Pump House	\$0	\$0	\$0	\$0	\$0
15 Deep Well Pump - Water System	\$0	\$1,674	\$0	\$0	\$0
16 Pressure pumps - WS	\$0	\$0	\$0	\$0	\$1,379
17 Water line Distribution - WS	\$331	\$335	\$338	\$341	\$345
18 Electrical Distr. -Breakers,Lights	\$221	\$223	\$225	\$228	\$230
19 Roads,Culbverts etc.	\$3,314	\$0	\$0	\$3,414	\$0
20 Tractor	\$0	\$0	\$0	\$0	\$0
21 Lawnmower	\$0	\$0	\$0	\$0	\$0
22 Equipment Shed	\$0	\$0	\$0	\$0	\$0
23 Garage type shed	\$0	\$0	\$0	\$0	\$0
24 Key Card FrontGate	\$0	\$0	\$0	\$0	\$2,299
25 Docks,Boat Launch	\$0	\$5,578	\$0	\$0	\$0

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 10 through 14)

Fiscal Year	2030	2031	2032	2033	2034
26 Water Treatment System	\$0	\$0	\$0	\$0	\$0
27 Septic Field Managers Residence	\$0	\$0	\$0	\$23,900	\$0
28 Back - up Generator	\$0	\$0	\$0	\$0	\$0
29 Boat Launch	\$0	\$11,157	\$0	\$0	\$0
30 Hot Water Tank-MR	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,866	\$23,988	\$7,324	\$27,883	\$4,253
Ending Reserve Balance	\$68,948	\$57,917	\$63,938	\$49,800	\$59,705

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 15 through 19)

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$59,705	\$73,707	\$59,999	\$43,494	\$58,830
Annual Reserve Contribution	\$14,583	\$15,020	\$15,471	\$15,935	\$16,413
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$74,288	\$88,727	\$75,470	\$59,429	\$75,243
# Component					
1 Roof - Managers Res. Replace	\$0	\$0	\$0	\$0	\$0
2 Exterior-MR - Replace	\$0	\$0	\$0	\$0	\$0
3 Appliances-MR	\$0	\$0	\$0	\$0	\$0
4 Appliances -MR	\$0	\$0	\$0	\$0	\$0
5 Flooring,Paint -MR	\$0	\$0	\$0	\$0	\$0
6 Roof - Owls Nest	\$0	\$0	\$0	\$0	\$0
7 Flooring,laminate - ON	\$0	\$0	\$1,776	\$0	\$0
8 Appliances - ON	\$0	\$11,139	\$0	\$0	\$0
9 Exterior-ON - Replace	\$0	\$5,863	\$0	\$0	\$0
10 Plumbing - ON	\$0	\$0	\$0	\$0	\$1,208
11 Appliances - ON	\$0	\$0	\$0	\$0	\$0
12 Appliances - ON	\$0	\$0	\$1,776	\$0	\$0
13 Paint - ON	\$0	\$0	\$0	\$0	\$1,812
14 Roof - Pump House	\$0	\$0	\$0	\$0	\$0
15 Deep Well Pump - Water System	\$0	\$1,759	\$0	\$0	\$0
16 Pressure pumps - WS	\$0	\$0	\$0	\$0	\$0
17 Water line Distribution - WS	\$348	\$352	\$355	\$359	\$362
18 Electrical Distr. -Breakers,Lights	\$232	\$235	\$237	\$239	\$242
19 Roads,Culbverts etc.	\$0	\$3,518	\$0	\$0	\$3,624
20 Tractor	\$0	\$0	\$0	\$0	\$0
21 Lawnmower	\$0	\$0	\$0	\$0	\$0
22 Equipment Shed	\$0	\$0	\$23,686	\$0	\$0
23 Garage type shed	\$0	\$0	\$0	\$0	\$0
24 Key Card FrontGate	\$0	\$0	\$0	\$0	\$0
25 Docks,Boat Launch	\$0	\$5,863	\$0	\$0	\$0

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 15 through 19)

Fiscal Year	2035	2036	2037	2038	2039
26 Water Treatment System	\$0	\$0	\$0	\$0	\$0
27 Septic Field Managers Residence	\$0	\$0	\$0	\$0	\$0
28 Back - up Generator	\$0	\$0	\$4,145	\$0	\$0
29 Boat Launch	\$0	\$0	\$0	\$0	\$0
30 Hot Water Tank-MR	\$0	\$0	\$0	\$0	\$1,208
Total Expenses	\$580	\$28,729	\$31,975	\$598	\$8,456
Ending Reserve Balance	\$73,707	\$59,999	\$43,494	\$58,830	\$66,786

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 20 through 24)

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$66,786	\$81,861	\$72,161	\$2,343	\$20,187
Annual Reserve Contribution	\$16,905	\$17,412	\$17,935	\$18,473	\$19,027
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$83,691	\$99,273	\$90,096	\$20,816	\$39,214
# Component					
1 Roof - Managers Res. Replace	\$0	\$0	\$0	\$0	\$0
2 Exterior-MR - Replace	\$0	\$0	\$0	\$0	\$0
3 Appliances-MR	\$0	\$0	\$0	\$0	\$2,539
4 Appliances -MR	\$1,220	\$0	\$0	\$0	\$0
5 Flooring,Paint -MR	\$0	\$0	\$0	\$0	\$0
6 Roof - Owls Nest	\$0	\$0	\$0	\$0	\$0
7 Flooring,laminate - ON	\$0	\$0	\$0	\$0	\$0
8 Appliances - ON	\$0	\$0	\$0	\$0	\$0
9 Exterior-ON - Replace	\$0	\$0	\$0	\$0	\$0
10 Plumbing - ON	\$0	\$0	\$0	\$0	\$0
11 Appliances - ON	\$0	\$0	\$0	\$0	\$2,032
12 Appliances - ON	\$0	\$0	\$0	\$0	\$0
13 Paint - ON	\$0	\$0	\$0	\$0	\$0
14 Roof - Pump House	\$0	\$0	\$0	\$0	\$0
15 Deep Well Pump - Water System	\$0	\$1,849	\$0	\$0	\$0
16 Pressure pumps - WS	\$0	\$0	\$0	\$0	\$1,524
17 Water line Distribution - WS	\$366	\$370	\$373	\$377	\$381
18 Electrical Distr. -Breakers,Lights	\$244	\$246	\$249	\$251	\$254
19 Roads,Culbverts etc.	\$0	\$0	\$3,734	\$0	\$0
20 Tractor	\$0	\$0	\$80,907	\$0	\$0
21 Lawnmower	\$0	\$0	\$0	\$0	\$19,046
22 Equipment Shed	\$0	\$0	\$0	\$0	\$0
23 Garage type shed	\$0	\$0	\$2,489	\$0	\$0
24 Key Card FrontGate	\$0	\$0	\$0	\$0	\$0
25 Docks,Boat Launch	\$0	\$6,162	\$0	\$0	\$0

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 20 through 24)

Fiscal Year	2040	2041	2042	2043	2044
26 Water Treatment System	\$0	\$6,162	\$0	\$0	\$0
27 Septic Field Managers Residence	\$0	\$0	\$0	\$0	\$0
28 Back - up Generator	\$0	\$0	\$0	\$0	\$0
29 Boat Launch	\$0	\$12,324	\$0	\$0	\$0
30 Hot Water Tank-MR	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,830	\$27,113	\$87,752	\$628	\$25,776
Ending Reserve Balance	\$81,861	\$72,161	\$2,343	\$20,187	\$13,439

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 25 through 29)

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$13,439	\$12,197	\$22,826	\$34,117	\$36,833
Annual Reserve Contribution	\$19,598	\$19,696	\$19,794	\$19,893	\$19,993
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$33,037	\$31,893	\$42,620	\$54,010	\$56,826
# Component					
1 Roof - Managers Res. Replace	\$3,719	\$0	\$0	\$0	\$0
2 Exterior-MR - Replace	\$0	\$0	\$0	\$0	\$0
3 Appliances-MR	\$0	\$0	\$0	\$0	\$0
4 Appliances -MR	\$0	\$0	\$0	\$0	\$0
5 Flooring,Paint -MR	\$0	\$0	\$7,849	\$0	\$0
6 Roof - Owls Nest	\$12,632	\$0	\$0	\$0	\$0
7 Flooring,laminate - ON	\$0	\$0	\$0	\$0	\$0
8 Appliances - ON	\$0	\$0	\$0	\$12,552	\$0
9 Exterior-ON - Replace	\$0	\$0	\$0	\$0	\$0
10 Plumbing - ON	\$0	\$0	\$0	\$0	\$1,335
11 Appliances - ON	\$0	\$0	\$0	\$0	\$0
12 Appliances - ON	\$0	\$0	\$0	\$0	\$0
13 Paint - ON	\$0	\$0	\$0	\$0	\$0
14 Roof - Pump House	\$0	\$0	\$0	\$0	\$667
15 Deep Well Pump - Water System	\$0	\$1,943	\$0	\$0	\$0
16 Pressure pumps - WS	\$0	\$0	\$0	\$0	\$0
17 Water line Distribution - WS	\$385	\$389	\$392	\$396	\$400
18 Electrical Distr. -Breakers,Lights	\$256	\$259	\$262	\$264	\$267
19 Roads,Culbverts etc.	\$3,847	\$0	\$0	\$3,964	\$0
20 Tractor	\$0	\$0	\$0	\$0	\$0
21 Lawnmower	\$0	\$0	\$0	\$0	\$0
22 Equipment Shed	\$0	\$0	\$0	\$0	\$0
23 Garage type shed	\$0	\$0	\$0	\$0	\$0
24 Key Card FrontGate	\$0	\$0	\$0	\$0	\$0
25 Docks,Boat Launch	\$0	\$6,476	\$0	\$0	\$0

AM# AK-0000817
Table 4 30-Year Income/Expense Detail (yrs 25 through 29)

Fiscal Year	2045	2046	2047	2048	2049
26 Water Treatment System	\$0	\$0	\$0	\$0	\$0
27 Septic Field Managers Residence	\$0	\$0	\$0	\$0	\$0
28 Back - up Generator	\$0	\$0	\$0	\$0	\$0
29 Boat Launch	\$0	\$0	\$0	\$0	\$0
30 Hot Water Tank-MR	\$0	\$0	\$0	\$0	\$1,335
Total Expenses	\$20,839	\$9,067	\$8,503	\$17,176	\$4,004
Ending Reserve Balance	\$12,197	\$22,826	\$34,117	\$36,833	\$52,822