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Reserve Study for

Tranquility Bay RV Park Coperative

Published on: *January 31, 2019*
FY starting: *January 01, 2019*
Expires on: *December 31, 2019*

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Reserve Study

for the FY starting: ***January 01, 2019***
expires: ***December 31, 2019***

AM# AK-0000817

Tranquility Bay RV Park Coperative

General Delivery
Sheldon Point, AK 99666

 # Units: 97
Year Constructed/Established: 2002
Association Type: PUD/HOA

Projected Reserve Balance: $29,936
Fully-Funded Reserve Balance: $72,571

Reserve Contribution: $808.33/mo
Per Unit: $8.33/mo

Reserves % Funded: 41.3%

This Reserve Study...

Was based on a diligent, visual site inspection (after 3/31/1969)?	[X] Yes	[ ] No
Satisfies the 4-Part Test for Reserve Component identification by including components: - that are the maintenance responsibility of the association? - with limited Useful Lives? - with predictable Remaining Useful Lives? - above a minimum threshold replacement cost?	[X] Yes	[ ] No
Is free of Special Assessments? If not, Current Fiscal Year: $0 $0/Unit (average) 30-yr total: $0 $0/Unit (average)	[X] Yes	[ ] No
Uses a Component List and Funding plan provided by an Independent, credentialed (RS or PRA) Reserve Professional?	[ ] Yes	[X] No
Was reviewed by a boardmember?	[X] 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: 01/01/2019

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
2019	$29,936	$72,571	41.3%	Fair	$9,700	$0	$0	$4,850
2020	$34,786	$80,919	43.0%	Fair	$10,670	$0	$0	$505
2021	$44,951	$93,864	47.9%	Fair	$10,670	$0	$0	$22,667
2022	$32,954	$84,682	38.9%	Fair	$11,640	$0	$0	$5,718
2023	$38,876	$92,654	42.0%	Fair	$11,640	$0	$0	$520
2024	$49,996	$106,085	47.1%	Fair	$12,804	$0	$0	$12,423
2025	$50,377	$107,758	46.8%	Fair	$12,804	$0	$0	$3,747
2026	$59,434	$118,342	50.2%	Fair	$14,084	$0	$0	$7,580
2027	$65,938	$125,294	52.6%	Fair	$14,084	$0	$0	$2,187
2028	$77,834	$137,896	56.4%	Fair	$15,261	$0	$0	$4,965
2029	$88,130	$147,954	59.6%	Fair	$15,261	$0	$0	$22,313
2030	$81,078	$140,728	57.6%	Fair	$16,787	$0	$0	$558
2031	$97,307	$155,541	62.6%	Fair	$16,787	$0	$0	$27,889
2032	$86,205	$143,038	60.3%	Fair	$17,373	$0	$0	$7,466
2033	$96,112	$151,178	63.6%	Fair	$17,460	$0	$0	$24,955
2034	$88,617	$141,878	62.5%	Fair	$17,547	$0	$0	$9,613
2035	$96,551	$148,124	65.2%	Fair	$17,635	$0	$0	$2,369
2036	$111,818	$161,895	69.1%	Fair	$17,723	$0	$0	$31,704
2037	$97,837	$146,322	66.9%	Fair	$17,812	$0	$0	$34,437
2038	$81,212	$127,980	63.5%	Fair	$17,901	$0	$0	$604
2039	$98,509	$143,777	68.5%	Fair	$17,990	$0	$0	$1,842
2040	$114,656	$158,632	72.3%	Strong	$18,080	$0	$0	$5,595
2041	$127,141	$169,998	74.8%	Strong	$18,171	$0	$0	$21,372
2042	$123,940	$165,697	74.8%	Strong	$18,262	$0	$0	$85,701
2043	$56,501	$96,537	58.5%	Fair	$18,353	$0	$0	$6,412
2044	$68,442	$106,925	64.0%	Fair	$18,445	$0	$0	$26,162
2045	$60,726	$97,628	62.2%	Fair	$18,537	$0	$0	$17,331
2046	$61,932	$97,319	63.6%	Fair	$18,630	$0	$0	$13,213
2047	$67,349	$101,327	66.5%	Fair	$18,723	$0	$0	$8,668
2048	$77,405	$110,130	70.3%	Strong	$18,816	$0	$0	$13,478

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	26	$2,930
2	Exterior-MR - Replace	Approx 1200	25	12	$4,550
3	Appliances-MR	Stove,Fridge,DW, AC	15	10	$2,020
4	Appliances -MR	Hot Water Tank	12	9	$1,010
5	Flooring,Paint -MR	560 sq.ft	15	13	$6,060
6	Roof - Owls Nest	Approx 4000 sq.ft.	30	26	$9,950
7	Flooring,laminate - ON	Apprtox.1500 sq.ft.	25	18	$1,520
8	Appliances - ON	Hot Water Tank	12	5	$9,600
9	Exterior-ON - Replace	Approx 2500 sq.ft.	30	17	$5,050
10	Plumbing - ON	6 Toilets 2 Urinals,Taps etc.	10	10	$1,010
11	Appliances - ON	Stove,Fridge,	15	10	$1,520
12	Appliances - ON	Coin Washer,Dryer	15	0	$1,520
13	Paint - ON	Batthrooms,Hall	8	8	$1,520
14	Roof - Pump House	Approx 250 sq.ft.	25	5	$510
15	Deep Well Pump - Water System	1	5	2	$1,520
16	Pressure pumps - WS	2	10	5	$1,210
17	Water line Distribution - WS	1200ft	1	0	$300
18	Electrical Distr. -Breakers,Lights	150	1	1	$200
19	Roads,Culbverts etc.	600ft	3	0	$3,030
20	Tractor	1	30	23	$65,650
21	Lawnmower	1	15	10	$15,150
22	Equipment Shed	1	20	18	$20,200
23	Garage type shed	1	20	3	$2,020
24	Key Card FrontGate	1	15	15	$2,020
25	Docks,Boat Launch		5	2	$5,050
26	Water Treatment System		15	2	$5,050
27	Septic Field Managers Residence		30	14	$21,210
28	Back - up Generator		20	18	$3,540
29	Boat Launch		10	2	$10,100

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	26	$2,930	$391	$0	$6.37
2	Exterior-MR - Replace	25	12	$4,550	$2,366	$0	$11.87
3	Appliances-MR	15	10	$2,020	$673	$105	$8.78
4	Appliances -MR	12	9	$1,010	$253	$253	$5.49
5	Flooring,Paint -MR	15	13	$6,060	$808	$0	$26.34
6	Roof - Owls Nest	30	26	$9,950	$1,327	$0	$21.63
7	Flooring,laminate - ON	25	18	$1,520	$426	$0	$3.96
8	Appliances - ON	12	5	$9,600	$5,600	$5,600	$52.16
9	Exterior-ON - Replace	30	17	$5,050	$2,188	$0	$10.98
10	Plumbing - ON	10	10	$1,010	$0	$0	$6.59
11	Appliances - ON	15	10	$1,520	$507	$0	$6.61
12	Appliances - ON	15	0	$1,520	$1,520	$1,520	$6.61
13	Paint - ON	8	8	$1,520	$0	$0	$12.39
14	Roof - Pump House	25	5	$510	$408	$408	$1.33
15	Deep Well Pump - Water System	5	2	$1,520	$912	$912	$19.82
16	Pressure pumps - WS	10	5	$1,210	$605	$605	$7.89
17	Water line Distribution - WS	1	0	$300	$300	$300	$19.56
18	Electrical Distr. -Breakers,Lights	1	1	$200	$0	$0	$13.04
19	Roads,Culbverts etc.	3	0	$3,030	$3,030	$3,030	$65.86
20	Tractor	30	23	$65,650	$15,318	$0	$142.69
21	Lawnmower	15	10	$15,150	$5,050	$0	$65.86
22	Equipment Shed	20	18	$20,200	$2,020	$0	$65.86
23	Garage type shed	20	3	$2,020	$1,717	$1,717	$6.59
24	Key Card FrontGate	15	15	$2,020	$0	$0	$8.78
25	Docks,Boat Launch	5	2	$5,050	$3,030	$3,030	$65.86
26	Water Treatment System	15	2	$5,050	$4,377	$4,377	$21.95
27	Septic Field Managers Residence	30	14	$21,210	$11,312	$0	$46.10
28	Back - up Generator	20	18	$3,540	$354	$0	$11.54
29	Boat Launch	10	2	$10,100	$8,080	$8,080	$65.86
29	Total Funded Components				$72,571	$29,936	$808

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 0 through 4)

	Fiscal Year	2019	2020	2021	2022	2023
	Starting Reserve Balance	$29,936	$34,786	$44,951	$32,954	$38,876
	Annual Reserve Contribution	$9,700	$10,670	$10,670	$11,640	$11,640
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$39,636	$45,456	$55,621	$44,594	$50,516
#	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	$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	$1,520	$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	$0	$1,551	$0	$0
16	Pressure pumps - WS	$0	$0	$0	$0	$0
17	Water line Distribution - WS	$300	$303	$306	$309	$312
18	Electrical Distr. -Breakers,Lights	$0	$202	$204	$206	$208
19	Roads,Culbverts etc.	$3,030	$0	$0	$3,122	$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	$2,081	$0
24	Key Card FrontGate	$0	$0	$0	$0	$0
25	Docks,Boat Launch	$0	$0	$5,152	$0	$0

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 0 through 4)

	Fiscal Year	2019	2020	2021	2022	2023
26	Water Treatment System	$0	$0	$5,152	$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	$10,303	$0	$0
	Total Expenses	$4,850	$505	$22,668	$5,718	$520
	Ending Reserve Balance	$34,786	$44,951	$32,954	$38,876	$49,996

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 5 through 9)

	Fiscal Year	2024	2025	2026	2027	2028
	Starting Reserve Balance	$49,996	$50,377	$59,434	$65,938	$77,834
	Annual Reserve Contribution	$12,804	$12,804	$14,084	$14,084	$15,261
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$62,800	$63,181	$73,518	$80,022	$93,095
#	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	$1,105
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	$10,090	$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	$1,646	$0
14	Roof - Pump House	$536	$0	$0	$0	$0
15	Deep Well Pump - Water System	$0	$0	$1,630	$0	$0
16	Pressure pumps - WS	$1,272	$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	$3,216	$0	$0	$3,314
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	$0	$5,414	$0	$0

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 5 through 9)

	Fiscal Year	2024	2025	2026	2027	2028
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
	Total Expenses	$12,423	$3,746	$7,580	$2,188	$4,966
	Ending Reserve Balance	$50,377	$59,434	$65,938	$77,834	$88,130

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 10 through 14)

	Fiscal Year	2029	2030	2031	2032	2033
	Starting Reserve Balance	$88,130	$81,078	$97,307	$86,205	$96,112
	Annual Reserve Contribution	$15,261	$16,787	$16,787	$17,373	$17,460
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$103,391	$97,865	$114,094	$103,578	$113,572
#	Component					
1	Roof - Managers Res. Replace	$0	$0	$0	$0	$0
2	Exterior-MR - Replace	$0	$0	$5,127	$0	$0
3	Appliances-MR	$2,231	$0	$0	$0	$0
4	Appliances -MR	$0	$0	$0	$0	$0
5	Flooring,Paint -MR	$0	$0	$0	$6,897	$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	$1,116	$0	$0	$0	$0
11	Appliances - ON	$1,679	$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	$0	$1,713	$0	$0
16	Pressure pumps - WS	$0	$0	$0	$0	$0
17	Water line Distribution - WS	$331	$335	$338	$341	$345
18	Electrical Distr. -Breakers,Lights	$221	$223	$225	$228	$230
19	Roads,Culbverts etc.	$0	$0	$3,414	$0	$0
20	Tractor	$0	$0	$0	$0	$0
21	Lawnmower	$16,735	$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	$0	$5,690	$0	$0

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 10 through 14)

	Fiscal Year	2029	2030	2031	2032	2033
26	Water Treatment System	$0	$0	$0	$0	$0
27	Septic Field Managers Residence	$0	$0	$0	$0	$24,380
28	Back - up Generator	$0	$0	$0	$0	$0
29	Boat Launch	$0	$0	$11,381	$0	$0
	Total Expenses	$22,313	$558	$27,888	$7,466	$24,955
	Ending Reserve Balance	$81,078	$97,307	$86,205	$96,112	$88,617

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 15 through 19)

	Fiscal Year	2034	2035	2036	2037	2038
	Starting Reserve Balance	$88,617	$96,551	$111,818	$97,837	$81,212
	Annual Reserve Contribution	$17,547	$17,635	$17,723	$17,812	$17,901
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$106,164	$114,186	$129,541	$115,649	$99,113
#	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	$1,818	$0
8	Appliances - ON	$0	$0	$11,369	$0	$0
9	Exterior-ON - Replace	$0	$0	$5,981	$0	$0
10	Plumbing - ON	$0	$0	$0	$0	$0
11	Appliances - ON	$0	$0	$0	$0	$0
12	Appliances - ON	$1,765	$0	$0	$0	$0
13	Paint - ON	$0	$1,782	$0	$0	$0
14	Roof - Pump House	$0	$0	$0	$0	$0
15	Deep Well Pump - Water System	$0	$0	$1,800	$0	$0
16	Pressure pumps - WS	$1,405	$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.	$3,518	$0	$0	$3,624	$0
20	Tractor	$0	$0	$0	$0	$0
21	Lawnmower	$0	$0	$0	$0	$0
22	Equipment Shed	$0	$0	$0	$24,162	$0
23	Garage type shed	$0	$0	$0	$0	$0
24	Key Card FrontGate	$2,345	$0	$0	$0	$0
25	Docks,Boat Launch	$0	$0	$5,981	$0	$0

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 15 through 19)

	Fiscal Year	2034	2035	2036	2037	2038
26	Water Treatment System	$0	$0	$5,981	$0	$0
27	Septic Field Managers Residence	$0	$0	$0	$0	$0
28	Back - up Generator	$0	$0	$0	$4,234	$0
29	Boat Launch	$0	$0	$0	$0	$0
	Total Expenses	$9,613	$2,369	$31,704	$34,436	$604
	Ending Reserve Balance	$96,551	$111,818	$97,837	$81,212	$98,509

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 20 through 24)

	Fiscal Year	2039	2040	2041	2042	2043
	Starting Reserve Balance	$98,509	$114,656	$127,141	$123,940	$56,501
	Annual Reserve Contribution	$17,990	$18,080	$18,171	$18,262	$18,353
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$116,499	$132,736	$145,312	$142,202	$74,854
#	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	$1,245	$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	$1,232	$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	$1,930
14	Roof - Pump House	$0	$0	$0	$0	$0
15	Deep Well Pump - Water System	$0	$0	$1,892	$0	$0
16	Pressure pumps - WS	$0	$0	$0	$0	$0
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	$3,734	$0	$0	$3,847
20	Tractor	$0	$0	$0	$82,533	$0
21	Lawnmower	$0	$0	$0	$0	$0
22	Equipment Shed	$0	$0	$0	$0	$0
23	Garage type shed	$0	$0	$0	$2,539	$0
24	Key Card FrontGate	$0	$0	$0	$0	$0
25	Docks,Boat Launch	$0	$0	$6,286	$0	$0

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 20 through 24)

	Fiscal Year	2039	2040	2041	2042	2043
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	$12,572	$0	$0
	Total Expenses	$1,842	$5,595	$21,372	$85,700	$6,412
	Ending Reserve Balance	$114,656	$127,141	$123,940	$56,501	$68,442

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 25 through 29)

	Fiscal Year	2044	2045	2046	2047	2048
	Starting Reserve Balance	$68,442	$60,726	$61,932	$67,349	$77,405
	Annual Reserve Contribution	$18,445	$18,537	$18,630	$18,723	$18,816
	Planned Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$86,887	$79,263	$80,562	$86,072	$96,221
#	Component					
1	Roof - Managers Res. Replace	$0	$3,795	$0	$0	$0
2	Exterior-MR - Replace	$0	$0	$0	$0	$0
3	Appliances-MR	$2,591	$0	$0	$0	$0
4	Appliances -MR	$0	$0	$0	$0	$0
5	Flooring,Paint -MR	$0	$0	$0	$8,007	$0
6	Roof - Owls Nest	$0	$12,888	$0	$0	$0
7	Flooring,laminate - ON	$0	$0	$0	$0	$0
8	Appliances - ON	$0	$0	$0	$0	$12,811
9	Exterior-ON - Replace	$0	$0	$0	$0	$0
10	Plumbing - ON	$0	$0	$0	$0	$0
11	Appliances - ON	$1,949	$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	$0	$1,988	$0	$0
16	Pressure pumps - WS	$1,552	$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.	$0	$0	$3,964	$0	$0
20	Tractor	$0	$0	$0	$0	$0
21	Lawnmower	$19,429	$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	$0	$6,606	$0	$0

AM# AK-0000817

Table 4 30-Year Income/Expense Detail (yrs 25 through 29)

	Fiscal Year	2044	2045	2046	2047	2048
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
	Total Expenses	$26,162	$17,331	$13,212	$8,667	$13,478
	Ending Reserve Balance	$60,726	$61,932	$67,349	$77,405	$82,742