

5116 Heather Drive  
Anacortes, WA 98221  
360.588.9956

**Funding Reserve Analysis**  
*for*  
**Birch Bay Village - General Assets Level 2 Study 2025**

August 23, 2024



**TABLE OF CONTENTS**  
**Birch Bay Village - General Assets Level 2 Study 2025**

**Introduction and Executive Summary**

Introduction .....	1-1
Executive Summary .....	1-2

**PART II RESERVE STUDY**

Current Assessment Projection Summary .....	2-1
Current Assessment Projection .....	2-2
Baseline Funding Model Summary .....	2-3
Baseline Funding Model Projection .....	2-4
Fully Funded Model Summary .....	2-5
Fully Funded Model Projection .....	2-6
Funding Model Comparison by Percent Funded .....	2-7
Annual Expenditure Detail .....	2-8
Asset Current Cost by Category .....	2-15
Detail Report by Category .....	2-16
Expenses by Item and by Calender Year .....	2-47

**PART III APPENDIX**

Disclosure Form .....	3-1
Appendix - Disclosure, Definitions & Calculations .....	3-2



5116 Heather Drive  
Anacortes, WA 9822  
360.588.9956

August 23, 2024

Mr. Dave Franklin  
Birch Bay Community  
8055 Cowichan Road  
Blaine WA 98230

Dear Mr. Dave Franklin,

### **Introduction**

First, we would like to thank you for utilizing our services. Our approach is to provide the members, the board and management with understandable information to make informed decisions needed to best manage your reserve fund and annual contributions. We strive to understand the association's needs and design a funding strategy for meeting those needs based on a realistic approach to finances available and real-world workings of most associations. We live and work in the local area and work hard to keep up to date with costs in your association's neighborhood.

### **Included within the following pages you will find:**

Three funding models which detail how your association finances will look during the 30-year forecast window.

- Current Level of Contributions
- Baseline Funded
- Fully Funded (per the State of Washington RCW 64.34.380)

A list of the community components that the association is responsible for maintaining.

- Estimated current cost of replacement of each component.
- Timeline of estimated remaining life and estimated cost at replacement date per component.

Annual expenditure detail.

Expenses by item and by calendar year.

Average deficit or surplus from a Fully Funded Balance for the association and per member in dollar amount and percentage (based on equal percentage ownership for all units). This amount is calculated by subtracting the association's reserve account balance as of the date of the study (*Budget Year Beginning Date*) from the Fully Funded Balance. Also included is the same calculated amounts as projected at the end of the each study year (*Budget Year Ending Date*).

**What is our Recommended Funding Goal?** Maintaining the Reserve Fund at a level equal to the value of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up", the Reserve Fund grows proportionally. This is simple, responsible, and our recommendation.

Evidence shows that associations in the:

- 0-50% range are considered in **Poor** condition and at a high risk of special assessments or deferred maintenance.
- 60-80% range are considered in **Good** condition and should strive to gradually increase reserves.
- 90-130% range are considered in **Excellent** condition and enjoy a low risk of special assessments or deferred maintenance.

The attached funding study is limited in scope to those expense items listed in the attached Expense Detail Report. Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long-lived items overlaps the 30 Years reserve study envelope.

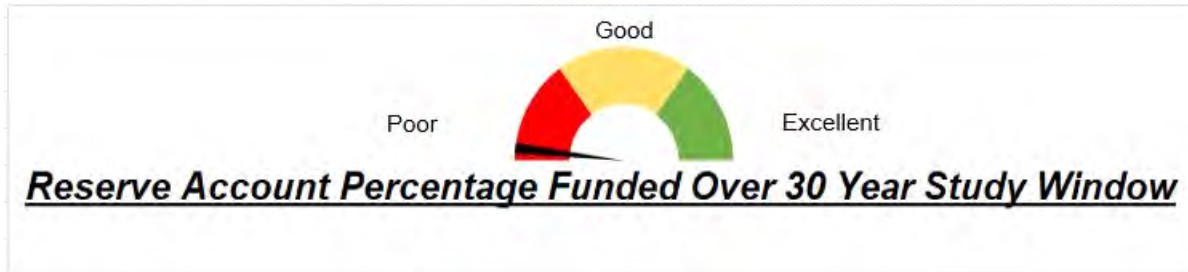
# Birch Bay Village - General Assets Level 2 Study 2025

## Executive Summary

Name	Birch Bay Village - General Assets Level 2 Study 2025
Location	Blaine, WA
Contributing Members	1128
Year Built	1966
Fiscal Year Ends	2025
Depth of Study	Level 2 Study ( <i>With Site Visit</i> )
Date of Study	August 23, 2024
Last On-Site Inspection Date	June 25, 2024
Inflation Rate for Projections	5%

## Reserve Account Summary

Reported Current Annual Reserve Contribution	\$147,541 per year
Estimated Fiscal Year Starting Balance	\$1,061,435
Fiscal Year Beginning Balance If Fully Funded	\$2,602,289 ( <i>ideal amount in reserves</i> )
Average Deficit/Surplus Per Member ( <i>As of Budget Year Beginning Date</i> )	-\$1,366 Percent Funded 41%



## 5 - Year Summary - Current vs. Baseline vs. Fully Funded (*As of Budget Year Ending Date*)

	<b>Current Funding Model</b> <i>Contribution amount supplied by Client</i>		<b>Baseline Funded Model</b> <i>Reserve account above \$0 within study timeframe</i>		<b>Fully Funded Model Recommended</b> <i>Achieve 100% funded within the 30 year study timeframe</i>	
2025	\$289,870	15%	\$423,132	21%	\$543,825	27%
2026	\$98,713	5%	\$375,397	19%	\$625,987	32%
2027	-\$114,019	-6%	\$304,051	16%	\$704,087	37%
2028	-\$198,298	-10%	\$369,514	19%	\$930,063	47%
2029	-\$388,475	-20%	\$335,216	17%	\$1,067,992	54%
	<i>Contribution increases vary</i>		<i>Contribution set for minimum to maintain positive balance</i>		<i>Model goal is to achieve 100% funded by year 30</i>	

The percentage figures above represent the percentage each model is above or below fully funded for the noted time period

## Project Description

Birch Bay Village is located along the north shore of Birch Bay and is adjacent to Blaine Washington. The community includes several buildings, a golf facility, a marina with fuel dock, several miles of asphalt paved roadway and a variety of maintenance equipment.

This year's report is a Level 2 Reserve Study which includes a field evaluation of the Association's physical assets, a review of current financial, other information provided by the client and prior reserve reports.

The association reported several projects planned for the coming year. Please refer to the detailed report pages in the following sections of the report.

*(Report Note - material and labor costs appear to be continuing to increase in all construction categories. Many associations have reported dramatic cost differences in recent contractor bids on the same projects. We highly recommend associations request contractor bids on upcoming projects early in the process. Until such time as cost increases moderate all models will include an inflation factor of 8% through 2024 then decrease to 5%).*

**Reserve Fund Status and Funding Plan Recommendation** - Based on our findings, the current level of funding of the reserve account **is not adequate to fund projected expenses for the long term.** We recommend the association gradually adopt a reserve funding plan based on the Fully Funding Model in order to ensure that adequate funding is available throughout the 30-year study period.

**Current Assessment Projection** - The initial reserve assessment is the association's reported current fiscal year funding level and projected out 30 years to illustrate the adequacy of the current funding over time.

Current Total Reported Annual Reserve Contribution - \$147,541

**Baseline Funded Model** - The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. A facility using this funding method must understand that even a minor reduction in a component's remaining useful life **or unplanned expenses** can result in a deficit in the reserve cash balance **and may require additional funding.**

Recommended Total Annual Reserve Contribution - \$277,393

**Fully Funded Model** - This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments. This is the most conservative funding model. It leads to or maintains a fully funded reserve position. (Please note that the Fully Funded Model incorporates funding parameters that seek to reach 100% funded at year 30 reserve study limit. The recommended contribution amount may be unusually high or low for the first few years depending on the current reserve account balance and upcoming expenses).

Recommended Total Annual Reserve Contribution - \$395,000

### **In this Reserve Study the following components are excluded:**

Power Lines – Generally utility companies.

Utility Main Lines – Generally utility companies or City.

Interior Plumbing - The remaining useful life of the plumbing exceeds the 30-year scope of the study.

Windows - The remaining useful life exceeds the 30-year scope of the study.

Siding - The remaining useful life exceeds the 30-year scope of the study.

### **Depth of Study**

We have completed a full-service Level 2 Reserve Study for your association. A field inspection was made to verify the current status of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

**Understanding the Budget Year**

Your study is based on the standard calendar year January 1 through December 31<sup>st</sup>. January is the “*budget year beginning*”. This account balance is the starting point for determining the distribution of available funds for the year. Reserve contributions plus any addition income or deposits and interest for the 12-month period are calculated then projected expenses for the year are deducted. The result is the *budget year ending* balance estimated for December 31<sup>st</sup>.

**Initial Reserves**

Initial reserves for this reserve study are estimated to be \$1,061,435 as of December 31, 2024. We have relied upon the client to provide the current (or projected) reserve balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the reserve fund.

**Keeping Your Reserve Study Current**

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the facilities site and computations made subsequently in preparing this reserve analysis study are retained in our computer files.

**Conflict of Interest**

As the preparer of this reserve study, Pacific Crest Reserves certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

**Date of Physical Inspection**

The property was physically inspected by Pacific Crest Reserves on June 25, 2024.

Pacific Crest Reserves would like to thank the members and management for the opportunity to be of service in the preparation of the attached funding study. Again, please feel free to contact us if you have any questions.

Prepared by:

*Charlie Barefield*

Charlie Barefield  
Reserve Analyst Principal

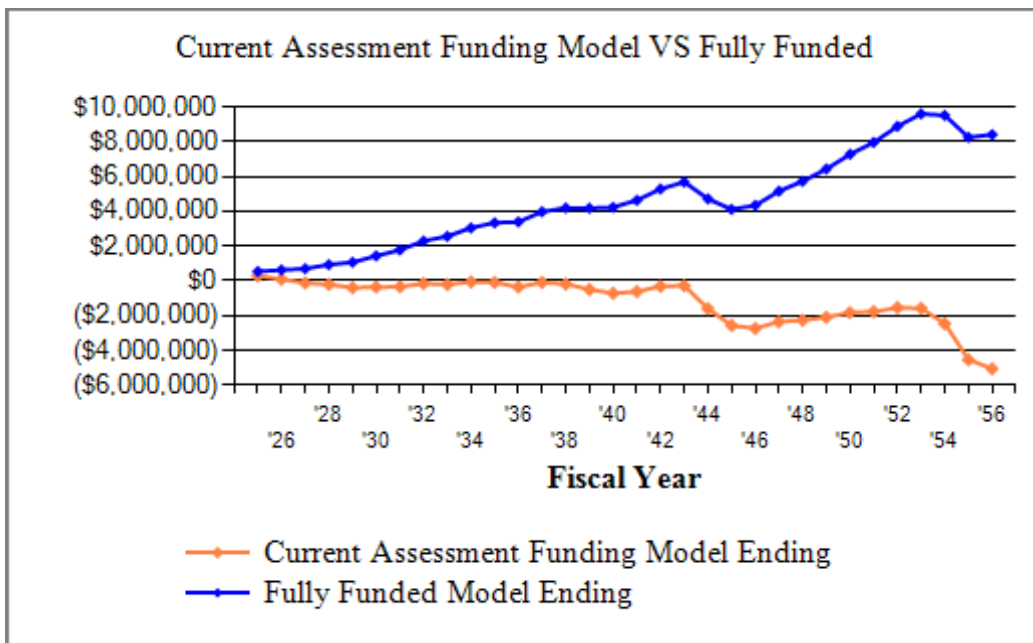
## Birch Bay Village - General Assets Level 2 Study 2025

Blaine, WA

### Current Assessment Projection Summary

Report Date	August 23, 2024
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	1128

<b>Report Parameters</b>	
Inflation	5.00%
Interest Rate on Reserve Deposit	3.75%
Tax Rate on Interest	30.00%
2025 Beginning Balance	\$1,061,435



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures. The monthly contribution noted is the Average Amount per lot.

#### **Current Assessment Funding Model Summary of Calculations**

Required Annual Contribution	\$147,541.00
<i>\$130.80 per unit annually</i>	
Average Net Annual Interest Earned	\$7,414.47
Total Annual Allocation to Reserves	\$154,955.47
<i>\$137.37 per unit annually</i>	

**Birch Bay Village - General Assets Level 2 Study 2025  
Current Assessment Projection**

Beginning Balance: \$1,061,435

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	147,541	7,414	926,520	289,870	1,989,743	15%
2026	154,918	2,525	348,600	98,713	1,956,658	5%
2027	162,664		375,397	-114,019	1,907,981	
2028	170,797		255,076	-198,298	1,995,587	
2029	179,337		369,514	-388,475	1,965,773	
2030	188,304		149,325	-349,496	2,175,789	
2031	197,719		184,933	-336,710	2,371,200	
2032	207,605		22,514	-151,619	2,760,963	
2033	217,985		277,762	-211,395	2,919,213	
2034	228,885		74,464	-56,974	3,315,528	
2035	240,329		269,745	-86,391	3,543,040	
2036	252,345		519,404	-353,450	3,536,758	
2037	264,962			-88,487	4,093,634	
2038	278,211		365,544	-175,821	4,317,741	
2039	292,121		605,859	-489,559	4,320,886	
2040	306,727		532,039	-714,871	4,422,869	
2041	322,063		222,653	-615,461	4,877,036	
2042	338,167		29,796	-307,091	5,579,752	
2043	355,075		318,502	-270,517	6,038,970	
2044	372,829		1,696,594	-1,594,283	5,107,419	
2045	391,470		1,354,774	-2,557,586	4,515,598	
2046	411,044		575,900	-2,722,443	4,740,770	
2047	431,596		51,180	-2,342,027	5,558,360	
2048	453,176		371,654	-2,260,506	6,112,047	
2049	475,834		296,709	-2,081,381	6,805,411	
2050	499,626		237,045	-1,818,799	7,631,056	
2051	524,608		475,340	-1,769,532	8,284,487	
2052	550,838		321,077	-1,539,771	9,171,115	
2053	578,380		610,584	-1,571,975	9,838,569	
2054	607,299		1,485,925	-2,450,601	9,662,787	
2055	637,664		2,707,783	-4,520,721	8,239,892	
2056	669,547		1,188,966	-5,040,141	8,387,466	



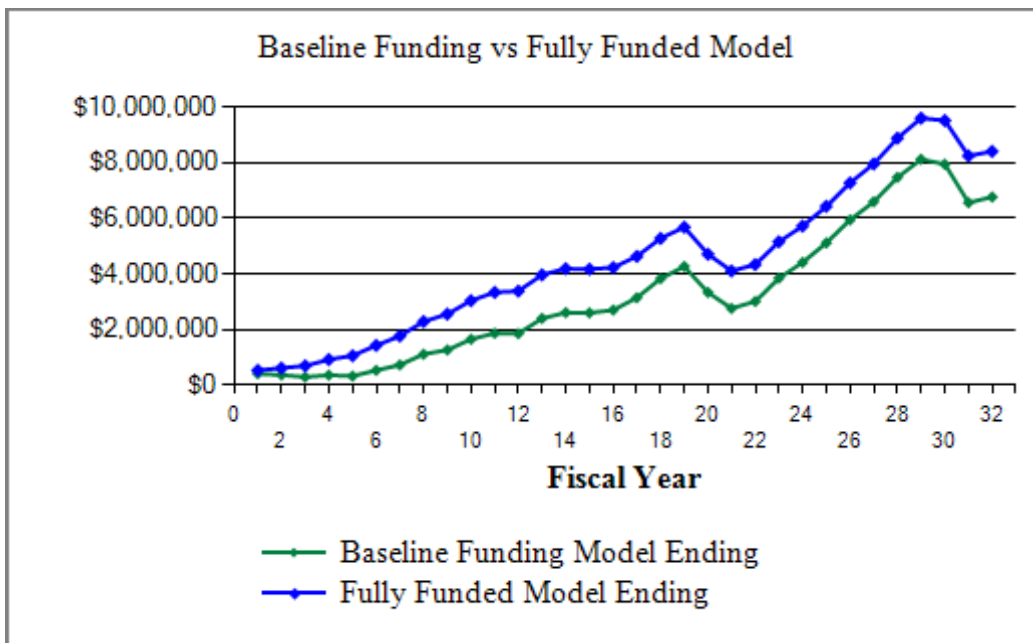
## Birch Bay Village - General Assets Level 2 Study 2025

Blaine, WA

### Baseline Funding Model Summary

Report Date	August 23, 2024
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	1128

<b>Report Parameters</b>	
Inflation	5.00%
Annual Assessment Increase	5.00%
Interest Rate on Reserve Deposit	3.75%
Tax Rate on Interest	30.00%
2025 Beginning Balance	\$1,061,435



The **Baseline Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined baseline, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Baseline Funding Model** allows the client to choose the level of conservative funding they desire by choosing the baseline dollar amount. The monthly contribution noted is the Average Amount per lot.

<b>Baseline Funding Model Summary of Calculations</b>	
Required Annual Contribution	\$277,393.48
<i>\$245.92 per unit annually</i>	
Average Net Annual Interest Earned	\$10,823.10
Total Annual Allocation to Reserves	\$288,216.58
<i>\$255.51 per unit annually</i>	

**Birch Bay Village - General Assets Level 2 Study 2025  
Baseline Funding Model Projection**

Beginning Balance: \$1,061,435

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	277,393	10,823	926,520	423,132	1,989,743	21%
2026	291,263	9,602	348,600	375,397	1,956,658	19%
2027	296,274	7,777	375,397	304,051	1,907,981	16%
2028	311,087	9,452	255,076	369,514	1,995,587	19%
2029	326,642	8,574	369,514	335,216	1,965,773	17%
2030	342,974	13,883	149,325	542,747	2,175,789	25%
2031	360,122	18,846	184,933	736,782	2,371,200	31%
2032	378,128	28,675	22,514	1,121,073	2,760,963	41%
2033	397,035	32,559	277,762	1,272,905	2,919,213	44%
2034	416,887	42,402	74,464	1,657,730	3,315,528	50%
2035	437,731	47,925	269,745	1,873,641	3,543,040	53%
2036	459,618	47,614	519,404	1,861,468	3,536,758	53%
2037	482,598	61,532		2,405,598	4,093,634	59%
2038	506,728	66,853	365,544	2,613,635	4,317,741	61%
2039	532,065	66,671	605,859	2,606,512	4,320,886	60%
2040	558,668	69,120	532,039	2,702,261	4,422,869	61%
2041	586,601	80,488	222,653	3,146,697	4,877,036	65%
2042	615,931	97,987	29,796	3,830,819	5,579,752	69%
2043	646,728	109,175	318,502	4,268,220	6,038,970	71%
2044	679,064	85,331	1,696,594	3,336,021	5,107,419	65%
2045	713,018	70,724	1,354,774	2,764,989	4,515,598	61%
2046	748,669	77,116	575,900	3,014,874	4,740,770	64%
2047	786,102	98,432	51,180	3,848,227	5,558,360	69%
2048	825,407	112,927	371,654	4,414,907	6,112,047	72%
2049	866,677	130,853	296,709	5,115,728	6,805,411	75%
2050	910,011	151,953	237,045	5,940,648	7,631,056	78%
2051	955,512	168,547	475,340	6,589,366	8,284,487	80%
2052	1,003,287	190,879	321,077	7,462,455	9,171,115	81%
2053	1,053,452	207,515	610,584	8,112,838	9,838,569	82%
2054	1,106,124	202,992	1,485,925	7,936,030	9,662,787	82%
2055	1,161,431	167,729	2,707,783	6,557,406	8,239,892	80%
2056	1,219,502	172,933	1,188,966	6,760,876	8,387,466	81%

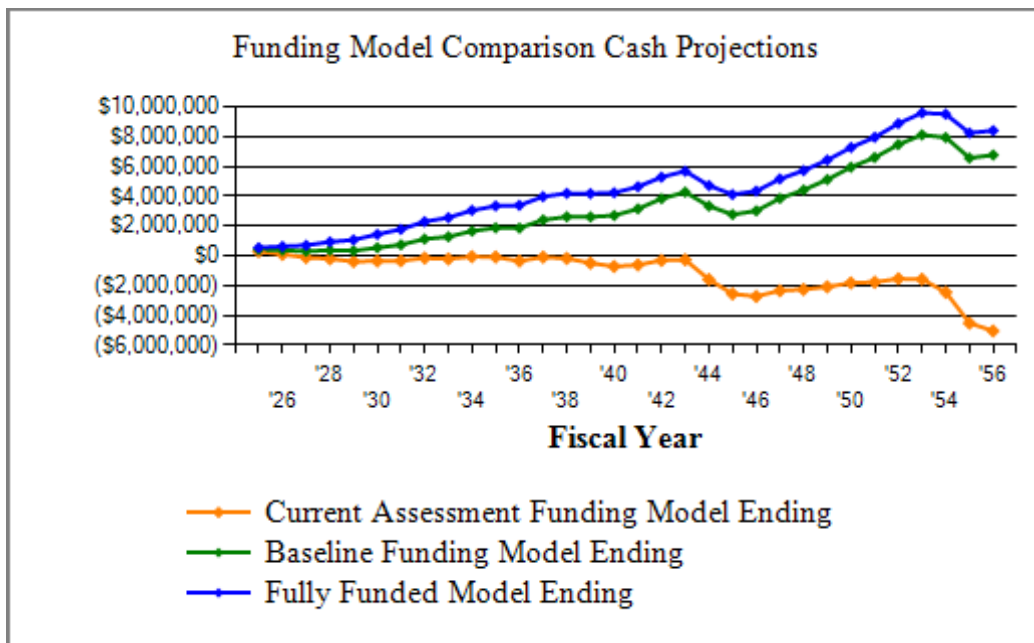
## Birch Bay Village - General Assets Level 2 Study 2025

Blaine, WA

### Fully Funded Model Summary

Report Date	August 23, 2024
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	1128

<b>Report Parameters</b>	
Inflation	5.00%
Interest Rate on Reserve Deposit	3.75%
Tax Rate on Interest	30.00%
2025 Beginning Balance	\$1,061,435



The **Fully Funded Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model. The monthly contribution noted is the Average Amount per lot.

#### **Fully Funded Model Summary of Calculations**

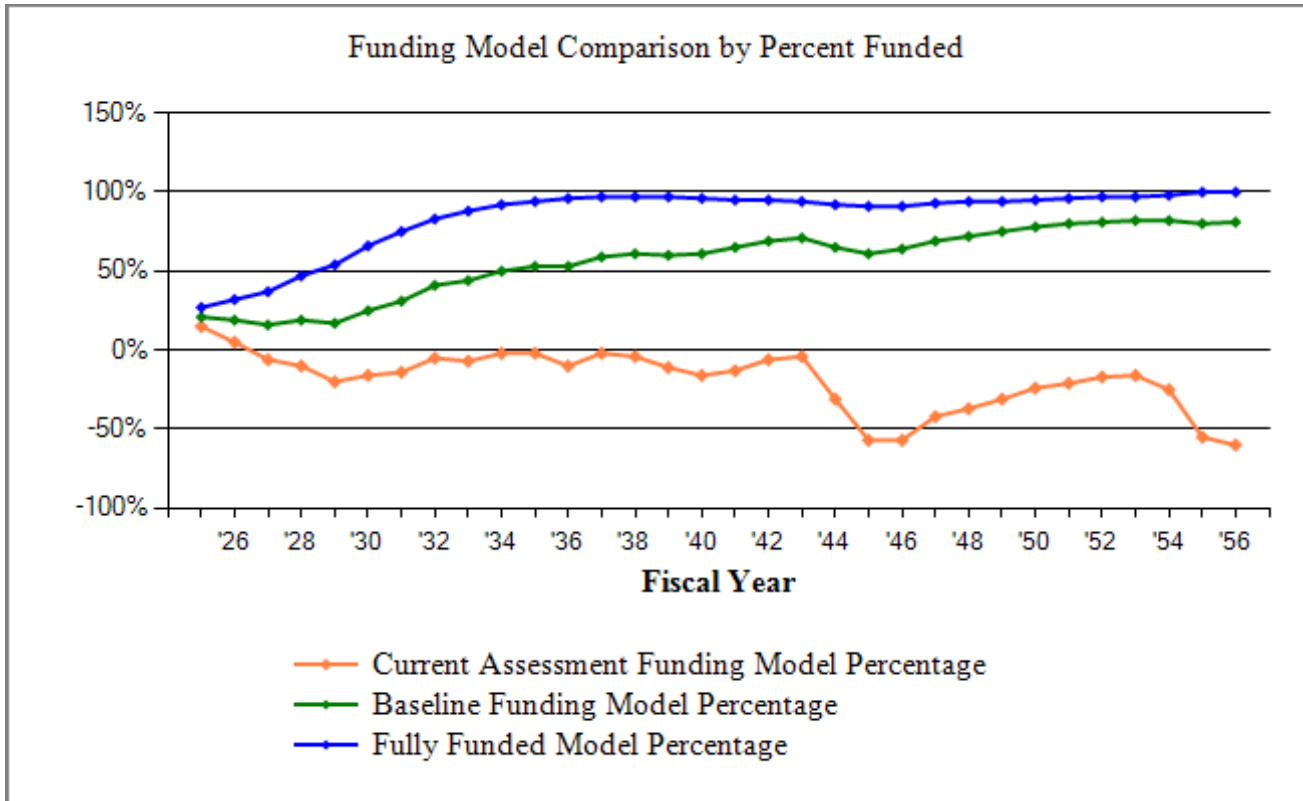
Required Annual Contribution	\$395,000.00
<i>\$350.18 per unit annually</i>	
Average Net Annual Interest Earned	\$13,910.27
Total Annual Allocation to Reserves	\$408,910.27
<i>\$362.51 per unit annually</i>	

**Birch Bay Village - General Assets Level 2 Study 2025  
Fully Funded Model Projection**

Beginning Balance: \$1,061,435

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	395,000	13,910	926,520	543,825	1,989,743	27%
2026	414,750	16,012	348,600	625,987	1,956,658	32%
2027	435,487	18,010	375,397	704,087	1,907,981	37%
2028	457,262	23,790	255,076	930,063	1,995,587	47%
2029	480,125	27,318	369,514	1,067,992	1,965,773	54%
2030	480,125	36,718	149,325	1,435,510	2,175,789	66%
2031	480,125	45,431	184,933	1,776,133	2,371,200	75%
2032	480,125	58,636	22,514	2,292,380	2,760,963	83%
2033	480,125	65,487	277,762	2,560,230	2,919,213	88%
2034	480,125	77,855	74,464	3,043,746	3,315,528	92%
2035	480,125	85,421	269,745	3,339,547	3,543,040	94%
2036	480,125	86,632	519,404	3,386,900	3,536,758	96%
2037	480,125	101,509		3,968,534	4,093,634	97%
2038	480,125	107,182	365,544	4,190,296	4,317,741	97%
2039	480,125	106,695	605,859	4,171,257	4,320,886	97%
2040	480,125	108,133	532,039	4,227,476	4,422,869	96%
2041	508,932	118,486	222,653	4,632,241	4,877,036	95%
2042	539,468	134,975	29,796	5,276,888	5,579,752	95%
2043	571,837	145,168	318,502	5,675,392	6,038,970	94%
2044	609,578	120,445	1,696,594	4,708,820	5,107,419	92%
2045	649,810	105,101	1,354,774	4,108,957	4,515,598	91%
2046	692,697	110,926	575,900	4,336,680	4,740,770	91%
2047	738,415	131,878	51,180	5,155,793	5,558,360	93%
2048	787,151	146,246	371,654	5,717,536	6,112,047	94%
2049	839,103	164,323	296,709	6,424,252	6,805,411	94%
2050	894,483	185,894	237,045	7,267,585	7,631,056	95%
2051	953,519	203,326	475,340	7,949,091	8,284,487	96%
2052	1,016,452	226,917	321,077	8,871,382	9,171,115	97%
2053	1,083,537	245,289	610,584	9,589,625	9,838,569	97%
2054	1,155,051	243,042	1,485,925	9,501,793	9,662,787	98%
2055	1,231,284	210,664	2,707,783	8,235,958	8,239,892	100%
2056	1,135,000	214,777	1,188,966	8,396,769	8,387,466	100%

**Birch Bay Village - General Assets Level 2 Study 2025  
Funding Model Comparison by Percent Funded**



The chart above compares the projected Reserve Percentage Funded of the three funding models (Current Assessment Funding Model, Baseline Funding Model and Fully Funded Model) over 30 years.

**Birch Bay Village - General Assets Level 2 Study 2025  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2025</b>	
325 D Mower	25,920
Admin Building Refurbish	35,000
Capital Building Fund	120,000
Dakota Top Dresser	20,000
Dodge Ram	50,000
Flat-Bottom Work Boat & Motor	50,000
Golf Carts	40,000
Golf Course Bridge	43,000
Jacobsen Greens King V Roller	30,000
Play Equipment Replacement - Sanddollar	60,000
Prius Security Vehicle	42,000
Rec Center - Window & Door Replacement	20,000
Rec Center Outdoor Grills	3,600
Recreation Bathrooms - Replacement Phase 1	70,000
Siding Replacement Fund	150,000
Toro 3100 Greensmaster	30,000
Toro 5200 Reel Master	60,000
Wood Deck Replacement - Sunset Park	23,000
Wood Stairs - Replacement	54,000
<b>Total for 2025</b>	<b>\$926,520</b>
<b>Replacement Year 2026</b>	
Maintenance Truck	68,250
Pool Interior Paint	168,000
Recreation Bathrooms - Replacement Phase 2	73,500
Ryan GA30 Aerator - Green	13,650
Smithco Trap Rake	25,200
<b>Total for 2026</b>	<b>\$348,600</b>
<b>Replacement Year 2027</b>	
Guard House Refurbish	8,820
Play Courts - Fence Replacement	84,892
Pool Deck Resurface	122,377
Pool Fence Replacement	48,510
Recreation Bathrooms - Replacement Phase 3	77,175
Ryan GA30 Aerator - Orange	14,332
Wood Fence Replacement	19,289
<b>Total for 2027</b>	<b>\$375,397</b>

**Birch Bay Village - General Assets Level 2 Study 2025  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2028</b>	
Covered BBQ Area - Kwann	23,152
Gate Opener/Reader/Panel System	28,941
Pool Solar Heating System Replacement	37,442
Recreation Bathrooms - Replacement Phase 4	81,034
Toro 3100	40,517
Workman Sprayer	20,837
Zero Turn Mower - Gravely #1	23,152
<b>Total for 2028</b>	<b><u>\$255,076</u></b>
<b>Replacement Year 2029</b>	
Covered BBQ Area - Sandollar	24,310
Maintenance Building - Window & Door Replacement	24,310
Play Courts - Renovate	182,326
Play Equipment Replacement - Lighthouse	53,482
Salt Dog Spreader (Road Sander)	12,155
Toro 3150 Greens Master	48,620
Zero Turn Mower - Gravely #2	24,310
<b>Total for 2029</b>	<b><u>\$369,514</u></b>
<b>Replacement Year 2030</b>	
Chipper	10,210
Covered BBQ Area - Sunset	25,526
FOB System	25,526
Play Equipment Replacement - Sunrise	56,156
Sweeper Attachment	12,763
US Mower Flail Attachment	19,144
<b>Total for 2030</b>	<b><u>\$149,325</u></b>
<b>Replacement Year 2031</b>	
Admin Building - Window & Door Replacement	67,005
Clubhouse - Roof Replacement	46,903
Rec Center - Roof Replacement	26,802
Speed Signs	44,223
<b>Total for 2031</b>	<b><u>\$184,933</u></b>
<b>Replacement Year 2032</b>	
Trailer - Flatbed	22,514
<b>Total for 2032</b>	<b><u>\$22,514</u></b>

**Birch Bay Village - General Assets Level 2 Study 2025  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2033</b>	
Pool Equipment Replacement	44,324
Skid Steer	88,647
Snow Way Plow	26,594
Tractor	81,260
Utility Truck Workman	36,936
<b>Total for 2033</b>	<b>\$277,762</b>
<b>Replacement Year 2034</b>	
Mules 1-4	74,464
<b>Total for 2034</b>	<b>\$74,464</b>
<b>Replacement Year 2035</b>	
Capital Building Fund	195,467
Prius Security Vehicle	68,414
Rec Center Outdoor Grills	5,864
<b>Total for 2035</b>	<b>\$269,745</b>
<b>Replacement Year 2036</b>	
3555D Lawn Mower	108,923
Play Equipment Kwann	85,517
Pool Building - Roof Replacement	51,310
Pool Interior Paint	273,654
<b>Total for 2036</b>	<b>\$519,404</b>
<i>No Replacement in 2037</i>	
<b>Replacement Year 2038</b>	
Above Ground Storage Tanks	66,186
Kubota Excavator & Buckets	161,706
Maintenance Yard Fence Replacement	65,998
Pool Building - Locker Rooms & Entrance Areas	71,655
<b>Total for 2038</b>	<b>\$365,544</b>
<b>Replacement Year 2039</b>	
Clubhouse Interior Refurbish	98,997
Dump Truck	158,395
Maintenance Building - Interior	51,478
Pool Winter Cover Replacement	59,398



**Birch Bay Village - General Assets Level 2 Study 2025  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2039 continued...</i></b>	
Security Equipment	237,592
<b>Total for 2039</b>	<b><u>\$605,859</u></b>
<b>Replacement Year 2040</b>	
325 D Mower	53,886
Dakota Top Dresser	41,579
Dodge Ram	103,946
Golf Carts	83,157
Jacobsen Greens King V Roller	62,368
Toro 3100 Greensmaster	62,368
Toro 5200 Reel Master	124,736
<b>Total for 2040</b>	<b><u>\$532,039</u></b>
<b>Replacement Year 2041</b>	
Maintenance Truck	141,887
Ryan GA30 Aerator - Green	28,377
Smithco Trap Rake	52,389
<b>Total for 2041</b>	<b><u>\$222,653</u></b>
<b>Replacement Year 2042</b>	
Ryan GA30 Aerator - Orange	29,796
<b>Total for 2042</b>	<b><u>\$29,796</u></b>
<b>Replacement Year 2043</b>	
Covered BBQ Area - Kwann	48,132
Gate Opener/Reader/Panel System	60,165
Pool Solar Heating System Replacement	77,840
Toro 3100	84,232
Zero Turn Mower - Gravely #1	48,132
<b>Total for 2043</b>	<b><u>\$318,502</u></b>
<b>Replacement Year 2044</b>	
Admin Building - Roof Replacement	133,928
Covered BBQ Area - Sandollar	50,539
Dump Trailer	37,904
Golf Cart Paths	286,556
Perimeter Chain Link Fence Replacement	631,738
Play Courts - Renovate	379,043

**Birch Bay Village - General Assets Level 2 Study 2025  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2044 continued...</i></b>	
Salt Dog Spreader (Road Sander)	25,270
Toro 3150 Greens Master	101,078
Zero Turn Mower - Gravely #2	50,539
<b>Total for 2044</b>	<b><u>\$1,696,594</u></b>
<b>Replacement Year 2045</b>	
Capital Building Fund	318,396
Chipper	21,226
Covered BBQ Area - Sunset	53,066
FOB System	53,066
Flat-Bottom Work Boat & Motor	132,665
Play Equipment Replacement - Sanddollar	159,198
Pool Equipment Replacement	79,599
Prius Security Vehicle	111,439
Rec Center Outdoor Grills	9,552
Sweeper Attachment	26,533
Tractor	145,931
US Mower Flail Attachment	39,799
Wood Deck Replacement - Sunset Park	61,026
Wood Stairs - Replacement	143,278
<b>Total for 2045</b>	<b><u>\$1,354,774</u></b>
<b>Replacement Year 2046</b>	
Pool Interior Paint	445,754
Speed Signs	91,937
Wood Deck Replacement - Light House Park	38,209
<b>Total for 2046</b>	<b><u>\$575,900</u></b>
<b>Replacement Year 2047</b>	
Wood Fence Replacement	51,180
<b>Total for 2047</b>	<b><u>\$51,180</u></b>
<b>Replacement Year 2048</b>	
Skid Steer	184,291
Snow Way Plow	55,287
Utility Truck Workman	76,788
Workman Sprayer	55,287
<b>Total for 2048</b>	<b><u>\$371,654</u></b>

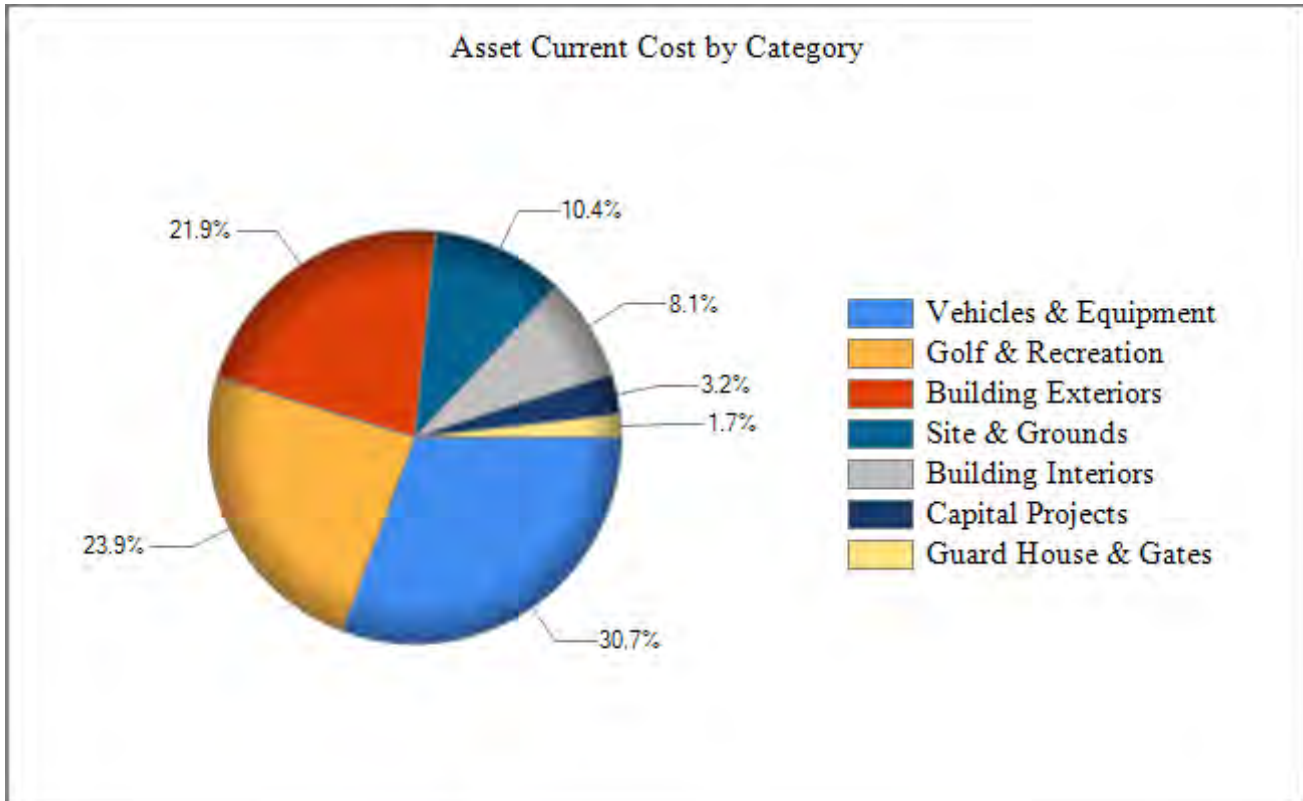
**Birch Bay Village - General Assets Level 2 Study 2025  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2049</b>	
Mules 1-4	154,805
Play Equipment Replacement - Lighthouse	141,904
<b>Total for 2049</b>	<b>\$296,709</b>
<b>Replacement Year 2050</b>	
Recreation Bathrooms - Replacement Phase 1	237,045
<b>Total for 2050</b>	<b>\$237,045</b>
<b>Replacement Year 2051</b>	
3555D Lawn Mower	226,443
Recreation Bathrooms - Replacement Phase 2	248,897
<b>Total for 2051</b>	<b>\$475,340</b>
<b>Replacement Year 2052</b>	
Recreation Bathrooms - Replacement Phase 3	261,342
Trailer - Flatbed	59,735
<b>Total for 2052</b>	<b>\$321,077</b>
<b>Replacement Year 2053</b>	
Kubota Excavator & Buckets	336,175
Recreation Bathrooms - Replacement Phase 4	274,409
<b>Total for 2053</b>	<b>\$610,584</b>
<b>Replacement Year 2054</b>	
Clubhouse Interior Refurbish	205,807
Dump Truck	329,291
Maintenance Building - Interior	107,020
Maintenance Building - Roof Replacement	82,323
Pool Winter Cover Replacement	123,484
Rec Center - Refurbish	144,065
Security Equipment	493,936
<b>Total for 2054</b>	<b>\$1,485,925</b>
<b>Replacement Year 2055</b>	
325 D Mower	112,025
Admin Building Refurbish	151,268
Capital Building Fund	518,633
Dakota Top Dresser	86,439

**Birch Bay Village - General Assets Level 2 Study 2025  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2055 continued...</i></b>	
Dodge Ram	216,097
Golf Carts	172,878
Jacobsen Greens King V Roller	129,658
Prius Security Vehicle	181,522
Rec Center - Window & Door Replacement	86,439
Rec Center Outdoor Grills	15,559
Siding Replacement Fund	648,291
Toro 3100 Greensmaster	129,658
Toro 5200 Reel Master	259,317
<b>Total for 2055</b>	<b><u>\$2,707,783</u></b>
<b>Replacement Year 2056</b>	
Maintenance Truck	294,973
Pool Interior Paint	726,086
Ryan GA30 Aerator - Green	58,995
Smithco Trap Rake	108,913
<b>Total for 2056</b>	<b><u>\$1,188,966</u></b>

**Birch Bay Village - General Assets Level 2 Study 2025**  
**Asset Current Cost by Category**



The above chart illustrates the current cost breakdown percentage of the Component Categories in this reserve study (highest percentage components listed at top, items less than 2% are listed as "Other"). Special attention should be given to those component categories which take up a bulk of the % of the current cost as these may require significant planning to adequately budget for their replacement. Refer to the Cash Flow Projections and the Annual Expenditure Report for the projected timeline of expected expenditures.

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Maintenance Yard Fence Replacement - 2038**

Asset ID	1001	1 15000 @ \$35,000.00
		Asset Actual Cost \$35,000.00
		Percent Replacement 100%
Category	Site & Grounds	Future Cost \$65,997.72
Placed in Service	January 2008	
Useful Life	30	
Replacement Year	2038	
Remaining Life	13	

**Perimeter Chain Link Fence Replacement - 2044**

Asset ID	1002	1 Allowance @ \$250,000.00
		Asset Actual Cost \$250,000.00
		Percent Replacement 100%
Category	Site & Grounds	Future Cost \$631,737.55
Placed in Service	January 1993	
Useful Life	30	
Adjustment	21	
Replacement Year	2044	
Remaining Life	19	



**Wood Deck Replacement - Light House Park - 2046**

Asset ID	1003	1 Allowance @ \$13,715.00
		Asset Actual Cost \$13,715.00
		Percent Replacement 100%
Category	Site & Grounds	Future Cost \$38,209.48
Placed in Service	January 2021	
Useful Life	25	
Replacement Year	2046	
Remaining Life	21	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

*Wood Deck Replacement - Light House Park continued...*



**Wood Deck Replacement - Sunset Park - 2025**

Asset ID	1004	1 Allowance @	\$23,000.00
		Asset Actual Cost	\$23,000.00
		Percent Replacement	100%
		Future Cost	\$23,000.00
Category	Site & Grounds		
Placed in Service	January 1997		
Useful Life	20		
Adjustment	2		
Replacement Year	2025		
Remaining Life	0		



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Wood Fence Replacement - 2027**

Asset ID	1005	1 Allowance @ \$17,496.00
		Asset Actual Cost \$17,496.00
		Percent Replacement 100%
		Future Cost \$19,289.34
Category	Site & Grounds	
Placed in Service	January 2000	
Useful Life	20	
Adjustment	7	
Replacement Year	2027	
Remaining Life	2	

**Wood Stairs - Replacement - 2025**

Asset ID	1006	1 Allowance @ \$54,000.00
		Asset Actual Cost \$54,000.00
		Percent Replacement 100%
		Future Cost \$54,000.00
Category	Site & Grounds	
Placed in Service	January 1998	
Useful Life	20	
Adjustment	1	
Replacement Year	2025	
Remaining Life	0	





**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Gate Opener/Reader/Panel System - 2028**

Asset ID	1007	1 Allowance @ \$25,000.00
Category	Guard House & Gates	Asset Actual Cost \$25,000.00
Placed in Service	January 2012	Percent Replacement 100%
Useful Life	15	Future Cost \$28,940.62
Adjustment	1	
Replacement Year	2028	
Remaining Life	3	



This items combines all of this equipment into one component and all to be replaced this year. Barcode decals will considered and annual operating expense.

**Guard House Refurbish - 2027**

Asset ID	1008	1 Allowance @ \$8,000.00
Category	Guard House & Gates	Asset Actual Cost \$8,000.00
Placed in Service	January 2012	Percent Replacement 100%
Useful Life	30	Future Cost \$8,820.00
Adjustment	-15	
Replacement Year	2027	
Remaining Life	2	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

*Guard House Refurbish continued...*



**Speed Signs - 2031**

Asset ID	1009	1 Allowance @ \$33,000.00
Category	Guard House & Gates	Asset Actual Cost \$33,000.00
Placed in Service	January 2016	Percent Replacement 100%
Useful Life	15	Future Cost \$44,223.16
Replacement Year	2031	
Remaining Life	6	

**Covered BBQ Area - Kwann - 2028**

Asset ID	1010	1 Allowance @ \$20,000.00
Category	Golf & Recreation	Asset Actual Cost \$20,000.00
Placed in Service	January 2012	Percent Replacement 100%
Useful Life	15	Future Cost \$23,152.50
Adjustment	1	
Replacement Year	2028	
Remaining Life	3	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Covered BBQ Area - Sandollar - 2029**

Asset ID	1011	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$24,310.12
Placed in Service	January 2012	
Useful Life	15	
Adjustment	2	
Replacement Year	2029	
Remaining Life	4	

**Covered BBQ Area - Sunset - 2030**

Asset ID	1012	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$25,525.63
Placed in Service	January 2012	
Useful Life	15	
Adjustment	3	
Replacement Year	2030	
Remaining Life	5	

**Golf Cart Paths - 2044**

Asset ID	1013	1 Allowance @ \$113,400.00
		Asset Actual Cost \$113,400.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$286,556.15
Placed in Service	January 2021	
Useful Life	30	
Adjustment	-7	
Replacement Year	2044	
Remaining Life	19	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

*Golf Cart Paths continued...*



**Golf Course Bridge - 2025**

Asset ID	1014	1 Allowance	@ \$43,000.00
Category	Golf & Recreation	Asset Actual Cost	\$43,000.00
Placed in Service	January 1974	Percent Replacement	100%
Useful Life	50	Future Cost	\$43,000.00
Replacement Year	2025		
Remaining Life	0		



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Play Courts - Fence Replacement - 2027**

Asset ID	1015	1 Allowance @ \$77,000.00
		Asset Actual Cost \$77,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$84,892.50
Placed in Service	January 1982	
Useful Life	30	
Adjustment	15	
Replacement Year	2027	
Remaining Life	2	

**Play Equipment Kwann - 2036**

Asset ID	1016	1 Allowance @ \$50,000.00
		Asset Actual Cost \$50,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$85,516.97
Placed in Service	January 2006	
Useful Life	30	
Replacement Year	2036	
Remaining Life	11	

**Play Equipment Replacement - Lighthouse - 2029**

Asset ID	1017	1 Allowance @ \$44,000.00
		Asset Actual Cost \$44,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$53,482.27
Placed in Service	January 2010	
Useful Life	20	
Adjustment	-1	
Replacement Year	2029	
Remaining Life	4	



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Play Equipment Replacement - Sanddollar - 2025**

Asset ID	1018	1 Allowance @ \$60,000.00
		Asset Actual Cost \$60,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$60,000.00
Placed in Service	January 2005	
Useful Life	20	
Replacement Year	2025	
Remaining Life	0	

**Play Equipment Replacement - Sunrise - 2030**

Asset ID	1019	1 Allowance @ \$44,000.00
		Asset Actual Cost \$44,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$56,156.39
Placed in Service	January 2016	
Useful Life	30	
Adjustment	-16	
Replacement Year	2030	
Remaining Life	5	

**Pool Deck Resurface - 2027**

Asset ID	1020	1 Allowance @ \$111,000.00
		Asset Actual Cost \$111,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$122,377.50
Placed in Service	January 1987	
Useful Life	30	
Adjustment	10	
Replacement Year	2027	
Remaining Life	2	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Pool Equipment Replacement - 2033**

Asset ID	1021	1 Allowance @ \$30,000.00
		Asset Actual Cost \$30,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$44,323.66
Placed in Service	January 2005	
Useful Life	12	
Adjustment	16	
Replacement Year	2033	
Remaining Life	8	



**Pool Fence Replacement - 2027**

Asset ID	1022	1 Allowance @ \$44,000.00
		Asset Actual Cost \$44,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$48,510.00
Placed in Service	January 1987	
Useful Life	40	
Replacement Year	2027	
Remaining Life	2	

**Pool Interior Paint - 2026**

Asset ID	1023	1 Allowance @ \$160,000.00
		Asset Actual Cost \$160,000.00
		Percent Replacement 100%
Category	Golf & Recreation	Future Cost \$168,000.00
Placed in Service	January 2019	
Useful Life	10	
Adjustment	-3	
Replacement Year	2026	
Remaining Life	1	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Pool Solar Heating System Replacement - 2028**

Asset ID	1024	1 Allowance @	\$32,344.00
		Asset Actual Cost	\$32,344.00
		Percent Replacement	100%
Category	Golf & Recreation	Future Cost	\$37,442.22
Placed in Service	January 2005		
Useful Life	15		
Adjustment	8		
Replacement Year	2028		
Remaining Life	3		



**Pool Winter Cover Replacement - 2039**

Asset ID	1025	1 Allowance @	\$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Golf & Recreation	Future Cost	\$59,397.95
Placed in Service	January 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	14		





**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Rec Center Outdoor Grills - 2025**

Asset ID	1026	1 Allowance	@ \$3,600.00
		Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category	Golf & Recreation	Future Cost	\$3,600.00
Placed in Service	January 2010		
Useful Life	10		
Replacement Year	2025		
Remaining Life	0		

**Admin Building - Roof Replacement - 2044**

Asset ID	1027	1 Allowance	@ \$53,000.00
		Asset Actual Cost	\$53,000.00
		Percent Replacement	100%
Category	Building Exteriors	Future Cost	\$133,928.36
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	2044		
Remaining Life	19		



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Admin Building - Window & Door Replacement - 2031**

Asset ID	1028	1 Allowance @ \$50,000.00
		Asset Actual Cost \$50,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$67,004.78
Placed in Service	January 1997	
Useful Life	30	
Adjustment	4	
Replacement Year	2031	
Remaining Life	6	

**Clubhouse - Roof Replacement - 2031**

Asset ID	1029	1 Allowance @ \$35,000.00
		Asset Actual Cost \$35,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$46,903.35
Placed in Service	January 2012	
Useful Life	30	
Adjustment	-11	
Replacement Year	2031	
Remaining Life	6	



**Maintenance Building - Roof Replacement - 2054**

Asset ID	1030	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$82,322.71
Placed in Service	January 2024	
Useful Life	30	
Replacement Year	2054	
Remaining Life	29	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

*Maintenance Building - Roof Replacement continued...*



**Maintenance Building - Window & Door Replacement - 2029**

Asset ID	1031	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$24,310.12
Placed in Service	January 2009	
Useful Life	30	
Adjustment	-10	
Replacement Year	2029	
Remaining Life	4	

**Play Courts - Renovate - 2029**

Asset ID	1032	1 Allowance @ \$150,000.00
		Asset Actual Cost \$150,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$182,325.94
Placed in Service	January 2022	
Useful Life	15	
Adjustment	-8	
Replacement Year	2029	
Remaining Life	4	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

*Play Courts - Renovate continued...*



**Pool Building - Roof Replacement - 2036**

Asset ID	1033	1 Allowance @ \$30,000.00
Category	Building Exteriors	Asset Actual Cost \$30,000.00
Placed in Service	January 2010	Percent Replacement 100%
Useful Life	30	Future Cost \$51,310.18
Adjustment	-4	
Replacement Year	2036	
Remaining Life	11	

**Rec Center - Roof Replacement - 2031**

Asset ID	1034	1 Allowance @ \$20,000.00
Category	Building Exteriors	Asset Actual Cost \$20,000.00
Placed in Service	January 2011	Percent Replacement 100%
Useful Life	30	Future Cost \$26,801.91
Adjustment	-10	
Replacement Year	2031	
Remaining Life	6	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Rec Center - Window & Door Replacement - 2025**

Asset ID	1035	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$20,000.00
Placed in Service	January 2000	
Useful Life	30	
Adjustment	-5	
Replacement Year	2025	
Remaining Life	0	

**Recreation Bathrooms - Replacement Phase 1 - 2025**

Asset ID	1036	1 Allowance @ \$70,000.00
		Asset Actual Cost \$70,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$70,000.00
Placed in Service	January 1998	
Useful Life	25	
Adjustment	1	
Replacement Year	2025	
Remaining Life	0	



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Recreation Bathrooms - Replacement Phase 2 - 2026**

Asset ID	1037	1 Allowance @ \$70,000.00
		Asset Actual Cost \$70,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$73,500.00
Placed in Service	January 1998	
Useful Life	25	
Adjustment	3	
Replacement Year	2026	
Remaining Life	1	

**Recreation Bathrooms - Replacement Phase 3 - 2027**

Asset ID	1038	1 Allowance @ \$70,000.00
		Asset Actual Cost \$70,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$77,175.00
Placed in Service	January 1998	
Useful Life	25	
Adjustment	4	
Replacement Year	2027	
Remaining Life	2	

**Recreation Bathrooms - Replacement Phase 4 - 2028**

Asset ID	1039	1 Allowance @ \$70,000.00
		Asset Actual Cost \$70,000.00
		Percent Replacement 100%
Category	Building Exteriors	Future Cost \$81,033.75
Placed in Service	January 1998	
Useful Life	25	
Adjustment	5	
Replacement Year	2028	
Remaining Life	3	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Siding Replacement Fund - 2025**

Asset ID	1040	1 Allowance @ \$150,000.00
Category	Building Exteriors	Asset Actual Cost \$150,000.00
Placed in Service	January 1966	Percent Replacement 100%
Useful Life	30	Future Cost \$150,000.00
Replacement Year	2025	
Remaining Life	0	

**Admin Building Refurbish - 2025**

Asset ID	1041	1 Allowance @ \$35,000.00
Category	Building Interiors	Asset Actual Cost \$35,000.00
Placed in Service	January 2015	Percent Replacement 100%
Useful Life	30	Future Cost \$35,000.00
Adjustment	-20	
Replacement Year	2025	
Remaining Life	0	

**Clubhouse Interior Refurbish - 2039**

Asset ID	1042	1 Allowance @ \$50,000.00
Category	Building Interiors	Asset Actual Cost \$50,000.00
Placed in Service	January 2024	Percent Replacement 100%
Useful Life	15	Future Cost \$98,996.58
Replacement Year	2039	
Remaining Life	14	



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Maintenance Building - Interior - 2039**

Asset ID	1043	1 Allowance @ \$26,000.00
Category	Building Interiors	Asset Actual Cost \$26,000.00
Placed in Service	January 2024	Percent Replacement 100%
Useful Life	15	Future Cost \$51,478.22
Replacement Year	2039	
Remaining Life	14	

**Office Equipment Update**

Asset ID	1044	1 Allowance
Category	Building Interiors	Asset Actual Cost
Placed in Service	January 2018	Percent Replacement 100%
No Useful Life		Future Cost

**Office Furniture Update**

Asset ID	1045	1 Allowance
Category	Building Interiors	Asset Actual Cost
Placed in Service	January 2013	Percent Replacement 100%
No Useful Life		Future Cost

**Pool Building - Locker Rooms & Entrance Areas - 2038**

Asset ID	1046	1 Allowance @ \$38,000.00
Category	Building Interiors	Asset Actual Cost \$38,000.00
Placed in Service	January 2019	Percent Replacement 100%
Useful Life	30	Future Cost \$71,654.67
Adjustment	-11	
Replacement Year	2038	
Remaining Life	13	



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Rec Center - Refurbish - 2054**

Asset ID	1047	1 Allowance @ \$35,000.00
Category	Building Interiors	Asset Actual Cost \$35,000.00
Placed in Service	January 2024	Percent Replacement 100%
Useful Life	30	Future Cost \$144,064.74
Replacement Year	2054	
Remaining Life	29	



**Security Equipment - 2039**

Asset ID	1048	1 Allowance @ \$120,000.00
Category	Building Interiors	Asset Actual Cost \$120,000.00
Placed in Service	January 2024	Percent Replacement 100%
Useful Life	15	Future Cost \$237,591.79
Replacement Year	2039	
Remaining Life	14	



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**325 D Mower - 2025**

Asset ID	1049	1 Allowance @ \$25,920.00
		Asset Actual Cost \$25,920.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$25,920.00
Placed in Service	January 2011	
Useful Life	15	
Adjustment	-1	
Replacement Year	2025	
Remaining Life	0	

**3555D Lawn Mower - 2036**

Asset ID	1050	1 Allowance @ \$63,685.00
		Asset Actual Cost \$63,685.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$108,922.96
Placed in Service	January 2021	
Useful Life	15	
Replacement Year	2036	
Remaining Life	11	

**Above Ground Storage Tanks - 2038**

Asset ID	1051	1 Allowance @ \$35,100.00
		Asset Actual Cost \$35,100.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$66,186.28
Placed in Service	January 2008	
Useful Life	30	
Replacement Year	2038	
Remaining Life	13	

**Chipper - 2030**

Asset ID	1052	1 Allowance @ \$8,000.00
		Asset Actual Cost \$8,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$10,210.25
Placed in Service	January 2014	
Useful Life	15	
Adjustment	1	
Replacement Year	2030	
Remaining Life	5	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Dakota Top Dresser - 2025**

Asset ID	1053	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$20,000.00
Placed in Service	January 2007	
Useful Life	15	
Replacement Year	2025	
Remaining Life	0	

**Dodge Ram - 2025**

Asset ID	1054	1 Allowance @ \$50,000.00
		Asset Actual Cost \$50,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$50,000.00
Placed in Service	January 2016	
Useful Life	15	
Adjustment	-6	
Replacement Year	2025	
Remaining Life	0	

**Dump Trailer - 2044**

Asset ID	1055	1 Allowance @ \$15,000.00
		Asset Actual Cost \$15,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$37,904.25
Placed in Service	January 2010	
Useful Life	15	
Adjustment	19	
Replacement Year	2044	
Remaining Life	19	

**Dump Truck - 2039**

Asset ID	1056	1 Allowance @ \$80,000.00
		Asset Actual Cost \$80,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$158,394.53
Placed in Service	January 2024	
Useful Life	15	
Replacement Year	2039	
Remaining Life	14	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

*Dump Truck continued...*



**FOB System - 2030**

Asset ID	1057	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
		Future Cost \$25,525.63
Category	Vehicles & Equipment	
Placed in Service	January 2020	
Useful Life	15	
Adjustment	-5	
Replacement Year	2030	
Remaining Life	5	

**Flat-Bottom Work Boat & Motor - 2025**

Asset ID	1058	1 Allowance @ \$50,000.00
		Asset Actual Cost \$50,000.00
		Percent Replacement 100%
		Future Cost \$50,000.00
Category	Vehicles & Equipment	
Placed in Service	January 2005	
Useful Life	20	
Replacement Year	2025	
Remaining Life	0	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Golf Carts - 2025**

Asset ID	1059	1 Allowance @ \$40,000.00
		Asset Actual Cost \$40,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$40,000.00
Placed in Service	January 2012	
Useful Life	15	
Adjustment	-2	
Replacement Year	2025	
Remaining Life	0	

**Jacobsen Greens King V Roller - 2025**

Asset ID	1060	1 Allowance @ \$30,000.00
		Asset Actual Cost \$30,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$30,000.00
Placed in Service	January 2006	
Useful Life	15	
Adjustment	4	
Replacement Year	2025	
Remaining Life	0	

**Kubota Excavator & Buckets - 2038**

Asset ID	1061	1 Allowance @ \$85,756.00
		Asset Actual Cost \$85,756.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$161,705.73
Placed in Service	January 2008	
Useful Life	15	
Adjustment	15	
Replacement Year	2038	
Remaining Life	13	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

*Kubota Excavator & Buckets continued...*



<b>Maintenance Truck - 2026</b>		1 Allowance @ \$65,000.00
Asset ID	1062	Asset Actual Cost \$65,000.00
Category	Vehicles & Equipment	Percent Replacement 100%
Placed in Service	January 2013	Future Cost \$68,250.00
Useful Life	15	
Adjustment	-2	
Replacement Year	2026	
Remaining Life	1	
<b>Mules 1-4 - 2034</b>		4 Allowance @ \$12,000.00
Asset ID	1063	Asset Actual Cost \$48,000.00
Category	Vehicles & Equipment	Percent Replacement 100%
Placed in Service	January 2015	Future Cost \$74,463.75
Useful Life	15	
Adjustment	4	
Replacement Year	2034	
Remaining Life	9	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Prius Security Vehicle - 2025**

Asset ID	1064	1 Allowance @ \$42,000.00
		Asset Actual Cost \$42,000.00
		Percent Replacement 100%
		Future Cost \$42,000.00
Category	Vehicles & Equipment	
Placed in Service	January 2020	
Useful Life	10	
Adjustment	-5	
Replacement Year	2025	
Remaining Life	0	

**Ryan GA30 Aerator - Green - 2026**

Asset ID	1065	1 Allowance @ \$13,000.00
		Asset Actual Cost \$13,000.00
		Percent Replacement 100%
		Future Cost \$13,650.00
Category	Vehicles & Equipment	
Placed in Service	January 2011	
Useful Life	15	
Replacement Year	2026	
Remaining Life	1	

**Ryan GA30 Aerator - Orange - 2027**

Asset ID	1066	1 Allowance @ \$13,000.00
		Asset Actual Cost \$13,000.00
		Percent Replacement 100%
		Future Cost \$14,332.50
Category	Vehicles & Equipment	
Placed in Service	January 2011	
Useful Life	15	
Adjustment	1	
Replacement Year	2027	
Remaining Life	2	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Salt Dog Spreader (Road Sander) - 2029**

Asset ID	1067	1 Allowance @ \$10,000.00
		Asset Actual Cost \$10,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$12,155.06
Placed in Service	January 2010	
Useful Life	15	
Adjustment	4	
Replacement Year	2029	
Remaining Life	4	

**Skid Steer - 2033**

Asset ID	1068	1 Allowance @ \$60,000.00
		Asset Actual Cost \$60,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$88,647.33
Placed in Service	January 2017	
Useful Life	15	
Adjustment	1	
Replacement Year	2033	
Remaining Life	8	



**Smithco Trap Rake - 2026**

Asset ID	1069	1 Allowance @ \$24,000.00
		Asset Actual Cost \$24,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$25,200.00
Placed in Service	January 2013	
Useful Life	15	
Adjustment	-2	
Replacement Year	2026	
Remaining Life	1	



**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Snow Way Plow - 2033**

Asset ID	1070	1 Allowance @ \$18,000.00
		Asset Actual Cost \$18,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$26,594.20
Placed in Service	January 2015	
Useful Life	15	
Adjustment	3	
Replacement Year	2033	
Remaining Life	8	

1

**Sweeper Attachment - 2030**

Asset ID	1071	1 Allowance @ \$10,000.00
		Asset Actual Cost \$10,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$12,762.82
Placed in Service	January 2015	
Useful Life	15	
Replacement Year	2030	
Remaining Life	5	

**Toro 3100 - 2028**

Asset ID	1072	1 Allowance @ \$35,000.00
		Asset Actual Cost \$35,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$40,516.87
Placed in Service	January 2017	
Useful Life	15	
Adjustment	-4	
Replacement Year	2028	
Remaining Life	3	

**Toro 3100 Greensmaster - 2025**

Asset ID	1073	1 Allowance @ \$30,000.00
		Asset Actual Cost \$30,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$30,000.00
Placed in Service	January 2010	
Useful Life	15	
Replacement Year	2025	
Remaining Life	0	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Toro 3150 Greens Master - 2029**

Asset ID	1074	1 Allowance @ \$40,000.00
		Asset Actual Cost \$40,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$48,620.25
Placed in Service	January 2012	
Useful Life	15	
Adjustment	2	
Replacement Year	2029	
Remaining Life	4	

**Toro 5200 Reel Master - 2025**

Asset ID	1075	1 Allowance @ \$60,000.00
		Asset Actual Cost \$60,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$60,000.00
Placed in Service	January 2010	
Useful Life	15	
Replacement Year	2025	
Remaining Life	0	

**Tractor - 2033**

Asset ID	1076	1 Allowance @ \$55,000.00
		Asset Actual Cost \$55,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$81,260.05
Placed in Service	January 2021	
Useful Life	12	
Replacement Year	2033	
Remaining Life	8	

**Trailer - Flatbed - 2032**

Asset ID	1078	1 Allowance @ \$16,000.00
		Asset Actual Cost \$16,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$22,513.61
Placed in Service	January 2012	
Useful Life	20	
Replacement Year	2032	
Remaining Life	7	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**US Mower Flail Attachment - 2030**

Asset ID	1079	1 Allowance @ \$15,000.00
		Asset Actual Cost \$15,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$19,144.22
Placed in Service	January 2015	
Useful Life	15	
Replacement Year	2030	
Remaining Life	5	

**Utility Truck Workman - 2033**

Asset ID	1080	1 Allowance @ \$25,000.00
		Asset Actual Cost \$25,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$36,936.39
Placed in Service	January 2021	
Useful Life	15	
Adjustment	-3	
Replacement Year	2033	
Remaining Life	8	



**Workman Sprayer - 2028**

Asset ID	1081	1 Allowance @ \$18,000.00
		Asset Actual Cost \$18,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$20,837.25
Placed in Service	January 2012	
Useful Life	20	
Adjustment	-4	
Replacement Year	2028	
Remaining Life	3	

**Birch Bay Village - General Assets Level 2 Study 2025  
Detail Report by Category**

**Zero Turn Mower - Gravely #1 - 2028**

Asset ID	1082	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$23,152.50
Placed in Service	January 2016	
Useful Life	15	
Adjustment	-3	
Replacement Year	2028	
Remaining Life	3	

**Zero Turn Mower - Gravely #2 - 2029**

Asset ID	1083	1 Allowance @ \$20,000.00
		Asset Actual Cost \$20,000.00
		Percent Replacement 100%
Category	Vehicles & Equipment	Future Cost \$24,310.12
Placed in Service	January 2016	
Useful Life	15	
Adjustment	-2	
Replacement Year	2029	
Remaining Life	4	

**Capital Building Fund - 2025**

Asset ID	1084	1 Allowance @ \$120,000.00
		Asset Actual Cost \$120,000.00
		Percent Replacement 100%
Category	Capital Projects	Future Cost \$120,000.00
Placed in Service	January 2015	
Useful Life	10	
Replacement Year	2025	
Remaining Life	0	

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
325 D Mower	25,920									
3555D Lawn Mower										
Above Ground Storage Tanks										
Admin Building - Roof Replacement										
Admin Building - Window & Door Replacement							67,005			
Admin Building Refurbish	35,000									
Capital Building Fund	120,000									
Chipper						10,210				
Clubhouse - Roof Replacement							46,903			
Clubhouse Interior Refurbish										
Covered BBQ Area - Kwann				23,152						
Covered BBQ Area - Sandollar					24,310					
Covered BBQ Area - Sunset						25,526				
Dakota Top Dresser	20,000									
Dodge Ram	50,000									
Dump Trailer										
Dump Truck										
FOB System						25,526				
Flat-Bottom Work Boat & Motor	50,000									
Gate Opener/Reader/Panel System				28,941						
Golf Cart Paths										
Golf Carts	40,000									
Golf Course Bridge	43,000									
Guard House Refurbish			8,820							
Jacobsen Greens King V Roller	30,000									
Kubota Excavator & Buckets										
Maintenance Building - Interior										
Maintenance Building - Roof Replacement										
Maintenance Building - Window & Door Replac..						24,310				
Maintenance Truck		68,250								
Maintenance Yard Fence Replacement										
Mules 1-4										74,464
Office Equipment Update	<i>Unfunded</i>									
Office Furniture Update	<i>Unfunded</i>									
Perimeter Chain Link Fence Replacement										

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Play Courts - Fence Replacement			84,892							
Play Courts - Renovate					182,326					
Play Equipment Kwann					53,482					
Play Equipment Replacement - Lighthouse					53,482					
Play Equipment Replacement - Sanddollar	60,000									
Play Equipment Replacement - Sunrise						56,156				
Pool Building - Locker Rooms & Entrance Areas										
Pool Building - Roof Replacement										
Pool Deck Resurface			122,377							
Pool Equipment Replacement									44,324	
Pool Fence Replacement			48,510							
Pool Interior Paint		168,000								
Pool Solar Heating System Replacement				37,442						
Pool Winter Cover Replacement										
Prius Security Vehicle	42,000									
Rec Center - Refurbish										
Rec Center - Roof Replacement							26,802			
Rec Center - Window & Door Replacement	20,000									
Rec Center Outdoor Grills	3,600									
Recreation Bathrooms - Replacement Phase 1	70,000									
Recreation Bathrooms - Replacement Phase 2		73,500								
Recreation Bathrooms - Replacement Phase 3			77,175							
Recreation Bathrooms - Replacement Phase 4				81,034						
Ryan GA30 Aerator - Green		13,650								
Ryan GA30 Aerator - Orange			14,332							
Salt Dog Spreader (Road Sander)					12,155					
Security Equipment										
Siding Replacement Fund	150,000									
Skid Steer									88,647	
Smithco Trap Rake		25,200								
Snow Way Plow									26,594	
Speed Signs							44,223			
Sweeper Attachment						12,763				
Toro 3100				40,517						
Toro 3100 Greensmaster	30,000									

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

<b>Description</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Toro 3150 Greens Master					48,620					
Toro 5200 Reel Master	60,000									
Tractor									81,260	
Trailer - Flatbed								22,514		
US Mower Fliall Attachment						19,144				
Utility Truck Workman									36,936	
Wood Deck Replacement - Light House Park										
Wood Deck Replacement - Sunset Park	23,000									
Wood Fence Replacement			19,289							
Wood Stairs - Replacement	54,000									
Workman Sprayer				20,837						
Zero Turn Mower - Gravely #1				23,152						
Zero Turn Mower - Gravely #2					24,310					
<b>Year Total:</b>	<b>926,520</b>	<b>348,600</b>	<b>375,397</b>	<b>255,076</b>	<b>369,514</b>	<b>149,325</b>	<b>184,933</b>	<b>22,514</b>	<b>277,762</b>	<b>74,464</b>

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
325 D Mower						53,886				
3555D Lawn Mower		108,923								
Above Ground Storage Tanks				66,186						
Admin Building - Roof Replacement										133,928
Admin Building - Window & Door Replacement										
Admin Building Refurbish										
Capital Building Fund	195,467									
Chipper										
Clubhouse - Roof Replacement										
Clubhouse Interior Refurbish					98,997					
Covered BBQ Area - Kwann								48,132		
Covered BBQ Area - Sandollar										50,539
Covered BBQ Area - Sunset										
Dakota Top Dresser						41,579				
Dodge Ram						103,946				
Dump Trailer										37,904
Dump Truck					158,395					
FOB System										
Flat-Bottom Work Boat & Motor										
Gate Opener/Reader/Panel System								60,165		
Golf Cart Paths										286,556
Golf Carts						83,157				
Golf Course Bridge										
Guard House Refurbish										
Jacobsen Greens King V Roller						62,368				
Kubota Excavator & Buckets				161,706						
Maintenance Building - Interior					51,478					
Maintenance Building - Roof Replacement										
Maintenance Building - Window & Door Replac..										
Maintenance Truck							141,887			
Maintenance Yard Fence Replacement				65,998						
Mules 1-4										
Office Equipment Update		<i>Unfunded</i>								
Office Furniture Update		<i>Unfunded</i>								
Perimeter Chain Link Fence Replacement										631,738



**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Play Courts - Fence Replacement										
Play Courts - Renovate										379,043
Play Equipment Kwann		85,517								
Play Equipment Replacement - Lighthouse										
Play Equipment Replacement - Sanddollar										
Play Equipment Replacement - Sunrise										
Pool Building - Locker Rooms & Entrance Areas				71,655						
Pool Building - Roof Replacement		51,310								
Pool Deck Resurface										
Pool Equipment Replacement										
Pool Fence Replacement										
Pool Interior Paint		273,654								
Pool Solar Heating System Replacement									77,840	
Pool Winter Cover Replacement					59,398					
Prius Security Vehicle	68,414									
Rec Center - Refurbish										
Rec Center - Roof Replacement										
Rec Center - Window & Door Replacement										
Rec Center Outdoor Grills		5,864								
Recreation Bathrooms - Replacement Phase 1										
Recreation Bathrooms - Replacement Phase 2										
Recreation Bathrooms - Replacement Phase 3										
Recreation Bathrooms - Replacement Phase 4										
Ryan GA30 Aerator - Green							28,377			
Ryan GA30 Aerator - Orange								29,796		
Salt Dog Spreader (Road Sander)										25,270
Security Equipment					237,592					
Siding Replacement Fund										
Skid Steer										
Smithco Trap Rake							52,389			
Snow Way Plow										
Speed Signs										
Sweeper Attachment										
Toro 3100									84,232	
Toro 3100 Greensmaster						62,368				

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

<b>Description</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Toro 3150 Greens Master										101,078
Toro 5200 Reel Master						124,736				
Tractor										
Trailer - Flatbed										
US Mower Fliall Attachment										
Utility Truck Workman										
Wood Deck Replacement - Light House Park										
Wood Deck Replacement - Sunset Park										
Wood Fence Replacement										
Wood Stairs - Replacement										
Workman Sprayer										
Zero Turn Mower - Gravely #1									48,132	
Zero Turn Mower - Gravely #2										50,539
<b>Year Total:</b>	<b>269,745</b>	<b>519,404</b>		<b>365,544</b>	<b>605,859</b>	<b>532,039</b>	<b>222,653</b>	<b>29,796</b>	<b>318,502</b>	<b>1,696,594</b>

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
325 D Mower										
3555D Lawn Mower							226,443			
Above Ground Storage Tanks										
Admin Building - Roof Replacement										
Admin Building - Window & Door Replacement										
Admin Building Refurbish										
Capital Building Fund	318,396									
Chipper	21,226									
Clubhouse - Roof Replacement										
Clubhouse Interior Refurbish										205,807
Covered BBQ Area - Kwann										
Covered BBQ Area - Sandollar										
Covered BBQ Area - Sunset	53,066									
Dakota Top Dresser										
Dodge Ram										
Dump Trailer										
Dump Truck										329,291
FOB System	53,066									
Flat-Bottom Work Boat & Motor	132,665									
Gate Opener/Reader/Panel System										
Golf Cart Paths										
Golf Carts										
Golf Course Bridge										
Guard House Refurbish										
Jacobsen Greens King V Roller										
Kubota Excavator & Buckets								336,175		
Maintenance Building - Interior										107,020
Maintenance Building - Roof Replacement										82,323
Maintenance Building - Window & Door Replac..										
Maintenance Truck										
Maintenance Yard Fence Replacement										
Mules 1-4					154,805					
Office Equipment Update	<i>Unfunded</i>									
Office Furniture Update	<i>Unfunded</i>									
Perimeter Chain Link Fence Replacement										

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

<b>Description</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Play Courts - Fence Replacement										
Play Courts - Renovate										
Play Equipment Kwann										
Play Equipment Replacement - Lighthouse					141,904					
Play Equipment Replacement - Sanddollar	159,198									
Play Equipment Replacement - Sunrise										
Pool Building - Locker Rooms & Entrance Areas										
Pool Building - Roof Replacement										
Pool Deck Resurface										
Pool Equipment Replacement	79,599									
Pool Fence Replacement										
Pool Interior Paint		445,754								
Pool Solar Heating System Replacement										
Pool Winter Cover Replacement										123,484
Prius Security Vehicle	111,439									
Rec Center - Refurbish										144,065
Rec Center - Roof Replacement										
Rec Center - Window & Door Replacement										
Rec Center Outdoor Grills	9,552									
Recreation Bathrooms - Replacement Phase 1						237,045				
Recreation Bathrooms - Replacement Phase 2							248,897			
Recreation Bathrooms - Replacement Phase 3								261,342		
Recreation Bathrooms - Replacement Phase 4									274,409	
Ryan GA30 Aerator - Green										
Ryan GA30 Aerator - Orange										
Salt Dog Spreader (Road Sander)										
Security Equipment										493,936
Siding Replacement Fund										
Skid Steer				184,291						
Smithco Trap Rake										
Snow Way Plow				55,287						
Speed Signs		91,937								
Sweeper Attachment	26,533									
Toro 3100										
Toro 3100 Greensmaster										

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

<b>Description</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Toro 3150 Greens Master										
Toro 5200 Reel Master										
Tractor	145,931									
Trailer - Flatbed								59,735		
US Mower Fliall Attachment	39,799									
Utility Truck Workman				76,788						
Wood Deck Replacement - Light House Park		38,209								
Wood Deck Replacement - Sunset Park	61,026									
Wood Fence Replacement			51,180							
Wood Stairs - Replacement	143,278									
Workman Sprayer				55,287						
Zero Turn Mower - Gravely #1										
Zero Turn Mower - Gravely #2										
<b>Year Total:</b>	<b>1,354,774</b>	<b>575,900</b>	<b>51,180</b>	<b>371,654</b>	<b>296,709</b>	<b>237,045</b>	<b>475,340</b>	<b>321,077</b>	<b>610,584</b>	<b>1,485,925</b>

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

Description	2055	2056
325 D Mower	112,025	
3555D Lawn Mower		
Above Ground Storage Tanks		
Admin Building - Roof Replacement		
Admin Building - Window & Door Replacement		
Admin Building Refurbish	151,268	
Capital Building Fund	518,633	
Chipper		
Clubhouse - Roof Replacement		
Clubhouse Interior Refurbish		
Covered BBQ Area - Kwann		
Covered BBQ Area - Sandollar		
Covered BBQ Area - Sunset		
Dakota Top Dresser	86,439	
Dodge Ram	216,097	
Dump Trailer		
Dump Truck		
FOB System		
Flat-Bottom Work Boat & Motor		
Gate Opener/Reader/Panel System		
Golf Cart Paths		
Golf Carts	172,878	
Golf Course Bridge		
Guard House Refurbish		
Jacobsen Greens King V Roller	129,658	
Kubota Excavator & Buckets		
Maintenance Building - Interior		
Maintenance Building - Roof Replacement		
Maintenance Building - Window & Door Replac..		
Maintenance Truck		294,973
Maintenance Yard Fence Replacement		
Mules 1-4		
Office Equipment Update	<i>Unfunded</i>	
Office Furniture Update	<i>Unfunded</i>	
Perimeter Chain Link Fence Replacement		

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

Description	2055	2056
Play Courts - Fence Replacement		
Play Courts - Renovate		
Play Equipment Kwann		
Play Equipment Replacement - Lighthouse		
Play Equipment Replacement - Sanddollar		
Play Equipment Replacement - Sunrise		
Pool Building - Locker Rooms & Entrance Areas		
Pool Building - Roof Replacement		
Pool Deck Resurface		
Pool Equipment Replacement		
Pool Fence Replacement		
Pool Interior Paint		726,086
Pool Solar Heating System Replacement		
Pool Winter Cover Replacement		
Prius Security Vehicle	181,522	
Rec Center - Refurbish		
Rec Center - Roof Replacement		
Rec Center - Window & Door Replacement	86,439	
Rec Center Outdoor Grills	15,559	
Recreation Bathrooms - Replacement Phase 1		
Recreation Bathrooms - Replacement Phase 2		
Recreation Bathrooms - Replacement Phase 3		
Recreation Bathrooms - Replacement Phase 4		
Ryan GA30 Aerator - Green		58,995
Ryan GA30 Aerator - Orange		
Salt Dog Spreader (Road Sander)		
Security Equipment		
Siding Replacement Fund	648,291	
Skid Steer		
Smithco Trap Rake		108,913
Snow Way Plow		
Speed Signs		
Sweeper Attachment		
Toro 3100		
Toro 3100 Greensmaster	129,658	

**Birch Bay Village - General Assets Level 2 Study 2025  
Expenses by Item and by Calender Year**

<b>Description</b>	<b>2055</b>	<b>2056</b>
Toro 3150 Greens Master		
Toro 5200 Reel Master	259,317	
Tractor		
Trailer - Flatbed		
US Mower Fliall Attachment		
Utility Truck Workman		
Wood Deck Replacement - Light House Park		
Wood Deck Replacement - Sunset Park		
Wood Fence Replacement		
Wood Stairs - Replacement		
Workman Sprayer		
Zero Turn Mower - Gravely #1		
Zero Turn Mower - Gravely #2		
<b>Year Total:</b>	<b>2,707,783</b>	<b>1,188,966</b>





## Reserve Study Disclosure Form

In Compliance with RCW 64.34.308 and RCW 64.38.025 (2019)

Name of Association: Birch Bay Village

Current Year Reported Budget Contribution to Reserves: \$147,541

Recommended 2025 Contribution to Reserves, per study: \$395,000

Funding Plan Used for Recommendations: Full Funding

Projected Year End Reserve Balance at Current Funding Level: \$289,870  
(Percentages below indicate the projected year end percentage level of the Reserve Fund vs Fully Funded at the Current Contribution Amount)

Projected Year End Balance If the account was Fully Funded: \$1,989,743

5 Year Balances

Estimates Per Study:	2025	2026	2027	2028	2029
Projected Year End Reserve Balances at Current Contribution Level	\$289,870	\$98,713	-\$114,019	-\$198,298	-\$388,475
<u>Average Deficit/Surplus Per Member: \$-\$1,366 Percent Funded 41%</u>					
Projected Year End Reserve Balances at Recommended Funding Contribution Level:	\$543,825	\$625,987	\$704,087	\$930,063	\$1,067,992
Projected Year End Fully Funded Reserves If Fully Funded:	\$1,989,743	\$1,956,658	\$1,907,981	\$1,995,587	\$1,965,773
<b>Percent Reserve is Fully Funded at Current Funding Level:</b>	15%	5%	-6%	-10%	-20%

Based upon the most recent reserve study, will the association have funds to meet obligations for the next 30 years at the current contribution rate? No

To be Completed by Management

Proposed 2025 Budget's Contribution to Reserves: \_\_\_\_\_

Is Additional Funding (Regular or Special Assessment) Planned? Yes/No

When is it due? (Month/Year) \_\_\_\_\_

What is the Purpose? Description of Project(s):  
 \_\_\_\_\_

Duration of Assessment: Start Date \_\_\_\_\_ End Date \_\_\_\_\_

Assessment Amount per Unit on Average: Per Month \_\_\_\_\_ Per Year \_\_\_\_\_

Author Name \_\_\_\_\_

# Birch Bay Village - General Assets Level 2 Study 2025

## Appendix - Disclosure, Definitions & Calculations

### Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough? To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all Reserve Items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve Items with a remaining life greater than the study life are not included in the calculation. For example; building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation. Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

### Washington State Homeowners and Condominium Act Compliance with RCW 64.38 and RCW 64.34 (2019)

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component. A reserve component list (as applicable), including roofing, painting, paving, decks, siding, plumbing, windows, and any other reserve component that would cost more than one percent of the annual budget for major maintenance, repair, or replacement. If one of these reserve components is not included in the reserve study, the study should provide commentary explaining the basis for its exclusion. The study must also include quantities and estimates for the useful life of each reserve component, remaining useful life of each reserve component, and current repair and replacement cost for each component.

### Disclosures Required by RCW 64.90.550.

This Reserve Study meets all requirements of the Washington Uniform Common Interest Ownership Act.

- a) This Reserve Study was prepared with the assistance of a reserve study professional and that professional was independent;
- b) This Reserve Study includes all information required by RCW 64.90.550 Reserve Study – Contents; and
- c) This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

### Reserve Study Assumptions

The below listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The association plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur at the end of the expense year.

### Inflation Estimate

Inflation for the last year has been reviewed and a best fit regression analysis of the last 12 months has been used to determine future expense estimates. Based on the current economic conditions, the inflation rate will need to be closely monitored as this is a critical factor in reserve planning for future fund needs.

### Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the components' useful life,

# **Birch Bay Village - General Assets Level 2 Study 2025**

## **Appendix - Disclosure, Definitions & Calculations**

effectively moving the component expense into the future which reduces the reserve funding payments of the association. Failure to perform such maintenance can shorten the remaining useful lives of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the association.

### **Study Method**

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

### **Items Beyond the Scope of this Report**

Building or land appraisals for any purpose.

State or local zoning ordinance violations.

Building code violations.

Soils conditions, soils contamination or geological stability of site.

Engineering analysis or structural stability of site.

Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.

Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.

Adequacy or efficiency of any system or component on site.

### **Specifically excluded reserve items:**

Septic systems and septic tanks.

Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.

Items concealed by signs.

Missing or omitted information supplied by the Client for the purposes of reserve study preparation.

Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

### **Definitions:**

#### **Purpose of Distribution**

Distribution will have no real meaning for a cash flow model. But the nature of the Fully Funded Model requires it. Annuity payments are based on an accumulation of reserves for each component in the study. Because a study will rarely start with 'perfect' funding for each component, a starting point for each year must be established.

At the start of the study (The beginning fiscal date)

The beginning balance is used for distribution

Going through the components ordered by remaining life and starting with the least remaining life, the balance is assigned to the components by the value of fully funded for each component. Fully funded for components with no life left is the replacement value of the component.

## Birch Bay Village - General Assets Level 2 Study 2025 Appendix - Disclosure, Definitions & Calculations

If after the last component there is still a balance remaining, the list of components is iterated again and the moneys are assigned at the replacement cost of each component.

If after the second pass on there are remaining funds then just the components being replaced are iterated and distribution is set to twice the replacement value.

If there are still funds after the above, they are considered excess funds.

In each following year of the projection

Money is accumulated from contributions and interest on deposit. Expenditures for replacement/repair of components is subtracted. This becomes the ending balance of the year. This money is distributed in the same manner as described above.

### Calculations:

#### Fully Funded Methods

#### Basic Fully Funded

There are two published methods of calculating Fully Funded. The first only considers the present value of a component. Present value in each period will change according to the inflation applied.

$$FullyFunded = ( Age / Useful Life ) * Present Value$$

#### Community Association Press Fully Funded

To account for inflation and interest earned on deposit the writers of '**RESERVE FUNDS: How & Why community Associations Invest Assets**' came up with:

$$Basic\_FF = ( Age / Useful Life ) * Present Value$$

$$CAI\_FF = Basic\_FF \\ + Basic\_FF / (1 + interest)^{Remaining Life} \\ - Basic\_FF / (1 + inflation)^{Remaining Life}$$