



ACCURATE RESERVE PROFESSIONALS, LLC

159 Basin Street # 147

Ephrata, WA 98823-1855

(509) 765-6601

www accuratereserves.com

Level III No Site Visit Reserve Study Report For Fiscal Year Beginning July 1, 2026



Washington Land Yacht Harbor

Lacey, WA

June 11, 2026



Reserve Study Summary for Washington Land Yacht Harbor

192 Units

For Fiscal Year Beginning July 1, 2026

Overview	
Starting Reserve Balance	\$778,415
Fully Funded Balance	\$1,121,749
Percent Funded	69%
Reserve Fund Strength (Weak, Fair or Strong)	Fair
Total Surplus or (Deficit) of Reserve Funding	\$(343,334)
Surplus or (Deficit) on a Per Unit Average Basis***	\$(1,788)
Current Reserve Contribution Based on Last Approved Budget	
Current Reserve Contribution Rate, Annually	\$90,068
Current Special Assessment For Reserves, Annually	\$113,719(see note below)
Is the Current Contribution Rate Within Range Provided by Study Below?	Yes
Reserve Study Funding Plan Options Beginning July 1, 2026	
100% Full Funding Contribution Rate, Annually	\$121,650
70% Threshold Funding Contribution Rate, Annually	\$102,500
Baseline Funding Contribution Rate, Annually	\$58,175
Recommended Annual Special Assessment	N/A

Study Description & Assumptions

This is a Level III No-Site-Visit reserve study. No site visit was performed as part of this report. This report assumes a 3% annual inflation rate and 1% interest rate. Taxes on interest income and other outside factors are not included.

Property Description

Washington Land Yacht Harbor consists of 192 lots located in Lacey, WA. It was constructed in or around 1960.

Recommended Funding Plan

We recommend that the association budget for annual reserve contributions of \$102,500 to \$121,650 per year in the 2026-2027 fiscal year.

Recommended Special Assessment(s)

No special assessments are recommended at this time.

Other Notes

No special assessments are recommended at this time, however, the association budgeted a \$86,240 special assessment for the 2026-2027 fiscal year for the purpose of water line replacement as well as a \$27,479 special assessment for road resurfacing.

***Current surplus or deficit is calculated on an average per unit. If the association calculates its assessments based on a fraction or percentage that varies by unit, it should calculate the current deficit or surplus based on that schedule. To do so, subtract the association's starting reserve balance above from the fully funded balance, and multiply the resulting number by the fraction or percentage allocable to each unit.

**Washington Land Yacht Harbor
Component List**

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Grounds					
1000	Concrete - Repair Allowance	Unfunded			
1015	Asphalt - Repair/Resurface	2		0	\$30,000
1020	Street Signs - Replace	Unfunded			
1048	Gravel Areas - Replenish	Unfunded			
1058	Bollards - Replace	Unfunded			
1060	Monument Sign - Refurb/Replace	Unfunded			
1062	Lighthouse - Refurb/Replace	Unfunded			
1064	Readerboards - Refurb/Replace	Unfunded			
1065	Mailboxes - Replace	Unfunded			
1090	Chainlink Fence - Replace	50		43	\$285,180
1095	Entrance Chain Link Fence - Replace	50		43	\$5,040
1105	Split Rail Fence - Replace	Unfunded			
1107	Trash Enclosures - Repair/Replace	25		17	\$6,000
1110	Metal Railings - Replace	50		38	\$8,400
1120	Entry Gate - Replace	30		29	\$15,000
1122	Exit Gate - Replace	30		23	\$15,000
1125	Gate Operators - Replace	15		4	\$6,000
1130	Gate Keypad - Replace	12		4	\$5,000
1135	Landscape - Refurbish Allotment	Unfunded			
1155	Irrigation System - Repair Allotment	Unfunded			
1160	Drainage System - Maintain	Unfunded			
1165	Stormwater Ponds - Maintain	Unfunded			
1175	Pole Lights - Replace	Unfunded			
1185	Landscape Lights - Replace	Unfunded			
1215	Storage Shed (Gatehouse) - Replace	Unfunded			
1220	Storage Sheds - Replace	30		4	\$12,000
Recreation					
2000	Pavilions - Replace	30		29	\$37,004
2005	Gazebo - Replace	Unfunded			
2010	Outdoor Furniture - Replace	Unfunded			
2015	Pet Stations/Garbage Bins - Replace	Unfunded			
2155	Harmony Hall Comp Shingle Roof - Replace	25	2	22	\$110,550
2157	Harmony Hall Low Slope Roof - Replace	20		15	\$80,000
2160	Harmony Hall Gutters - Replace	25		22	\$3,690

**Washington Land Yacht Harbor
Component List**

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
<i>Recreation continued...</i>					
2165	Harmony Hall Siding - Replace	50	8	4	\$131,220
2175	Harmony Hall Windows - Replace	25		23	\$47,600
2180	Harmony Hall Ext Doors - Replace	Unfunded			
2185	Harmony Hall Wood Deck - Repair/Replace	30		14	\$49,500
2190	Harmony Hall Interior - Paint	10		8	\$37,800
2192	Harmony Hall Carpet - Replace	Unfunded			
2195	Harmony Hall Vinyl Floor - Replace	30	5	28	\$30,000
2197	Harmony Hall Kitchen Flooring - Replace	Unfunded			
2200	Harmony Hall Stage Floor - Refurbish/Replace	Unfunded			
2205	Harmony Hall Kitchen - Refurbish	25		5	\$30,000
2210	Harmony Hall Double Oven - Replace	15	20	5	\$18,000
2212	Harmony Hall Heated Holding Cab - Replace	Unfunded			
2214	Harmony Hall Gas Stovetops - Replace	Unfunded			
2216	Harmony Hall Commercial Refrigerators - Replace	15		4	\$22,000
2225	Harmony Hall Stove/Oven Hoods - Replace	Unfunded			
2230	Harmony Hall Washer/Dryers - Replace	10		9	\$15,520
2235	Harmony Hall Restrooms - Refurbish	25		1	\$20,000
2240	Harmony Hall Furniture - Replace	Unfunded			
2245	Harmony Hall Stage Curtains - Replace	Unfunded			
2250	Harmony Hall Audio/Visual Equipment - Replace	8	8	15	\$25,750
2255	Harmony Hall Exercise Equipment - Replace	Unfunded			
2260	Harmony Hall Rubber Mat Flooring - Replace	Unfunded			
Building Interior					
3010	Gatehouse Wood Flooring - Replace	25		13	\$12,000
3020	Gatehouse Interior Walls/Ceilings - Paint	15		3	\$5,700
3050	Gatehouse Furniture - Replace	Unfunded			
3055	Gatehouse Kitchen - Refurbish	25		13	\$12,000
3060	Gatehouse Appliances - Replace	Unfunded			
3065	Gatehouse Restrooms - Refurbish	Unfunded			
Building Exterior					
4000	Gatehouse Roof - Replace	25		22	\$12,160
4035	Gatehouse Gutters/Downspouts - Replace	Unfunded			

**Washington Land Yacht Harbor
Component List**

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
<i>Building Exterior continued...</i>					
4040	Gatehouse Siding - Replace	50		38	\$43,740
4045	Gatehouse Exterior Surfaces - Repair & Paint	10		9	\$4,860
4050	Gatehouse Windows/Doors - Replace	25		13	\$13,000
4055	Gatehouse Wood Decks - Replace	25		13	\$15,000
4060	Gatehouse Wood Deck Rail - Replace	25		13	\$6,300
4065	Exterior Surfaces - Repair & Paint	10		4	\$19,980
4068	Exterior Lights - Replace	Unfunded			
4140	Whitney Utility Bldg Siding - Replace	50	10	4	\$45,000
4145	Garage Doors - Replace	40		24	\$4,650
Equipment & Mechanical					
5000	Electrical System - Repair/Replace	Unfunded			
5005	Plumbing System - Repair/Replace	Unfunded			
5010	Septic System - Maintain	3	3	3	\$20,000
5020	Surveillance System - Replace	Unfunded			
5045	Mini-Split System - Replace	18		7	\$8,000
5085	Furnace - Replace (Attic)	15		13	\$11,500
5087	Furnaces - Replace	15		10	\$13,400
5090	Heat Pumps - Replace	15		4	\$36,000
5095	Hot Water Heaters - Replace	Unfunded			
5100	Air Compressor - Replace	Unfunded			
5115	Fire Sprinkler Sys - Replace	Unfunded			
5125	EXmark Mower - Replace (a)	Unfunded			
5130	EXmark Mower - Replace (b)	8		5	\$9,475
5135	Kubota Tractor - Replace	20	5	3	\$40,000
5140	John Deere Tractor - Replace	20		9	\$5,000
5145	GEM Utility Vehicle - Replace	10		3	\$20,500
5150	Misc. Small Tools & Equipment - Replace	Unfunded			
Professional					
6010	Preventive Maintenance Plan	Unfunded			
6015	Reserve Study - Annual Update	Unfunded			

**Washington Land Yacht Harbor
Component List**

Asset ID	Description	Useful Life	Adjustment	Remaining Life	Current Cost
Water System					
7000	Fire Hydrant - Replace	Unfunded			
7002	Well Casing - Replace (1)	75		58	\$100,000
7003	Well Casings - Replace (2 & 3)	75		9	\$200,000
7005	Submersible Well Pump - Replace	12		0	\$15,000
7006	Submersible Well Pumps - Replace	12	9	4	\$30,000
7015	Water Mains - Replace	75		68	\$1,395,000
7020	Water Meters - Replace	Unfunded			
7025	Booster Pump - Replace (a)	15		10	\$11,000
7027	Booster Pump - Replace (b)	15		4	\$11,000
7030	Hydropneumatic Tanks - Replace	Unfunded			
7035	Valves - Replace	Unfunded			
7040	Water Tank (35.2k gal) - Replace	75		29	\$144,000
7045	Water Tank Fence - Replace	50		4	\$7,800
7050	Generator - Replace	30		2	\$60,000
7060	Pump House Exterior - Refurbish	40	10	4	\$4,000

An Introduction to Your Reserve Study

The Purpose of Your Reserve Study

The purpose of your reserve study is to develop a budgetary model to assist the association with preparing for the maintenance, repair and replacement of the assets which are under the association's responsibility. The report provides both estimated timeframes in which these projects are expected to occur as well as a cost allowance for the project. A reserve study consists of two parts; the physical analysis and the financial analysis. The physical analysis includes the component inventory and associated information including useful life, remaining useful life and cost allowances. The financial analysis includes the association's current reserve fund status (the percent funded) and funding recommendations.

Reserve Study Standards

This report is prepared in accordance with the National Reserve Study Standards (NRSS) by Community Associations Institute (CAI). First published in 1998, the NRSS provides guidelines related to the preparation of reserve studies including what information is included and how calculations are prepared. The full NRSS can be viewed at [National Reserve Study Standards](#) and an explanation of the NRSS is available at [NRSS Explanation](#).

Types of Reserve Studies

There are four types of reserve studies under National Reserve Study Standards:

- **Level I Full** – This is the initial report prepared by the association. This report includes a site visit in which a non-intrusive basic visual review is conducted and association assets are counted, measured and/or quantified. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly. A Full study is typically only prepared once as the quantities and other data can be used in future reports.
- **Level II With-Site-Visit** – This report includes a site visit in which a non-intrusive basic visual review is conducted. No assets are quantified as this process was previously completed during the Full study process. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated accordingly. After the initial full study, most associations perform a with-site-visit report every third year; this cycle is required for Washington State associations with significant assets.
- **Level III No-Site-Visit** – This report does not include a site visit. The remaining useful life and cost allowances are updated for the association's assets and the funding plan is updated. The No-Site-Visit update is primarily based on the current reserve account balance, projects completed since the last report, current industry costs, and any proposals the association may have received for upcoming projects.
- **Level IV Preliminary, Community Not Yet Constructed** – This report is prepared for communities that are in the development phase and have not yet been constructed. The component list is typically developed using building and site plans along with details provided by the developer. A useful life, remaining useful life and cost allowances are assigned to the association's assets and a funding plan is developed accordingly.

What Components are Included

National Reserve Study Standards provide for a three-part test to determine which items are funded within a reserve study. First, the component needs to be an item that the association is responsible to maintain, repair and replace. It cannot be an item that an owner or other party is responsible for. Next, the item must be "predictable" in that it has a predictable useful life (i.e. we need to be able to determine how long, on average, the item will last), and a remaining useful life (i.e. we need to be able to determine how much longer until that item requires replacement). Lastly, the cost to maintain, repair and replace the component must be above a minimum cost which is typically defined as 1% or more of the annual operating budget, however some associations may opt to define a different funding threshold. Using 1% of the annual operating budget, an association with a \$100,000 annual budget would have a \$1,000 reserve funding

threshold.

One consideration that is not included within the NRSS three-part test are significant expenses which occur annually. Some associations opt to include annual expenses that exceed the 1% funding threshold in their study, however it is our opinion that these expenses are best handled through the operating budget. From an administrative and practical standpoint it is most advantageous to budget and pay for those expenses through the operating account, particularly in states such as Washington State which feature statutory limitations regarding reserve fund disbursements.

The intent of funding for reserve components is to maintain, repair or replace those exact components in the future. Capital improvements are not included within a reserve study and reserve funds should not be used accordingly. A capital improvement is the addition of an item that does not previously exist, such as installing a swimming pool when one was not previously present. Repurposing an existing item into something new is also considered a capital improvement; an example would be converting a janitorial closet in the clubhouse into an additional restroom. Replacing an existing item with an upgraded but like-kind product is not considered a capital improvement and reserve funds may be used in this instance; an example would be replacement of a wood deck with a composite (Trex®) material.

How Are Costs Determined

The cost allowances within a reserve study are determined in a number of ways. First, the association's prior cost history or recent vendor proposals are generally the best predictor of future costs as they are specific to your community. When a cost history is unavailable, a number of methods to determine costs may be used by the reserve study provider including, but not limited to research with vendors (including the association's vendors) and/or industry average costs. When industry average costs are used, they are adjusted based on the geographical location and current economical market of each client.

Fully Funded Balance Calculation

One of the most common questions related to a reserve study is how the fully funded balance is calculated. Contrary to popular belief, the fully funded balance is *not* the cost to replace all the association's assets today. Rather, it is the total accumulated deterioration of the association's assets. Let's take the example of a roof. If the roof lasts 30 years and costs \$30,000 to replace, the association would save \$1,000 per year so that it would have the \$30,000 it needs to replace the roof by the 30th year. If the roof is two years old, the association would need \$2,000 on hand to be 100% funded, meaning that it had the exact amount of cash on hand that the roof had deteriorated to date. If the association only saved \$1,000 by the second year, it would then be 50% funded instead. The reserve study calculates the deterioration of each of the association's assets through the date of the study, taking into consideration their age and replacement cost allowances, and the cumulative total of those numbers is the association's fully funded balance.

Reserve Fund Strength, Also Known As Percent Funded

The association's percent funded is calculated by comparing the association's current reserve balance against the fully funded balance, which we defined above. Generally speaking, an association that is less than 30% funded is considered to have a weak reserve account balance and thus a high risk of requiring a special assessment. Associations which are between 30% and 69% funded are considered to have a moderate funding position and therefore a medium risk of a special assessment. Association's which are 70% or more funded have a strong funding position and a low risk of requiring a special assessment. One of the many goals of your reserve study is to help the association achieve, and keep, a strong funding position with a low risk of a special assessment.

How to Pay for Reserve Projects

The question of reserve expenses is not if they will occur, but when they will occur. The best and most cost-effective way to ensure that funds are available for these expenses is to save for future projects through regular contributions to the reserve fund. This not only ensures that funds are available as projects arise, thus reducing the chances of deferred

maintenance, but it is also the most equitable to ownership groups over time. If a person owns a unit for one year, they contribute toward one year of reserves. The same goes for a person who owns their unit for five years, or for 30 years. If the association does not fund the reserve account through regular contributions and instead assesses a special assessment or takes out a loan for the project, the current ownership group is unfairly burdened with paying the full project cost even though previous owners enjoyed the use of those assets.

Properly reserving for anticipated maintenance, repair and replacement projects also results in lower overall costs to the association. Inadequate reserve funds often result in deferred maintenance, which can cause higher project costs and risk potential damage to association assets. For example, deferring an exterior paint project may result in increased future costs due to the additional prep work required to address peeling paint, repairs to exposed wood which has started to decay, etc. There are also administrative expenses associated with levying a special assessment and interest expenses associated with taking out a loan, both of which are avoided when adequate reserve funds are available.

Preventive Maintenance Manual

Preventive maintenance is a critical aspect of properly maintaining association assets and achieving their longest useful life. National Reserve Study Standards (NRSS) recommends that a preventive maintenance manual be prepared by each community and updated regularly. Preparation of such manual is beyond the scope of standard reserve study services and should be prepared independently by the association. Additional resources are available within Community Associations Institute's Best Practices: Community Association Maintenance at www.condosafety.com. The preventive maintenance manual should incorporate maintenance of all common elements, not just those included within the reserve study. Some preventive maintenance projects, such as asphalt sealcoating for example, may be funded within the association's reserve study. Other projects, such as gutter cleaning, are most commonly funded through the annual operating budget. Additional preventive maintenance projects identified by the maintenance manual may be added to the reserve study as needed provided they are significant in cost and do not occur annually, as annual expenditures are generally best handled through the annual operating budget. Any preventive maintenance contracts reported by client are notated on the appropriate components within the component detail inventory toward the rear of this report; common contracts include the maintenance of pool equipment, elevators, fire alarm/sprinkler equipment and HVAC equipment.

Report Sections

This report was designed to provide clear, distinct chapters for the different funding plan options so the association can easily compare and select a funding plan to follow. Your report includes separate sections detailing the Full Funding plan, 70% Funding plan, Baseline Funding plan, as well as data illustrating the reserve funding projections based on the association's current contribution rate. The different funding options are also summarized in the Report Summary at the beginning of this study. In rare instances, associations with unique funding scenarios may not have a 70% Funding option available; in those cases the 70% Funding chapter has been omitted.



Annual Expenditure Charts

The data within this section represents the association's projected expenses over the 30 year scope of this report. These expenses are projected to occur independent of which funding plan the association chooses to follow (Full, 70% or Baseline), and the charts are particularly helpful to the association in planning near term projects (i.e. within the next 1-5 years).

This section also includes a deterioration summary, which shows the total deterioration of the association's assets on an annual basis. It is important that the association consider this data when selecting an annual reserve contribution, as contributing significantly less than the annual deterioration rate means that the association's assets are deteriorating at a faster rate than the association is reserving.

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Grounds											
1000	Concrete - Repair Allowance	Unfunded									
1015	Asphalt - Repair/Resurface	30,000		31,827		33,765		35,822		38,003	
1020	Street Signs - Replace	Unfunded									
1048	Gravel Areas - Replenish	Unfunded									
1058	Bollards - Replace	Unfunded									
1060	Monument Sign - Refurb/Replace	Unfunded									
1062	Lighthouse - Refurb/Replace	Unfunded									
1064	Readerboards - Refurb/Replace	Unfunded									
1065	Mailboxes - Replace	Unfunded									
1090	Chainlink Fence - Replace										
1095	Entrance Chain Link Fence - Replace										
1105	Split Rail Fence - Replace	Unfunded									
1107	Trash Enclosures - Repair/Replace										
1110	Metal Railings - Replace										
1120	Entry Gate - Replace										
1122	Exit Gate - Replace										
1125	Gate Operators - Replace					6,753					
1130	Gate Keypad - Replace					5,628					
1135	Landscape - Refurbish Allotment	Unfunded									
1155	Irrigation System - Repair Allotment	Unfunded									
1160	Drainage System - Maintain	Unfunded									
1165	Stormwater Ponds - Maintain	Unfunded									
1175	Pole Lights - Replace	Unfunded									
1185	Landscape Lights - Replace	Unfunded									
1215	Storage Shed (Gatehouse) - Replace	Unfunded									
1220	Storage Sheds - Replace					13,506					
Grounds Total:		30,000		31,827		59,652		35,822		38,003	
Recreation											
2000	Pavilions - Replace										
2005	Gazebo - Replace	Unfunded									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<i>Recreation continued...</i>											
2010	Outdoor Furniture - Replace	<i>Unfunded</i>									
2015	Pet Stations/Garbage Bins - Replace	<i>Unfunded</i>									
2155	Harmony Hall Comp Shingle Roof - Replace										
2157	Harmony Hall Low Slope Roof - Replace										
2160	Harmony Hall Gutters - Replace										
2165	Harmony Hall Siding - Replace					147,689					
2175	Harmony Hall Windows - Replace										
2180	Harmony Hall Ext Doors - Replace	<i>Unfunded</i>									
2185	Harmony Hall Wood Deck - Repair/Replace										
2190	Harmony Hall Interior - Paint									47,884	
2192	Harmony Hall Carpet - Replace	<i>Unfunded</i>									
2195	Harmony Hall Vinyl Floor - Replace										
2197	Harmony Hall Kitchen Flooring - Replace	<i>Unfunded</i>									
2200	Harmony Hall Stage Floor - Refurbish/Replace	<i>Unfunded</i>									
2205	Harmony Hall Kitchen - Refurbish						34,778				
2210	Harmony Hall Double Oven - Replace						20,867				
2212	Harmony Hall Heated Holding Cab - Replace	<i>Unfunded</i>									
2214	Harmony Hall Gas Stovetops - Replace	<i>Unfunded</i>									
2216	Harmony Hall Commercial Refrigerators - Rep..					24,761					
2225	Harmony Hall Stove/Oven Hoods - Replace	<i>Unfunded</i>									
2230	Harmony Hall Washer/Dryers - Replace										20,250
2235	Harmony Hall Restrooms - Refurbish		20,600								
2240	Harmony Hall Furniture - Replace	<i>Unfunded</i>									
2245	Harmony Hall Stage Curtains - Replace	<i>Unfunded</i>									
2250	Harmony Hall Audio/Visual Equipment - Repl..										
2255	Harmony Hall Exercise Equipment - Replace	<i>Unfunded</i>									
2260	Harmony Hall Rubber Mat Flooring - Replace	<i>Unfunded</i>									
Recreation Total:			20,600			172,450	55,645			47,884	20,250
Building Interior											
3010	Gatehouse Wood Flooring - Replace										

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Building Interior continued...											
3020	Gatehouse Interior Walls/Ceilings - Paint				6,229						
3050	Gatehouse Furniture - Replace	Unfunded									
3055	Gatehouse Kitchen - Refurbish										
3060	Gatehouse Appliances - Replace	Unfunded									
3065	Gatehouse Restrooms - Refurbish	Unfunded									
Building Interior Total:					6,229						
Building Exterior											
4000	Gatehouse Roof - Replace										
4035	Gatehouse Gutters/Downspouts - Replace	Unfunded									
4040	Gatehouse Siding - Replace										
4045	Gatehouse Exterior Surfaces - Repair & Paint										6,341
4050	Gatehouse Windows/Doors - Replace										
4055	Gatehouse Wood Decks - Replace										
4060	Gatehouse Wood Deck Rail - Replace										
4065	Exterior Surfaces - Repair & Paint					22,488					
4068	Exterior Lights - Replace	Unfunded									
4140	Whitney Utility Bldg Siding - Replace					50,648					
4145	Garage Doors - Replace										
Building Exterior Total:						73,136					6,341
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	Unfunded									
5005	Plumbing System - Repair/Replace	Unfunded									
5010	Septic System - Maintain				21,855			23,881			26,095
5020	Surveillance System - Replace	Unfunded									
5045	Mini-Split System - Replace								9,839		
5085	Furnace - Replace (Attic)										
5087	Furnaces - Replace										
5090	Heat Pumps - Replace					40,518					
5095	Hot Water Heaters - Replace	Unfunded									
5100	Air Compressor - Replace	Unfunded									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ID Description										
<i>Equipment & Mechanical continued...</i>										
5115 Fire Sprinkler Sys - Replace	Unfunded									
5125 EXmark Mower - Replace (a)	Unfunded									
5130 EXmark Mower - Replace (b)						10,984				
5135 Kubota Tractor - Replace				43,709						
5140 John Deere Tractor - Replace										6,524
5145 GEM Utility Vehicle - Replace				22,401						
5150 Misc. Small Tools & Equipment - Replace	Unfunded									
Equipment & Mechanical Total:				87,965	40,518	10,984	23,881	9,839		32,619
Professional										
6010 Preventive Maintenance Plan	Unfunded									
6015 Reserve Study - Annual Update	Unfunded									
Water System										
7000 Fire Hydrant - Replace	Unfunded									
7002 Well Casing - Replace (1)										
7003 Well Casings - Replace (2 & 3)										260,955
7005 Submersible Well Pump - Replace	15,000									
7006 Submersible Well Pumps - Replace					33,765					
7015 Water Mains - Replace										
7020 Water Meters - Replace	Unfunded									
7025 Booster Pump - Replace (a)										
7027 Booster Pump - Replace (b)					12,381					
7030 Hydropneumatic Tanks - Replace	Unfunded									
7035 Valves - Replace	Unfunded									
7040 Water Tank (35.2k gal) - Replace										
7045 Water Tank Fence - Replace					8,779					
7050 Generator - Replace			63,654							
7060 Pump House Exterior - Refurbish					4,502					
Water System Total:	15,000		63,654		59,427					260,955
Year Total:	45,000	20,600	95,481	94,193	405,183	66,629	59,703	9,839	85,887	320,165

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Grounds											
1000	Concrete - Repair Allowance	Unfunded									
1015	Asphalt - Repair/Resurface	40,317		42,773		45,378		48,141		51,073	
1020	Street Signs - Replace	Unfunded									
1048	Gravel Areas - Replenish	Unfunded									
1058	Bollards - Replace	Unfunded									
1060	Monument Sign - Refurb/Replace	Unfunded									
1062	Lighthouse - Refurb/Replace	Unfunded									
1064	Readerboards - Refurb/Replace	Unfunded									
1065	Mailboxes - Replace	Unfunded									
1090	Chainlink Fence - Replace										
1095	Entrance Chain Link Fence - Replace										
1105	Split Rail Fence - Replace	Unfunded									
1107	Trash Enclosures - Repair/Replace								9,917		
1110	Metal Railings - Replace										
1120	Entry Gate - Replace										
1122	Exit Gate - Replace										
1125	Gate Operators - Replace										10,521
1130	Gate Keypad - Replace							8,024			
1135	Landscape - Refurbish Allotment	Unfunded									
1155	Irrigation System - Repair Allotment	Unfunded									
1160	Drainage System - Maintain	Unfunded									
1165	Stormwater Ponds - Maintain	Unfunded									
1175	Pole Lights - Replace	Unfunded									
1185	Landscape Lights - Replace	Unfunded									
1215	Storage Shed (Gatehouse) - Replace	Unfunded									
1220	Storage Sheds - Replace										
Grounds Total:		40,317		42,773		45,378		56,165	9,917	51,073	10,521
Recreation											
2000	Pavilions - Replace										
2005	Gazebo - Replace	Unfunded									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<i>Recreation continued...</i>											
2010	Outdoor Furniture - Replace	<i>Unfunded</i>									
2015	Pet Stations/Garbage Bins - Replace	<i>Unfunded</i>									
2155	Harmony Hall Comp Shingle Roof - Replace										
2157	Harmony Hall Low Slope Roof - Replace						124,637				
2160	Harmony Hall Gutters - Replace										
2165	Harmony Hall Siding - Replace										
2175	Harmony Hall Windows - Replace										
2180	Harmony Hall Ext Doors - Replace	<i>Unfunded</i>									
2185	Harmony Hall Wood Deck - Repair/Replace					74,873					
2190	Harmony Hall Interior - Paint									64,352	
2192	Harmony Hall Carpet - Replace	<i>Unfunded</i>									
2195	Harmony Hall Vinyl Floor - Replace										
2197	Harmony Hall Kitchen Flooring - Replace	<i>Unfunded</i>									
2200	Harmony Hall Stage Floor - Refurbish/Replace	<i>Unfunded</i>									
2205	Harmony Hall Kitchen - Refurbish										
2210	Harmony Hall Double Oven - Replace										
2212	Harmony Hall Heated Holding Cab - Replace	<i>Unfunded</i>									
2214	Harmony Hall Gas Stovetops - Replace	<i>Unfunded</i>									
2216	Harmony Hall Commercial Refrigerators - Rep..										38,577
2225	Harmony Hall Stove/Oven Hoods - Replace	<i>Unfunded</i>									
2230	Harmony Hall Washer/Dryers - Replace										27,214
2235	Harmony Hall Restrooms - Refurbish										
2240	Harmony Hall Furniture - Replace	<i>Unfunded</i>									
2245	Harmony Hall Stage Curtains - Replace	<i>Unfunded</i>									
2250	Harmony Hall Audio/Visual Equipment - Repl..						40,118				
2255	Harmony Hall Exercise Equipment - Replace	<i>Unfunded</i>									
2260	Harmony Hall Rubber Mat Flooring - Replace	<i>Unfunded</i>									
Recreation Total:						74,873	164,755			64,352	65,792
Building Interior											
3010	Gatehouse Wood Flooring - Replace				17,622						

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
<i>Building Interior continued...</i>											
3020	Gatehouse Interior Walls/Ceilings - Paint									9,704	
3050	Gatehouse Furniture - Replace	<i>Unfunded</i>									
3055	Gatehouse Kitchen - Refurbish				17,622						
3060	Gatehouse Appliances - Replace	<i>Unfunded</i>									
3065	Gatehouse Restrooms - Refurbish	<i>Unfunded</i>									
Building Interior Total:					35,245					9,704	
Building Exterior											
4000	Gatehouse Roof - Replace										
4035	Gatehouse Gutters/Downspouts - Replace	<i>Unfunded</i>									
4040	Gatehouse Siding - Replace										
4045	Gatehouse Exterior Surfaces - Repair & Paint										8,522
4050	Gatehouse Windows/Doors - Replace				19,091						
4055	Gatehouse Wood Decks - Replace				22,028						
4060	Gatehouse Wood Deck Rail - Replace				9,252						
4065	Exterior Surfaces - Repair & Paint					30,222					
4068	Exterior Lights - Replace	<i>Unfunded</i>									
4140	Whitney Utility Bldg Siding - Replace										
4145	Garage Doors - Replace										
Building Exterior Total:					50,371	30,222					8,522
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	<i>Unfunded</i>									
5005	Plumbing System - Repair/Replace	<i>Unfunded</i>									
5010	Septic System - Maintain			28,515			31,159			34,049	
5020	Surveillance System - Replace	<i>Unfunded</i>									
5045	Mini-Split System - Replace										
5085	Furnace - Replace (Attic)				16,888						
5087	Furnaces - Replace	18,008									
5090	Heat Pumps - Replace										63,126
5095	Hot Water Heaters - Replace	<i>Unfunded</i>									
5100	Air Compressor - Replace	<i>Unfunded</i>									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
ID Description										
<i>Equipment & Mechanical continued...</i>										
5115 Fire Sprinkler Sys - Replace	Unfunded									
5125 EXmark Mower - Replace (a)	Unfunded									
5130 EXmark Mower - Replace (b)				13,914						
5135 Kubota Tractor - Replace										
5140 John Deere Tractor - Replace										
5145 GEM Utility Vehicle - Replace				30,105						
5150 Misc. Small Tools & Equipment - Replace	Unfunded									
Equipment & Mechanical Total:	18,008		28,515	60,907		31,159			34,049	63,126
Professional										
6010 Preventive Maintenance Plan	Unfunded									
6015 Reserve Study - Annual Update	Unfunded									
Water System										
7000 Fire Hydrant - Replace	Unfunded									
7002 Well Casing - Replace (1)										
7003 Well Casings - Replace (2 & 3)										
7005 Submersible Well Pump - Replace			21,386							
7006 Submersible Well Pumps - Replace							48,141			
7015 Water Mains - Replace										
7020 Water Meters - Replace	Unfunded									
7025 Booster Pump - Replace (a)	14,783									
7027 Booster Pump - Replace (b)										19,289
7030 Hydropneumatic Tanks - Replace	Unfunded									
7035 Valves - Replace	Unfunded									
7040 Water Tank (35.2k gal) - Replace										
7045 Water Tank Fence - Replace										
7050 Generator - Replace										
7060 Pump House Exterior - Refurbish										
Water System Total:	14,783		21,386				48,141			19,289
Year Total:	73,109		92,674	146,523	150,472	195,914	104,306	9,917	159,177	167,249

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Grounds											
1000	Concrete - Repair Allowance	Unfunded									
1015	Asphalt - Repair/Resurface	54,183		57,483		60,984		64,698		68,638	
1020	Street Signs - Replace	Unfunded									
1048	Gravel Areas - Replenish	Unfunded									
1058	Bollards - Replace	Unfunded									
1060	Monument Sign - Refurb/Replace	Unfunded									
1062	Lighthouse - Refurb/Replace	Unfunded									
1064	Readerboards - Refurb/Replace	Unfunded									
1065	Mailboxes - Replace	Unfunded									
1090	Chainlink Fence - Replace										
1095	Entrance Chain Link Fence - Replace										
1105	Split Rail Fence - Replace	Unfunded									
1107	Trash Enclosures - Repair/Replace										
1110	Metal Railings - Replace										
1120	Entry Gate - Replace										35,348
1122	Exit Gate - Replace				29,604						
1125	Gate Operators - Replace										
1130	Gate Keypad - Replace									11,440	
1135	Landscape - Refurbish Allotment	Unfunded									
1155	Irrigation System - Repair Allotment	Unfunded									
1160	Drainage System - Maintain	Unfunded									
1165	Stormwater Ponds - Maintain	Unfunded									
1175	Pole Lights - Replace	Unfunded									
1185	Landscape Lights - Replace	Unfunded									
1215	Storage Shed (Gatehouse) - Replace	Unfunded									
1220	Storage Sheds - Replace										
Grounds Total:		54,183		57,483	29,604	60,984		64,698		80,077	35,348
Recreation											
2000	Pavilions - Replace										87,202
2005	Gazebo - Replace	Unfunded									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
<i>Recreation continued...</i>											
2010	Outdoor Furniture - Replace	<i>Unfunded</i>									
2015	Pet Stations/Garbage Bins - Replace	<i>Unfunded</i>									
2155	Harmony Hall Comp Shingle Roof - Replace			211,825							
2157	Harmony Hall Low Slope Roof - Replace										
2160	Harmony Hall Gutters - Replace			7,070							
2165	Harmony Hall Siding - Replace										
2175	Harmony Hall Windows - Replace				93,943						
2180	Harmony Hall Ext Doors - Replace	<i>Unfunded</i>									
2185	Harmony Hall Wood Deck - Repair/Replace										
2190	Harmony Hall Interior - Paint									86,484	
2192	Harmony Hall Carpet - Replace	<i>Unfunded</i>									
2195	Harmony Hall Vinyl Floor - Replace									68,638	
2197	Harmony Hall Kitchen Flooring - Replace	<i>Unfunded</i>									
2200	Harmony Hall Stage Floor - Refurbish/Replace	<i>Unfunded</i>									
2205	Harmony Hall Kitchen - Refurbish										
2210	Harmony Hall Double Oven - Replace	32,510									
2212	Harmony Hall Heated Holding Cab - Replace	<i>Unfunded</i>									
2214	Harmony Hall Gas Stovetops - Replace	<i>Unfunded</i>									
2216	Harmony Hall Commercial Refrigerators - Rep..										
2225	Harmony Hall Stove/Oven Hoods - Replace	<i>Unfunded</i>									
2230	Harmony Hall Washer/Dryers - Replace										36,574
2235	Harmony Hall Restrooms - Refurbish							43,132			
2240	Harmony Hall Furniture - Replace	<i>Unfunded</i>									
2245	Harmony Hall Stage Curtains - Replace	<i>Unfunded</i>									
2250	Harmony Hall Audio/Visual Equipment - Repl..				50,820						
2255	Harmony Hall Exercise Equipment - Replace	<i>Unfunded</i>									
2260	Harmony Hall Rubber Mat Flooring - Replace	<i>Unfunded</i>									
Recreation Total:		32,510		218,896	144,763			43,132		155,121	123,776
Building Interior											
3010	Gatehouse Wood Flooring - Replace										

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
<i>Building Interior continued...</i>											
3020	Gatehouse Interior Walls/Ceilings - Paint										
3050	Gatehouse Furniture - Replace	<i>Unfunded</i>									
3055	Gatehouse Kitchen - Refurbish										
3060	Gatehouse Appliances - Replace	<i>Unfunded</i>									
3065	Gatehouse Restrooms - Refurbish	<i>Unfunded</i>									
Building Interior Total:											
Building Exterior											
4000	Gatehouse Roof - Replace			23,300							
4035	Gatehouse Gutters/Downspouts - Replace	<i>Unfunded</i>									
4040	Gatehouse Siding - Replace										
4045	Gatehouse Exterior Surfaces - Repair & Paint										11,453
4050	Gatehouse Windows/Doors - Replace										
4055	Gatehouse Wood Decks - Replace										
4060	Gatehouse Wood Deck Rail - Replace										
4065	Exterior Surfaces - Repair & Paint					40,615					
4068	Exterior Lights - Replace	<i>Unfunded</i>									
4140	Whitney Utility Bldg Siding - Replace										
4145	Garage Doors - Replace					9,452					
Building Exterior Total:				23,300		50,068					11,453
Equipment & Mechanical											
5000	Electrical System - Repair/Replace	<i>Unfunded</i>									
5005	Plumbing System - Repair/Replace	<i>Unfunded</i>									
5010	Septic System - Maintain		37,206			40,656			44,426		
5020	Surveillance System - Replace	<i>Unfunded</i>									
5045	Mini-Split System - Replace						16,750				
5085	Furnace - Replace (Attic)									26,311	
5087	Furnaces - Replace						28,057				
5090	Heat Pumps - Replace										
5095	Hot Water Heaters - Replace	<i>Unfunded</i>									
5100	Air Compressor - Replace	<i>Unfunded</i>									

Washington Land Yacht Harbor
Lacey, WA
Year By Year Spread Sheet

ID	Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
<i>Equipment & Mechanical continued...</i>											
5115	Fire Sprinkler Sys - Replace	Unfunded									
5125	EXmark Mower - Replace (a)	Unfunded									
5130	EXmark Mower - Replace (b)		17,626								22,328
5135	Kubota Tractor - Replace				78,943						
5140	John Deere Tractor - Replace										11,783
5145	GEM Utility Vehicle - Replace				40,459						
5150	Misc. Small Tools & Equipment - Replace	Unfunded									
Equipment & Mechanical Total:			54,832		119,402	40,656	44,807		44,426	26,311	34,111
Professional											
6010	Preventive Maintenance Plan	Unfunded									
6015	Reserve Study - Annual Update	Unfunded									
Water System											
7000	Fire Hydrant - Replace	Unfunded									
7002	Well Casing - Replace (1)										
7003	Well Casings - Replace (2 & 3)										
7005	Submersible Well Pump - Replace					30,492					
7006	Submersible Well Pumps - Replace									68,638	
7015	Water Mains - Replace										
7020	Water Meters - Replace	Unfunded									
7025	Booster Pump - Replace (a)						23,032				
7027	Booster Pump - Replace (b)										
7030	Hydropneumatic Tanks - Replace	Unfunded									
7035	Valves - Replace	Unfunded									
7040	Water Tank (35.2k gal) - Replace										339,345
7045	Water Tank Fence - Replace										
7050	Generator - Replace										
7060	Pump House Exterior - Refurbish										
Water System Total:						30,492	23,032			68,638	339,345
Year Total:		86,693	54,832	299,679	293,768	182,199	67,838	107,830	44,426	330,148	544,034

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2026	
Asphalt - Repair/Resurface	30,000
Submersible Well Pump - Replace	15,000
Total for 2026	\$45,000
Replacement Year 2027	
Harmony Hall Restrooms - Refurbish	20,600
Total for 2027	\$20,600
Replacement Year 2028	
Asphalt - Repair/Resurface	31,827
Generator - Replace	63,654
Total for 2028	\$95,481
Replacement Year 2029	
Septic System - Maintain	21,855
GEM Utility Vehicle - Replace	22,401
Gatehouse Interior Walls/Ceilings - Paint	6,229
Kubota Tractor - Replace	43,709
Total for 2029	\$94,193
Replacement Year 2030	
Asphalt - Repair/Resurface	33,765
Exterior Surfaces - Repair & Paint	22,488
Gate Keypad - Replace	5,628
Submersible Well Pumps - Replace	33,765
Booster Pump - Replace (b)	12,381
Gate Operators - Replace	6,753
Harmony Hall Commercial Refrigerators - Replace	24,761
Heat Pumps - Replace	40,518
Storage Sheds - Replace	13,506
Pump House Exterior - Refurbish	4,502
Harmony Hall Siding - Replace	147,689
Water Tank Fence - Replace	8,779
Whitney Utility Bldg Siding - Replace	50,648
Total for 2030	\$405,183

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2031	
EXmark Mower - Replace (b)	10,984
Harmony Hall Double Oven - Replace	20,867
Harmony Hall Kitchen - Refurbish	34,778
Total for 2031	\$66,629
Replacement Year 2032	
Asphalt - Repair/Resurface	35,822
Septic System - Maintain	23,881
Total for 2032	\$59,703
Replacement Year 2033	
Mini-Split System - Replace	9,839
Total for 2033	\$9,839
Replacement Year 2034	
Asphalt - Repair/Resurface	38,003
Harmony Hall Interior - Paint	47,884
Total for 2034	\$85,887
Replacement Year 2035	
Septic System - Maintain	26,095
Gatehouse Exterior Surfaces - Repair & Paint	6,341
Harmony Hall Washer/Dryers - Replace	20,250
John Deere Tractor - Replace	6,524
Well Casings - Replace (2 & 3)	260,955
Total for 2035	\$320,165
Replacement Year 2036	
Asphalt - Repair/Resurface	40,317
Booster Pump - Replace (a)	14,783
Furnaces - Replace	18,008
Total for 2036	\$73,109
<i>No Replacement in 2037</i>	

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2038	
Asphalt - Repair/Resurface	42,773
Septic System - Maintain	28,515
Submersible Well Pump - Replace	21,386
Total for 2038	\$92,674
Replacement Year 2039	
EXmark Mower - Replace (b)	13,914
GEM Utility Vehicle - Replace	30,105
Furnace - Replace (Attic)	16,888
Gatehouse Kitchen - Refurbish	17,622
Gatehouse Windows/Doors - Replace	19,091
Gatehouse Wood Deck Rail - Replace	9,252
Gatehouse Wood Decks - Replace	22,028
Gatehouse Wood Flooring - Replace	17,622
Total for 2039	\$146,523
Replacement Year 2040	
Asphalt - Repair/Resurface	45,378
Exterior Surfaces - Repair & Paint	30,222
Harmony Hall Wood Deck - Repair/Replace	74,873
Total for 2040	\$150,472
Replacement Year 2041	
Septic System - Maintain	31,159
Harmony Hall Audio/Visual Equipment - Replace	40,118
Harmony Hall Low Slope Roof - Replace	124,637
Total for 2041	\$195,914
Replacement Year 2042	
Asphalt - Repair/Resurface	48,141
Gate Keypad - Replace	8,024
Submersible Well Pumps - Replace	48,141
Total for 2042	\$104,306

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2043	
Trash Enclosures - Repair/Replace	9,917
Total for 2043	\$9,917
Replacement Year 2044	
Asphalt - Repair/Resurface	51,073
Septic System - Maintain	34,049
Harmony Hall Interior - Paint	64,352
Gatehouse Interior Walls/Ceilings - Paint	9,704
Total for 2044	\$159,177
Replacement Year 2045	
Gatehouse Exterior Surfaces - Repair & Paint	8,522
Harmony Hall Washer/Dryers - Replace	27,214
Booster Pump - Replace (b)	19,289
Gate Operators - Replace	10,521
Harmony Hall Commercial Refrigerators - Replace	38,577
Heat Pumps - Replace	63,126
Total for 2045	\$167,249
Replacement Year 2046	
Asphalt - Repair/Resurface	54,183
Harmony Hall Double Oven - Replace	32,510
Total for 2046	\$86,693
Replacement Year 2047	
Septic System - Maintain	37,206
EXmark Mower - Replace (b)	17,626
Total for 2047	\$54,832
Replacement Year 2048	
Asphalt - Repair/Resurface	57,483
Gatehouse Roof - Replace	23,300
Harmony Hall Comp Shingle Roof - Replace	211,825
Harmony Hall Gutters - Replace	7,070
Total for 2048	\$299,679

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2049	
Harmony Hall Audio/Visual Equipment - Replace	50,820
GEM Utility Vehicle - Replace	40,459
Kubota Tractor - Replace	78,943
Harmony Hall Windows - Replace	93,943
Exit Gate - Replace	29,604
Total for 2049	\$293,768
Replacement Year 2050	
Asphalt - Repair/Resurface	60,984
Septic System - Maintain	40,656
Exterior Surfaces - Repair & Paint	40,615
Submersible Well Pump - Replace	30,492
Garage Doors - Replace	9,452
Total for 2050	\$182,199
Replacement Year 2051	
Booster Pump - Replace (a)	23,032
Furnaces - Replace	28,057
Mini-Split System - Replace	16,750
Total for 2051	\$67,838
Replacement Year 2052	
Asphalt - Repair/Resurface	64,698
Harmony Hall Restrooms - Refurbish	43,132
Total for 2052	\$107,830
Replacement Year 2053	
Septic System - Maintain	44,426
Total for 2053	\$44,426
Replacement Year 2054	
Asphalt - Repair/Resurface	68,638
Harmony Hall Interior - Paint	86,484
Gate Keypad - Replace	11,440

Washington Land Yacht Harbor
Lacey, WA
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2054 continued...</i>	
Submersible Well Pumps - Replace	68,638
Furnace - Replace (Attic)	26,311
Harmony Hall Vinyl Floor - Replace	68,638
Total for 2054	\$330,148
Replacement Year 2055	
EXmark Mower - Replace (b)	22,328
Gatehouse Exterior Surfaces - Repair & Paint	11,453
Harmony Hall Washer/Dryers - Replace	36,574
John Deere Tractor - Replace	11,783
Entry Gate - Replace	35,348
Pavilions - Replace	87,202
Water Tank (35.2k gal) - Replace	339,345
Total for 2055	\$544,034

**Washington Land Yacht Harbor
Deterioration Summary**

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
1000	Concrete - Repair Allowance	Unfunded		
1015	Asphalt - Repair/Resurface	2	\$30,000	\$15,000
1020	Street Signs - Replace	Unfunded		
1048	Gravel Areas - Replenish	Unfunded		
1058	Bollards - Replace	Unfunded		
1060	Monument Sign - Refurb/Replace	Unfunded		
1062	Lighthouse - Refurb/Replace	Unfunded		
1064	Readerboards - Refurb/Replace	Unfunded		
1065	Mailboxes - Replace	Unfunded		
1090	Chainlink Fence - Replace	50	\$285,180	\$5,704
1095	Entrance Chain Link Fence - Replace	50	\$5,040	\$101
1105	Split Rail Fence - Replace	Unfunded		
1107	Trash Enclosures - Repair/Replace	25	\$6,000	\$240
1110	Metal Railings - Replace	50	\$8,400	\$168
1120	Entry Gate - Replace	30	\$15,000	\$500
1122	Exit Gate - Replace	30	\$15,000	\$500
1125	Gate Operators - Replace	15	\$6,000	\$400
1130	Gate Keypad - Replace	12	\$5,000	\$417
1135	Landscape - Refurbish Allotment	Unfunded		
1155	Irrigation System - Repair Allotment	Unfunded		
1160	Drainage System - Maintain	Unfunded		
1165	Stormwater Ponds - Maintain	Unfunded		
1175	Pole Lights - Replace	Unfunded		
1185	Landscape Lights - Replace	Unfunded		
1215	Storage Shed (Gatehouse) - Replace	Unfunded		
1220	Storage Sheds - Replace	30	\$12,000	\$400
2000	Pavilions - Replace	30	\$37,004	\$1,233
2005	Gazebo - Replace	Unfunded		
2010	Outdoor Furniture - Replace	Unfunded		
2015	Pet Stations/Garbage Bins - Replace	Unfunded		
2155	Harmony Hall Comp Shingle Roof - Replace	25	\$110,550	\$4,422
2157	Harmony Hall Low Slope Roof - Replace	20	\$80,000	\$4,000
2160	Harmony Hall Gutters - Replace	25	\$3,690	\$148
2165	Harmony Hall Siding - Replace	50	\$131,220	\$2,624
2175	Harmony Hall Windows - Replace	25	\$47,600	\$1,904
2180	Harmony Hall Ext Doors - Replace	Unfunded		

**Washington Land Yacht Harbor
Deterioration Summary**

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
2185	Harmony Hall Wood Deck - Repair/Replace	30	\$49,500	\$1,650
2190	Harmony Hall Interior - Paint	10	\$37,800	\$3,780
2192	Harmony Hall Carpet - Replace	Unfunded		
2195	Harmony Hall Vinyl Floor - Replace	30	\$30,000	\$1,000
2197	Harmony Hall Kitchen Flooring - Replace	Unfunded		
2200	Harmony Hall Stage Floor - Refurbish/Replace	Unfunded		
2205	Harmony Hall Kitchen - Refurbish	25	\$30,000	\$1,200
2210	Harmony Hall Double Oven - Replace	15	\$18,000	\$1,200
2212	Harmony Hall Heated Holding Cab - Replace	Unfunded		
2214	Harmony Hall Gas Stovetops - Replace	Unfunded		
2216	Harmony Hall Commercial Refrigerators - Replace	15	\$22,000	\$1,467
2225	Harmony Hall Stove/Oven Hoods - Replace	Unfunded		
2230	Harmony Hall Washer/Dryers - Replace	10	\$15,520	\$1,552
2235	Harmony Hall Restrooms - Refurbish	25	\$20,000	\$800
2240	Harmony Hall Furniture - Replace	Unfunded		
2245	Harmony Hall Stage Curtains - Replace	Unfunded		
2250	Harmony Hall Audio/Visual Equipment - Replace	8	\$25,750	\$3,219
2255	Harmony Hall Exercise Equipment - Replace	Unfunded		
2260	Harmony Hall Rubber Mat Flooring - Replace	Unfunded		
3010	Gatehouse Wood Flooring - Replace	25	\$12,000	\$480
3020	Gatehouse Interior Walls/Ceilings - Paint	15	\$5,700	\$380
3050	Gatehouse Furniture - Replace	Unfunded		
3055	Gatehouse Kitchen - Refurbish	25	\$12,000	\$480
3060	Gatehouse Appliances - Replace	Unfunded		
3065	Gatehouse Restrooms - Refurbish	Unfunded		
4000	Gatehouse Roof - Replace	25	\$12,160	\$486
4035	Gatehouse Gutters/Downspouts - Replace	Unfunded		
4040	Gatehouse Siding - Replace	50	\$43,740	\$875
4045	Gatehouse Exterior Surfaces - Repair & Paint	10	\$4,860	\$486
4050	Gatehouse Windows/Doors - Replace	25	\$13,000	\$520
4055	Gatehouse Wood Decks - Replace	25	\$15,000	\$600
4060	Gatehouse Wood Deck Rail - Replace	25	\$6,300	\$252
4065	Exterior Surfaces - Repair & Paint	10	\$19,980	\$1,998
4068	Exterior Lights - Replace	Unfunded		
4140	Whitney Utility Bldg Siding - Replace	50	\$45,000	\$900
4145	Garage Doors - Replace	40	\$4,650	\$116

**Washington Land Yacht Harbor
Deterioration Summary**

Asset ID	Description	Useful Life	Current Cost	Annual Deterioration
5000	Electrical System - Repair/Replace	Unfunded		
5005	Plumbing System - Repair/Replace	Unfunded		
5010	Septic System - Maintain	3	\$20,000	\$6,667
5020	Surveillance System - Replace	Unfunded		
5045	Mini-Split System - Replace	18	\$8,000	\$444
5085	Furnace - Replace (Attic)	15	\$11,500	\$767
5087	Furnaces - Replace	15	\$13,400	\$893
5090	Heat Pumps - Replace	15	\$36,000	\$2,400
5095	Hot Water Heaters - Replace	Unfunded		
5100	Air Compressor - Replace	Unfunded		
5115	Fire Sprinkler Sys - Replace	Unfunded		
5125	EXmark Mower - Replace (a)	Unfunded		
5130	EXmark Mower - Replace (b)	8	\$9,475	\$1,184
5135	Kubota Tractor - Replace	20	\$40,000	\$2,000
5140	John Deere Tractor - Replace	20	\$5,000	\$250
5145	GEM Utility Vehicle - Replace	10	\$20,500	\$2,050
5150	Misc. Small Tools & Equipment - Replace	Unfunded		
6010	Preventive Maintenance Plan	Unfunded		
6015	Reserve Study - Annual Update	Unfunded		
7000	Fire Hydrant - Replace	Unfunded		
7002	Well Casing - Replace (1)	75	\$100,000	\$1,333
7003	Well Casings - Replace (2 & 3)	75	\$200,000	\$2,667
7005	Submersible Well Pump - Replace	12	\$15,000	\$1,250
7006	Submersible Well Pumps - Replace	12	\$30,000	\$2,500
7015	Water Mains - Replace	75	\$1,395,000	\$18,600
7020	Water Meters - Replace	Unfunded		
7025	Booster Pump - Replace (a)	15	\$11,000	\$733
7027	Booster Pump - Replace (b)	15	\$11,000	\$733
7030	Hydropneumatic Tanks - Replace	Unfunded		
7035	Valves - Replace	Unfunded		
7040	Water Tank (35.2k gal) - Replace	75	\$144,000	\$1,920
7045	Water Tank Fence - Replace	50	\$7,800	\$156
7050	Generator - Replace	30	\$60,000	\$2,000
7060	Pump House Exterior - Refurbish	40	\$4,000	\$100
Total Annual Deterioration of Association Assets				\$109,850



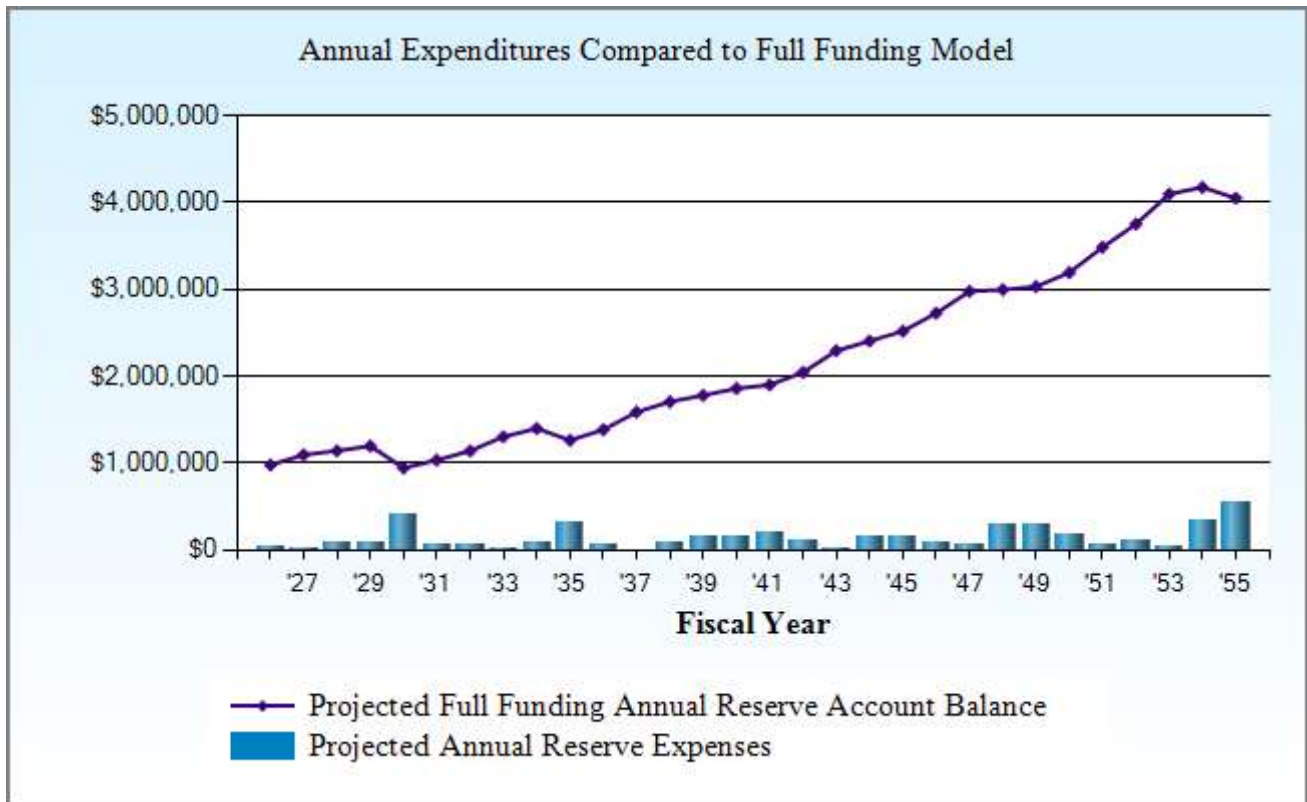
Full Funding Model

The data within this section represents the 100% full funding model. In this model the association works to fund the reserve account to a level in which the reserve account balance equals the fully funded balance, thus achieving 100% funding. This is accomplished over the 30 year scope of the report. Following this funding model is recommended, as it puts the association at the lowest risk of requiring a special assessment should a project occur earlier than projected or cost more than anticipated.

**Washington Land Yacht Harbor
Full Funding Model Projection**

Beginning Balance: \$778,415

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026		113,719	<i>Special Assessment</i>				
2026	3,382,319	121,650	10,836	45,000	979,620	1,213,851	81%
2027	3,483,789	126,516	10,855	20,600	1,096,392	1,336,992	82%
2028	3,588,302	131,577	11,325	95,481	1,143,812	1,389,939	82%
2029	3,695,951	136,840	11,865	94,193	1,198,324	1,453,337	82%
2030	3,806,830	142,313	9,355	405,183	944,808	1,203,738	78%
2031	3,921,035	148,006	10,262	66,629	1,036,447	1,299,905	80%
2032	4,038,666	153,926	11,307	59,703	1,141,977	1,409,952	81%
2033	4,159,826	160,083	12,922	9,839	1,305,143	1,578,636	83%
2034	4,284,620	166,486	13,857	85,887	1,399,600	1,678,146	83%
2035	4,413,159	173,146	12,526	320,165	1,265,106	1,543,554	82%
2036	4,545,554	180,072	13,721	73,109	1,385,790	1,663,737	83%
2037	4,681,920	187,275	15,731		1,588,795	1,867,303	85%
2038	4,822,378	194,766	16,909	92,674	1,707,795	1,986,131	86%
2039	4,967,049	202,556	17,638	146,523	1,781,466	2,057,808	87%
2040	5,116,061	210,658	18,417	150,472	1,860,069	2,132,457	87%
2041	5,269,543	219,085	18,832	195,914	1,902,072	2,170,160	88%
2042	5,427,629	227,848	20,256	104,306	2,045,870	2,308,617	89%
2043	5,590,458	236,962	22,729	9,917	2,295,644	2,553,872	90%
2044	5,758,172	246,441	23,829	159,177	2,406,736	2,658,332	91%
2045	5,930,917	256,298	24,958	167,249	2,520,743	2,763,366	91%
2046	6,108,844	266,550	27,006	86,693	2,727,606	2,960,450	92%
2047	6,292,110	277,212	29,500	54,832	2,979,486	3,202,368	93%
2048	6,480,873	288,301	29,681	299,679	2,997,789	3,206,286	93%
2049	6,675,299	299,833	30,039	293,768	3,033,892	3,222,904	94%
2050	6,875,558	311,826	31,635	182,199	3,195,153	3,361,628	95%
2051	7,081,825	324,299	34,516	67,838	3,486,130	3,629,195	96%
2052	7,294,280	337,271	37,156	107,830	3,752,727	3,870,697	97%
2053	7,513,108	350,762	40,591	44,426	4,099,654	4,192,060	98%
2054	7,738,501	364,792	41,343	330,148	4,175,641	4,236,637	99%
2055	7,970,656	379,384	40,110	544,034	4,051,101	4,070,015	100%



This chart compares the projected yearly reserve balance within the full funding plan against the cumulative expenses anticipated within that year.



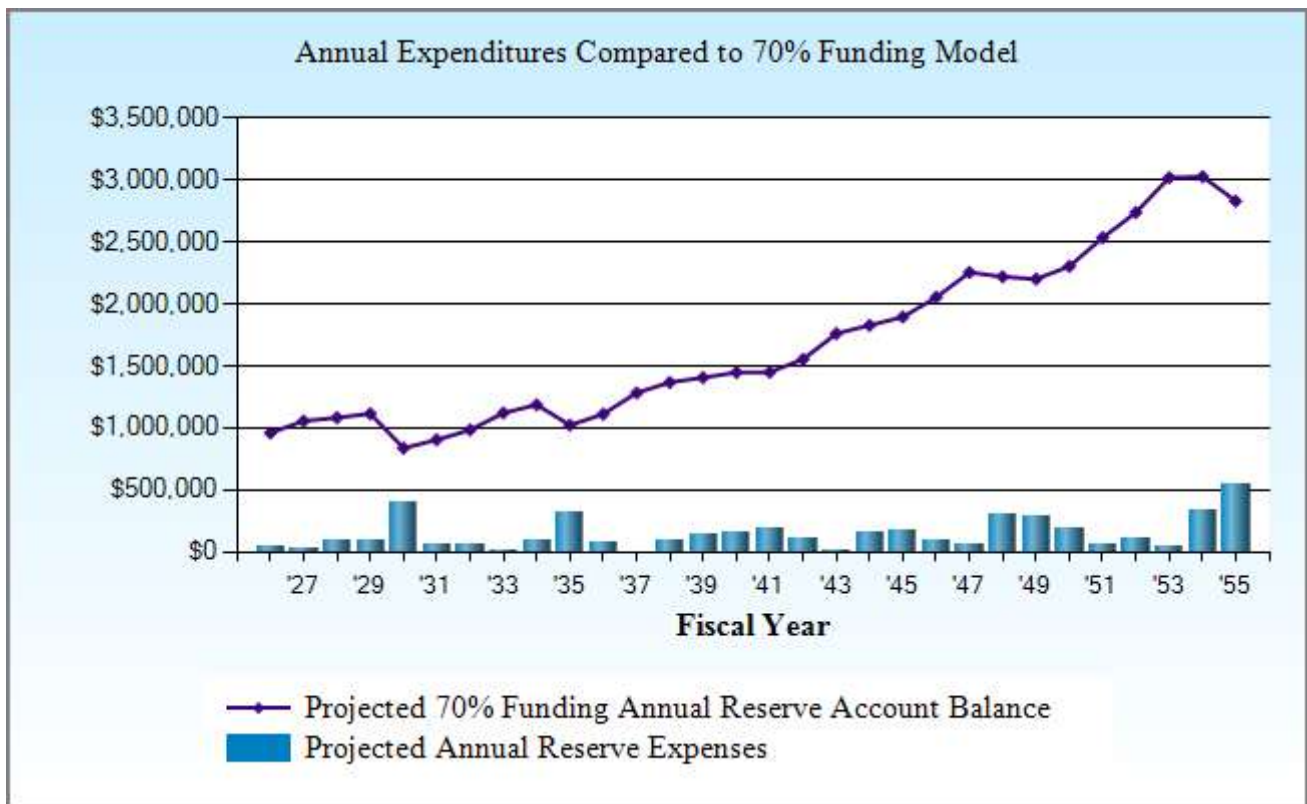
70% Threshold Funding Model

The data within this section represents the 70% threshold funding model. In this model the association aims to become 70% funded over the 30 year scope of the report. While the 100% full funding model in the prior section features the lowest risk of a special assessment, this 70% model provides an alternate option for associations that do not wish to fund reserves to 100% but wish to actively mitigate the risk of a special assessment by funding reserves to a level in which the risk of a special assessment is still relatively low.

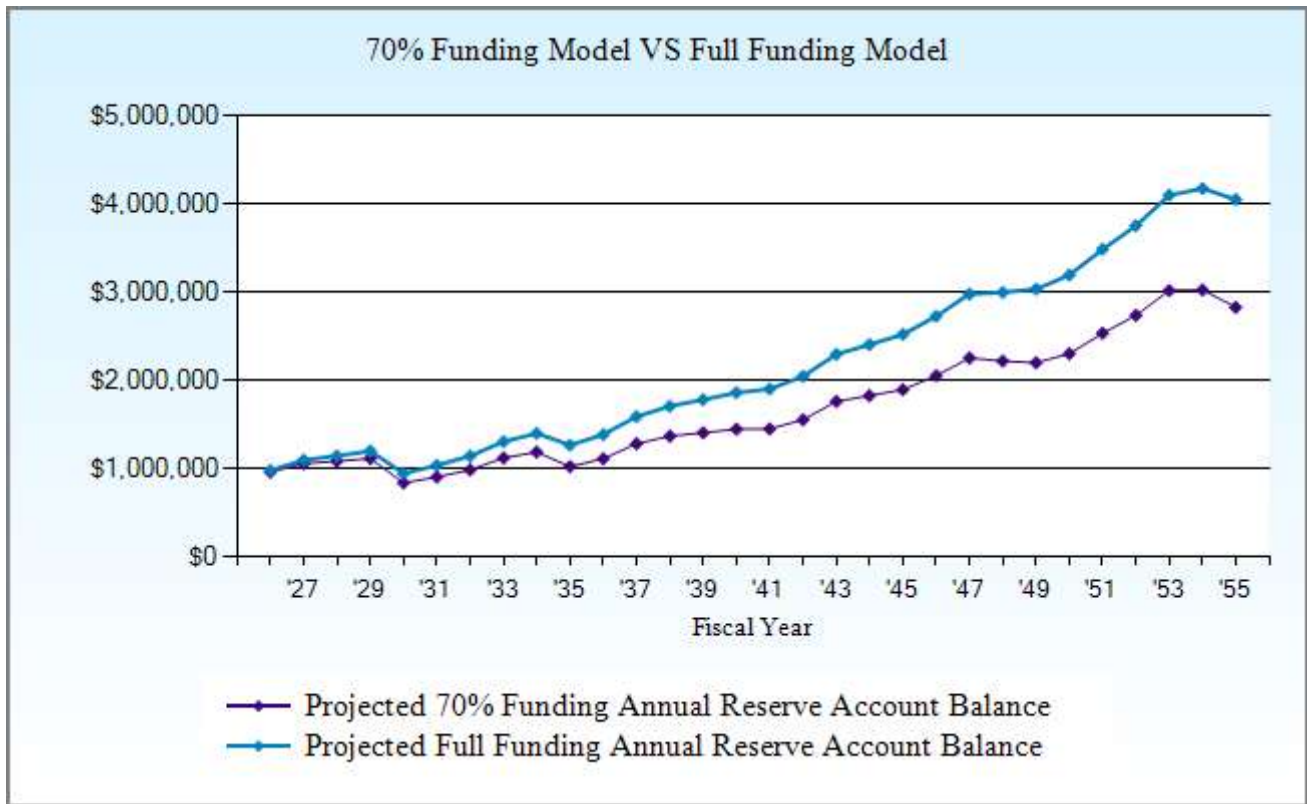
**Washington Land Yacht Harbor
70% Threshold Funding Model Projection**

Beginning Balance: \$778,415

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026		113,719	<i>Special Assessment</i>				
2026	3,382,319	102,500	10,645	45,000	960,279	1,213,851	79%
2027	3,483,789	106,600	10,463	20,600	1,056,742	1,336,992	79%
2028	3,588,302	110,864	10,721	95,481	1,082,846	1,389,939	78%
2029	3,695,951	115,299	11,040	94,193	1,114,991	1,453,337	77%
2030	3,806,830	119,911	8,297	405,183	838,015	1,203,738	70%
2031	3,921,035	124,707	8,961	66,629	905,054	1,299,905	70%
2032	4,038,666	129,695	9,750	59,703	984,797	1,409,952	70%
2033	4,159,826	134,883	11,098	9,839	1,120,940	1,578,636	71%
2034	4,284,620	140,278	11,753	85,887	1,187,084	1,678,146	71%
2035	4,413,159	145,889	10,128	320,165	1,022,936	1,543,554	66%
2036	4,545,554	151,725	11,016	73,109	1,112,568	1,663,737	67%
2037	4,681,920	157,794	12,704		1,283,066	1,867,303	69%
2038	4,822,378	164,106	13,545	92,674	1,368,042	1,986,131	69%
2039	4,967,049	170,670	13,922	146,523	1,406,111	2,057,808	68%
2040	5,116,061	177,497	14,331	150,472	1,447,467	2,132,457	68%
2041	5,269,543	184,597	14,361	195,914	1,450,510	2,170,160	67%
2042	5,427,629	191,981	15,382	104,306	1,553,567	2,308,617	67%
2043	5,590,458	199,660	17,433	9,917	1,760,743	2,553,872	69%
2044	5,758,172	207,646	18,092	159,177	1,827,304	2,658,332	69%
2045	5,930,917	215,952	18,760	167,249	1,894,766	2,763,366	69%
2046	6,108,844	224,590	20,327	86,693	2,052,990	2,960,450	69%
2047	6,292,110	233,574	22,317	54,832	2,254,049	3,202,368	70%
2048	6,480,873	242,917	21,973	299,679	2,219,260	3,206,286	69%
2049	6,675,299	252,633	21,781	293,768	2,199,906	3,222,904	68%
2050	6,875,558	262,739	22,804	182,199	2,303,250	3,361,628	69%
2051	7,081,825	273,248	25,087	67,838	2,533,746	3,629,195	70%
2052	7,294,280	284,178	27,101	107,830	2,737,196	3,870,697	71%
2053	7,513,108	295,545	29,883	44,426	3,018,198	4,192,060	72%
2054	7,738,501	307,367	29,954	330,148	3,025,372	4,236,637	71%
2055	7,970,656	319,662	28,010	544,034	2,829,009	4,070,015	70%



This chart compares the projected yearly reserve balance within the 70% Funding model against the cumulative expenses anticipated within that year.



This chart compares the projected annual reserve account balances between the 70% Funding model and the Full Funding model.



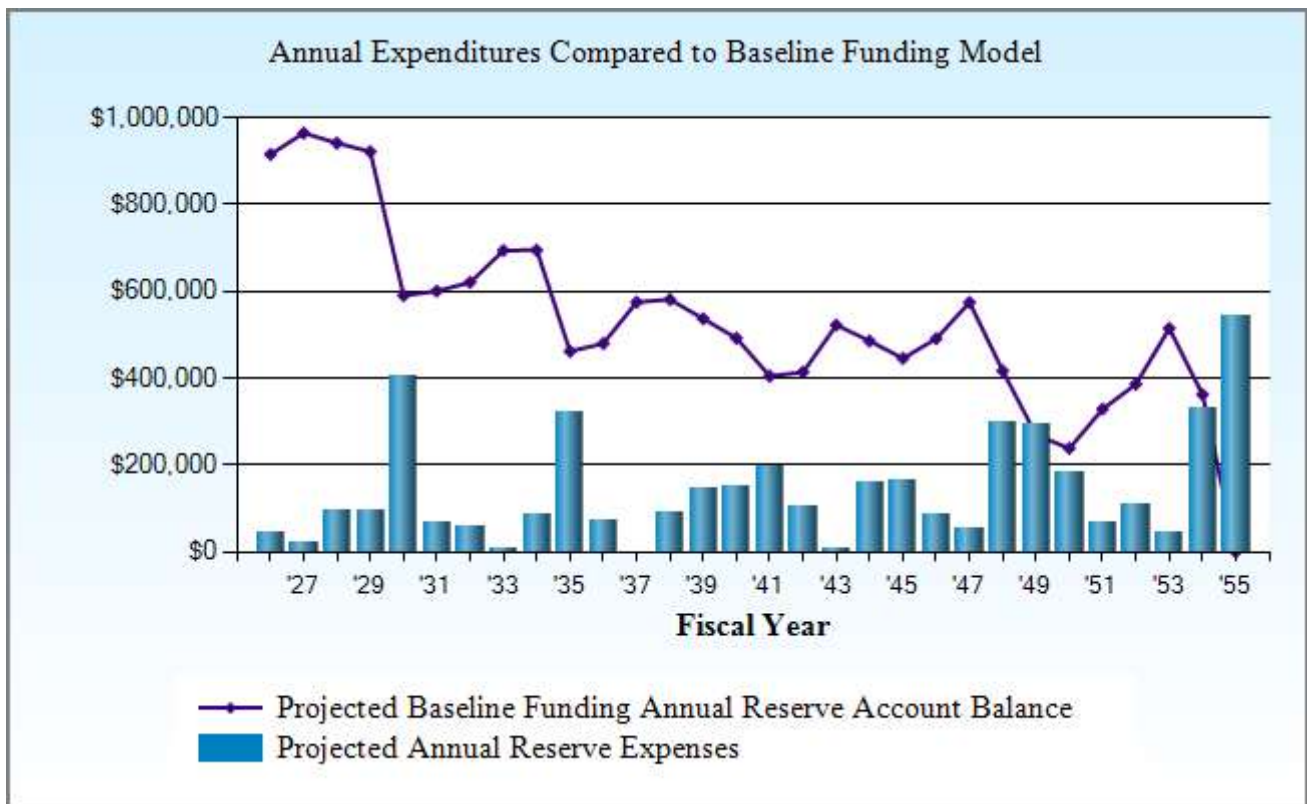
Baseline Funding Model

The data within this section represents the baseline funding model. In this model, the association funds reserves at a level in which the reserve balance is not projected to drop below zero over the 30 year scope of this report. Baseline funding has the highest risk of a special assessment. Under this model, if a project comes in just slightly over budget, or occurs earlier than anticipated, the association has a high risk of requiring a special assessment.

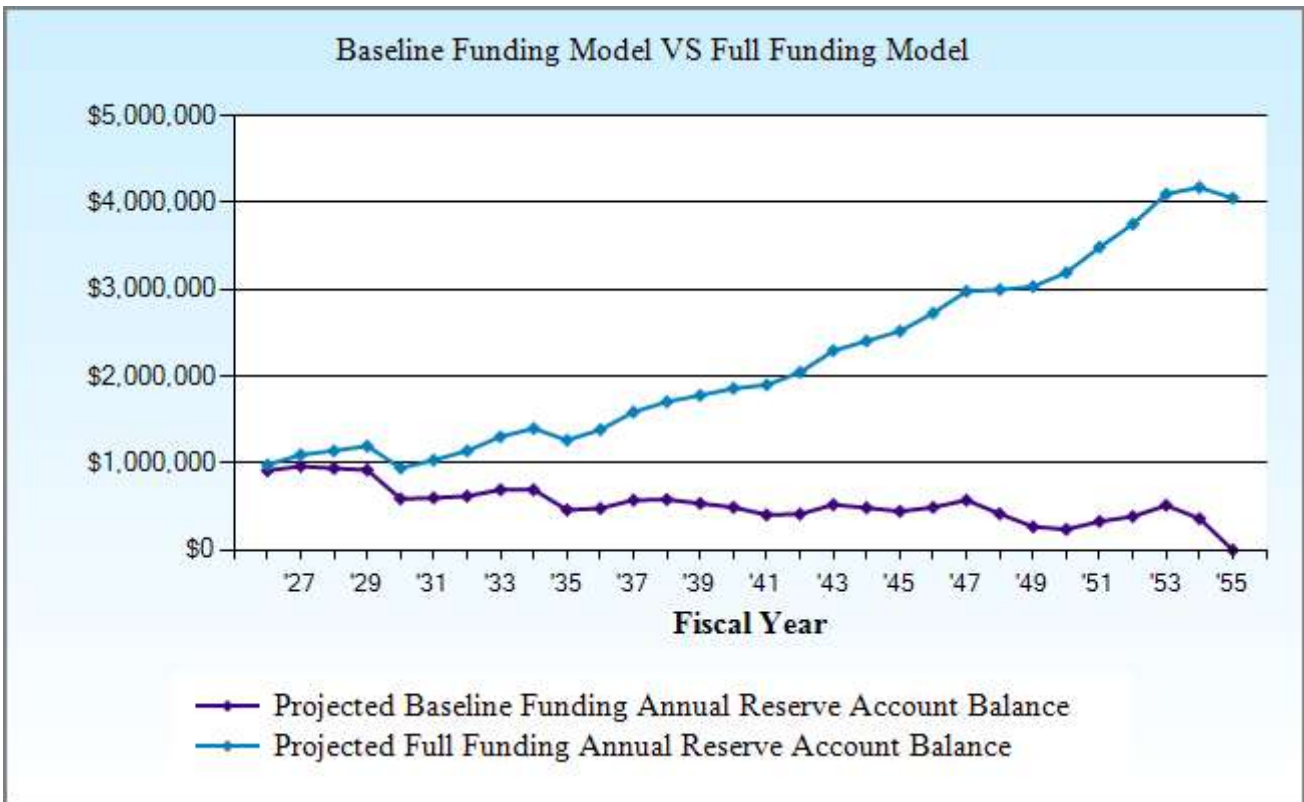
**Washington Land Yacht Harbor
Baseline Funding Model Projection**

Beginning Balance: \$778,415

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026		113,719	<i>Special Assessment</i>				
2026	3,382,319	58,175	10,202	45,000	915,511	1,213,851	75%
2027	3,483,789	60,502	9,554	20,600	964,967	1,336,992	72%
2028	3,588,302	62,922	9,324	95,481	941,732	1,389,939	68%
2029	3,695,951	65,439	9,130	94,193	922,108	1,453,337	63%
2030	3,806,830	68,057	5,850	405,183	590,831	1,203,738	49%
2031	3,921,035	70,779	5,950	66,629	600,930	1,299,905	46%
2032	4,038,666	73,610	6,148	59,703	620,986	1,409,952	44%
2033	4,159,826	76,554	6,877	9,839	694,578	1,578,636	44%
2034	4,284,620	79,617	6,883	85,887	695,191	1,678,146	41%
2035	4,413,159	82,801	4,578	320,165	462,405	1,543,554	30%
2036	4,545,554	86,113	4,754	73,109	480,163	1,663,737	29%
2037	4,681,920	89,558	5,697		575,418	1,867,303	31%
2038	4,822,378	93,140	5,759	92,674	581,643	1,986,131	29%
2039	4,967,049	96,866	5,320	146,523	537,305	2,057,808	26%
2040	5,116,061	100,740	4,876	150,472	492,449	2,132,457	23%
2041	5,269,543	104,770	4,013	195,914	405,317	2,170,160	19%
2042	5,427,629	108,961	4,100	104,306	414,072	2,308,617	18%
2043	5,590,458	113,319	5,175	9,917	522,648	2,553,872	20%
2044	5,758,172	117,852	4,813	159,177	486,136	2,658,332	18%
2045	5,930,917	122,566	4,415	167,249	445,867	2,763,366	16%
2046	6,108,844	127,469	4,866	86,693	491,509	2,960,450	17%
2047	6,292,110	132,567	5,692	54,832	574,936	3,202,368	18%
2048	6,480,873	137,870	4,131	299,679	417,259	3,206,286	13%
2049	6,675,299	143,385	2,669	293,768	269,544	3,222,904	8%
2050	6,875,558	149,120	2,365	182,199	238,830	3,361,628	7%
2051	7,081,825	155,085	3,261	67,838	329,337	3,629,195	9%
2052	7,294,280	161,288	3,828	107,830	386,624	3,870,697	10%
2053	7,513,108	167,740	5,099	44,426	515,038	4,192,060	12%
2054	7,738,501	174,450	3,593	330,148	362,933	4,236,637	9%
2055	7,970,656	181,428	3	544,034	329	4,070,015	0%



This chart compares the projected yearly reserve balance within the Baseline Funding model against the cumulative expenses anticipated within that year.



This chart compares the projected annual reserve account balances between the Baseline Funding model and the Full Funding model.



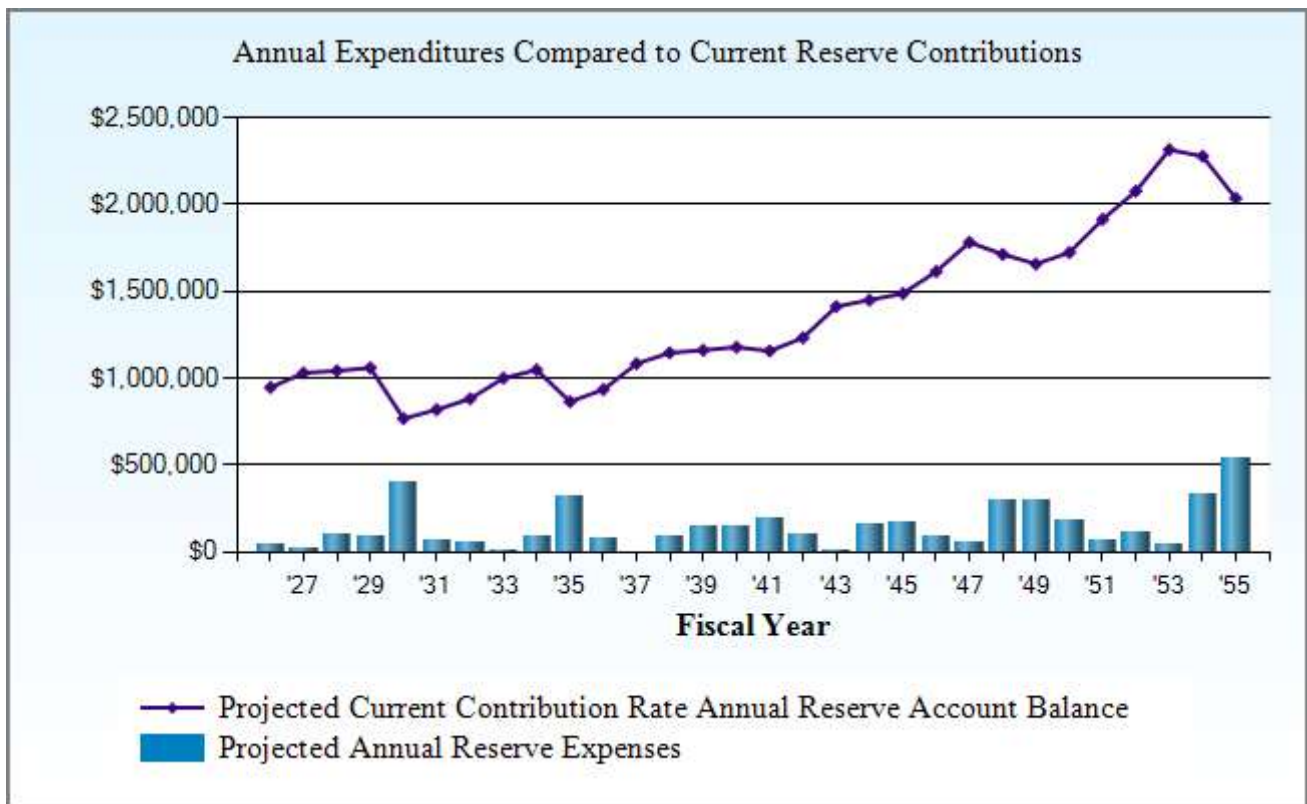
Current Funding Model

The data within this section represents the association's current funding model, based on the most recent annual budget. This data is helpful in determining whether current contribution rates are sufficient to meet the association's funding goals over time.

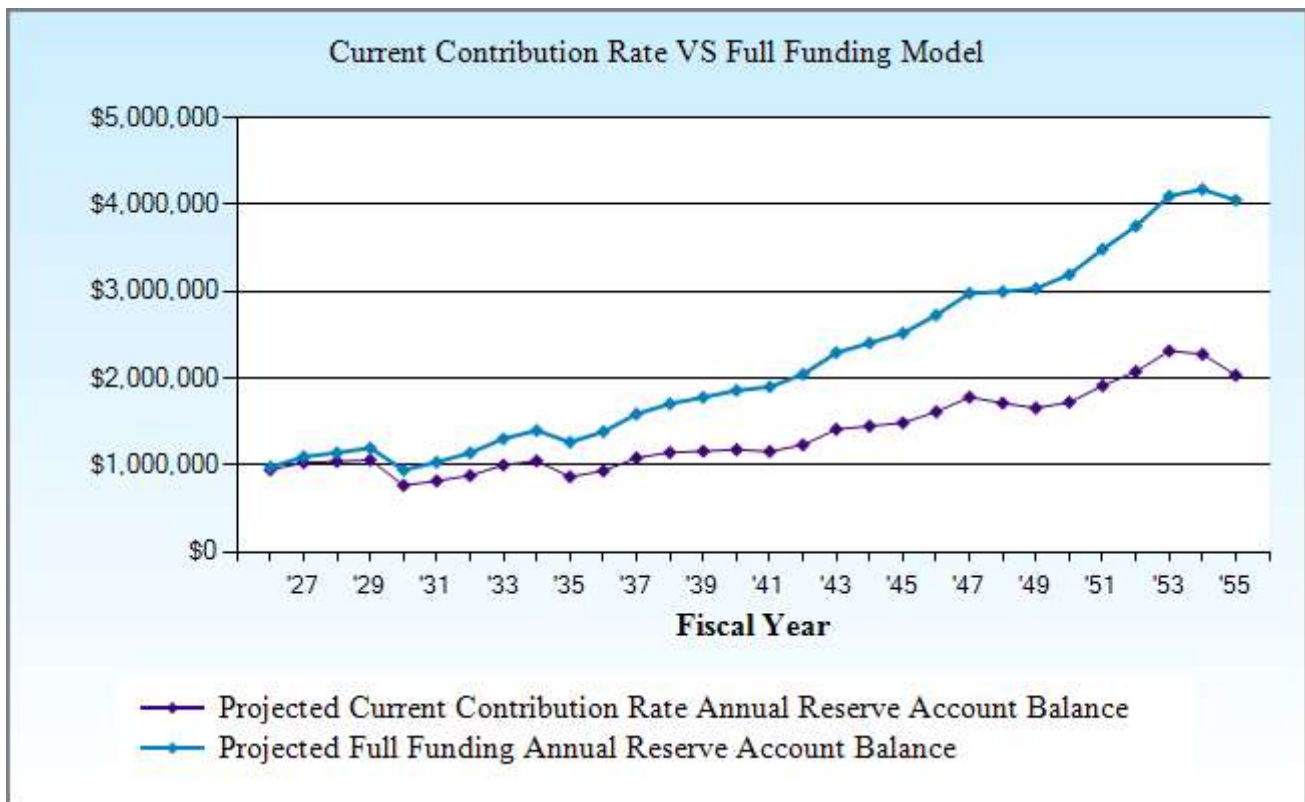
**Washington Land Yacht Harbor
Current Funding Model Projection**

Beginning Balance: \$778,415

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2026		113,719	<i>Special Assessment</i>				
2026	3,382,319	90,068	10,521	45,000	947,723	1,213,851	78%
2027	3,483,789	93,671	10,208	20,600	1,031,001	1,336,992	77%
2028	3,588,302	97,418	10,329	95,481	1,043,267	1,389,939	75%
2029	3,695,951	101,314	10,504	94,193	1,060,892	1,453,337	73%
2030	3,806,830	105,367	7,611	405,183	768,687	1,203,738	64%
2031	3,921,035	109,581	8,116	66,629	819,755	1,299,905	63%
2032	4,038,666	113,965	8,740	59,703	882,758	1,409,952	63%
2033	4,159,826	118,523	9,914	9,839	1,001,356	1,578,636	63%
2034	4,284,620	123,264	10,387	85,887	1,049,121	1,678,146	63%
2035	4,413,159	128,195	8,572	320,165	865,722	1,543,554	56%
2036	4,545,554	133,323	9,259	73,109	935,195	1,663,737	56%
2037	4,681,920	138,656	10,739		1,084,589	1,867,303	58%
2038	4,822,378	144,202	11,361	92,674	1,147,478	1,986,131	58%
2039	4,967,049	149,970	11,509	146,523	1,162,434	2,057,808	56%
2040	5,116,061	155,969	11,679	150,472	1,179,609	2,132,457	55%
2041	5,269,543	162,207	11,459	195,914	1,157,361	2,170,160	53%
2042	5,427,629	168,696	12,218	104,306	1,233,968	2,308,617	53%
2043	5,590,458	175,444	13,995	9,917	1,413,490	2,553,872	55%
2044	5,758,172	182,461	14,368	159,177	1,451,141	2,658,332	55%
2045	5,930,917	189,760	14,737	167,249	1,488,388	2,763,366	54%
2046	6,108,844	197,350	15,990	86,693	1,615,035	2,960,450	55%
2047	6,292,110	205,244	17,654	54,832	1,783,102	3,202,368	56%
2048	6,480,873	213,454	16,969	299,679	1,713,846	3,206,286	53%
2049	6,675,299	221,992	16,421	293,768	1,658,490	3,222,904	51%
2050	6,875,558	230,872	17,072	182,199	1,724,234	3,361,628	51%
2051	7,081,825	240,107	18,965	67,838	1,915,467	3,629,195	53%
2052	7,294,280	249,711	20,573	107,830	2,077,922	3,870,697	54%
2053	7,513,108	259,699	22,932	44,426	2,316,127	4,192,060	55%
2054	7,738,501	270,087	22,561	330,148	2,278,627	4,236,637	54%
2055	7,970,656	280,891	20,155	544,034	2,035,638	4,070,015	50%



This chart compares the projected yearly reserve balance at the association's current contribution rate against the cumulative expenses anticipated within that year.



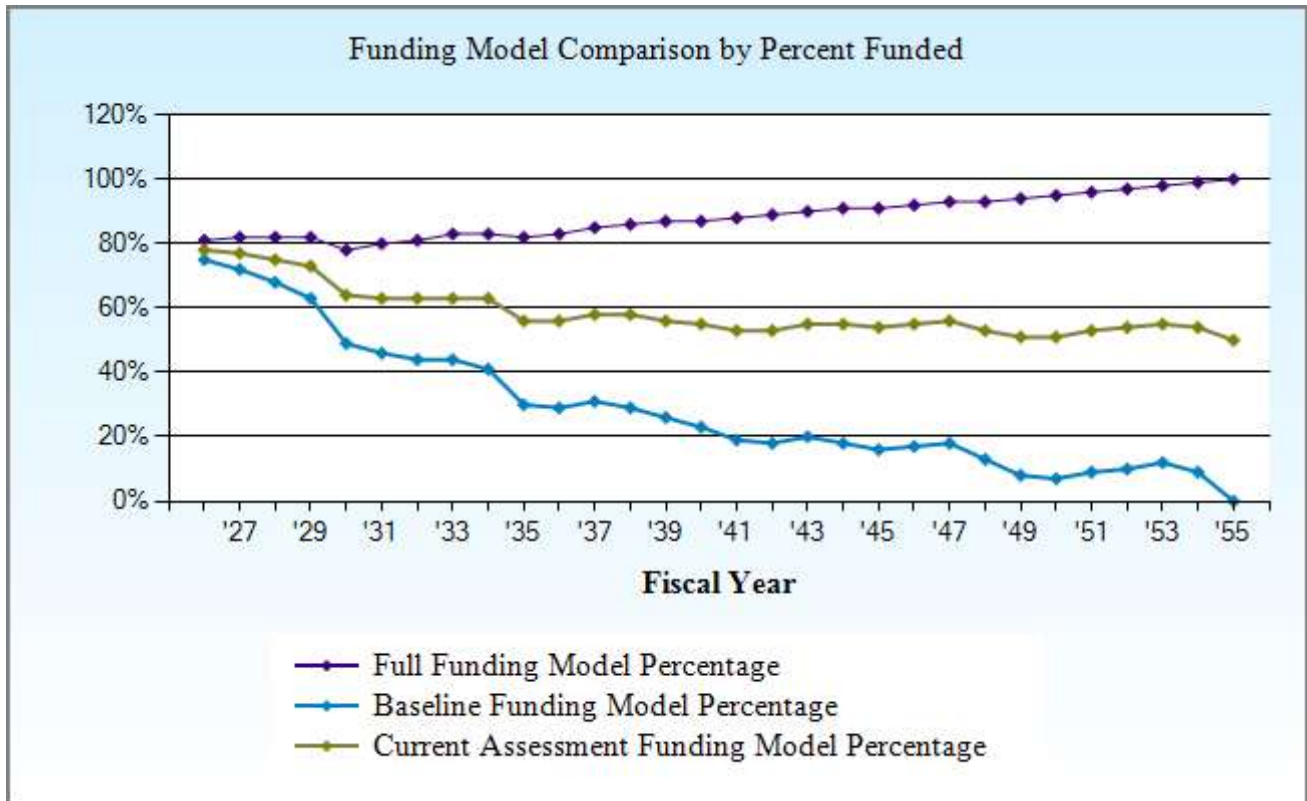
This chart compares the projected annual reserve account balances between the association's current contribution rate and the Full Funding model.



Comparison Charts

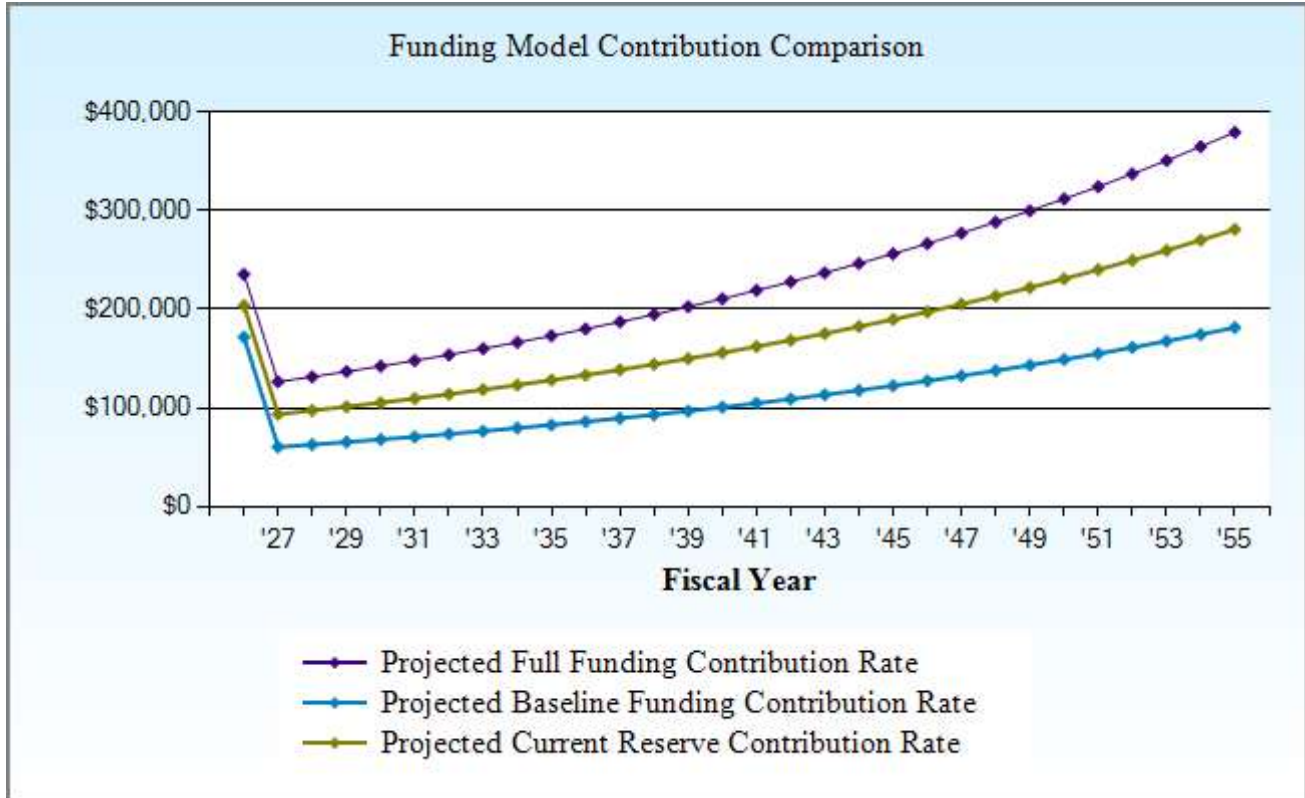
The charts within this section represent a visual comparison of the funding models included within this report. Each chart features a descriptive title indicating the data which is being compared and are extremely helpful for the association in comparing its current funding plan to the plans included within the study.

**Washington Land Yacht Harbor
Funding Model Comparison by Percent Funded**



This chart compares the association's projected percent funded on an annual basis between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.

Washington Land Yacht Harbor
Funding Model Assessment Comparison Chart



This chart compares the projected contribution rate between the Full and Baseline funding models, along with the association's current contribution rate, over 30 years.



Component Detail Report

The following section features a detailed breakdown of each of the association's reserve components. This section details component history, quantities, useful life, remaining useful life and cost breakdowns, among other important data. For Level I Full and Level II With-Site-Visit reports, this section also features maintenance recommendations and photographs of the components.

**Washington Land Yacht Harbor
Index of Funded Components**

Asset ID	Description	Replacement	Page
1000	Concrete - Repair Allowance	2026	53
1015	Asphalt - Repair/Resurface	2026	54
1020	Street Signs - Replace	2026	55
1048	Gravel Areas - Replenish	2026	56
1058	Bollards - Replace	2026	57
1060	Monument Sign - Refurb/Replace	2026	58
1062	Lighthouse - Refurb/Replace	2026	59
1064	Readerboards - Refurb/Replace	2026	60
1065	Mailboxes - Replace	2026	61
1090	Chainlink Fence - Replace	2069	62
1095	Entrance Chain Link Fence - Replace	2069	63
1105	Split Rail Fence - Replace	2026	64
1107	Trash Enclosures - Repair/Replace	2043	65
1110	Metal Railings - Replace	2064	66
1120	Entry Gate - Replace	2055	67
1122	Exit Gate - Replace	2049	68
1125	Gate Operators - Replace	2030	69
1130	Gate Keypad - Replace	2030	70
1135	Landscape - Refurbish Allotment	2026	71
1155	Irrigation System - Repair Allotment	2026	72
1160	Drainage System - Maintain	2026	73
1165	Stormwater Ponds - Maintain	2026	74
1175	Pole Lights - Replace	2026	75
1185	Landscape Lights - Replace	2026	76
1215	Storage Shed (Gatehouse) - Replace	2026	77
1220	Storage Sheds - Replace	2030	78
2000	Pavilions - Replace	2055	79
2005	Gazebo - Replace	2026	80
2010	Outdoor Furniture - Replace	2026	81
2015	Pet Stations/Garbage Bins - Replace	2026	82
2155	Harmony Hall Comp Shingle Roof - Replace	2048	83
2157	Harmony Hall Low Slope Roof - Replace	2041	84
2160	Harmony Hall Gutters - Replace	2048	85
2165	Harmony Hall Siding - Replace	2030	86
2175	Harmony Hall Windows - Replace	2049	87
2180	Harmony Hall Ext Doors - Replace	2026	88
2185	Harmony Hall Wood Deck - Repair/Replace	2040	89

**Washington Land Yacht Harbor
Index of Funded Components**

Asset ID	Description	Replacement	Page
2190	Harmony Hall Interior - Paint	2034	90
2192	Harmony Hall Carpet - Replace	2026	91
2195	Harmony Hall Vinyl Floor - Replace	2054	92
2197	Harmony Hall Kitchen Flooring - Replace	2026	93
2200	Harmony Hall Stage Floor - Refurbish/Replace	2026	94
2205	Harmony Hall Kitchen - Refurbish	2031	95
2210	Harmony Hall Double Oven - Replace	2031	96
2212	Harmony Hall Heated Holding Cab - Replace	2026	97
2214	Harmony Hall Gas Stovetops - Replace	2026	98
2216	Harmony Hall Commercial Refrigerators - Replace	2030	99
2225	Harmony Hall Stove/Oven Hoods - Replace	2026	100
2230	Harmony Hall Washer/Dryers - Replace	2035	101
2235	Harmony Hall Restrooms - Refurbish	2027	102
2240	Harmony Hall Furniture - Replace	2026	103
2245	Harmony Hall Stage Curtains - Replace	2026	104
2250	Harmony Hall Audio/Visual Equipment - Replace	2041	105
2255	Harmony Hall Exercise Equipment - Replace	2026	106
2260	Harmony Hall Rubber Mat Flooring - Replace	2026	107
3010	Gatehouse Wood Flooring - Replace	2039	108
3020	Gatehouse Interior Walls/Ceilings - Paint	2029	109
3050	Gatehouse Furniture - Replace	2026	110
3055	Gatehouse Kitchen - Refurbish	2039	111
3060	Gatehouse Appliances - Replace	2026	112
3065	Gatehouse Restrooms - Refurbish	2026	113
4000	Gatehouse Roof - Replace	2048	114
4035	Gatehouse Gutters/Downspouts - Replace	2026	115
4040	Gatehouse Siding - Replace	2064	116
4045	Gatehouse Exterior Surfaces - Repair & Paint	2035	117
4050	Gatehouse Windows/Doors - Replace	2039	118
4055	Gatehouse Wood Decks - Replace	2039	119
4060	Gatehouse Wood Deck Rail - Replace	2039	120
4065	Exterior Surfaces - Repair & Paint	2030	121
4068	Exterior Lights - Replace	2026	122
4140	Whitney Utility Bldg Siding - Replace	2030	123
4145	Garage Doors - Replace	2050	124
5000	Electrical System - Repair/Replace	2026	125
5005	Plumbing System - Repair/Replace	2026	126

**Washington Land Yacht Harbor
Index of Funded Components**

Asset ID	Description	Replacement	Page
5010	Septic System - Maintain	2029	127
5020	Surveillance System - Replace	2026	128
5045	Mini-Split System - Replace	2033	129
5085	Furnace - Replace (Attic)	2039	130
5087	Furnaces - Replace	2036	131
5090	Heat Pumps - Replace	2030	132
5095	Hot Water Heaters - Replace	2026	133
5100	Air Compressor - Replace	2026	134
5115	Fire Sprinkler Sys - Replace	2026	135
5125	EXmark Mower - Replace (a)	2026	136
5130	EXmark Mower - Replace (b)	2031	137
5135	Kubota Tractor - Replace	2029	138
5140	John Deere Tractor - Replace	2035	139
5145	GEM Utility Vehicle - Replace	2029	140
5150	Misc. Small Tools & Equipment - Replace	2026	141
6010	Preventive Maintenance Plan	2026	142
6015	Reserve Study - Annual Update	2026	143
7000	Fire Hydrant - Replace	2026	144
7002	Well Casing - Replace (1)	2084	145
7003	Well Casings - Replace (2 & 3)	2035	146
7005	Submersible Well Pump - Replace	2026	147
7006	Submersible Well Pumps - Replace	2030	148
7015	Water Mains - Replace	2094	149
7020	Water Meters - Replace	2026	150
7025	Booster Pump - Replace (a)	2036	151
7027	Booster Pump - Replace (b)	2030	152
7030	Hydropneumatic Tanks - Replace	2026	153
7035	Valves - Replace	2026	154
7040	Water Tank (35.2k gal) - Replace	2055	155
7045	Water Tank Fence - Replace	2030	156
7050	Generator - Replace	2028	157
7060	Pump House Exterior - Refurbish	2030	158
	Total Funded Assets	57	
	Total Unfunded Assets	<u>49</u>	
	Total Assets	106	

Washington Land Yacht Harbor
Detail Report by Category

Concrete - Repair Allowance		1 Allowance	
Asset ID	1000	Asset Actual Cost	
Category	Grounds	Percent Replacement	100%
Placed in Service	July 2025	Future Cost	
No Useful Life			



Location: Curbs, walkways, building entrances, stairs, gate house parking area, gazebo pad, etc.

Component History: No history reported

Client previously reported that repairs are handled annually out of the operating budget; therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Asphalt - Repair/Resurface - 2026

Asset ID	1015	1 Allowance	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$30,000.00
Placed in Service	July 2026		
Useful Life	2		
Replacement Year	2026		
Remaining Life	0		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Roadways throughout community ~276,200 GSF

Component History: 1984 Perimeter Rd \$6,450, 1994 G & C St \$14,053, 1996 \$20,574, Harbor Sts/Rd & Driveways 2001 \$27,883, 2013 F Street \$24,772, paving 2020 \$31,996, planned for 2026

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Street Signs - Replace		1 Allowance	
Asset ID	1020	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2000		
No Useful Life			



Location: Adjacent to roadway intersections

Component History: No history reported

There is no predictable basis to anticipate widescale replacement of street signage and the cost to replace individually is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gravel Areas - Replenish

Asset ID	1048	1 Allowance Asset Actual Cost	
Category	Grounds	Percent Replacement	100%
Placed in Service	July 2022	Future Cost	
No Useful Life			



Location: Parking lots at Harmony Hall, Whitney bldg & Gate House

Component History: 2016 \$2,787, reportedly last replenished ~2022

Client reports that gravel replenishment is handled through the annual operating budget; therefore, no reserve funding included.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Bollards - Replace		1 Allowance	
Asset ID	1058	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Scattered common area locations

Component History: No history reported

Cost to replace the bollards is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor Detail Report by Category

Monument Sign - Refurb/Replace

Asset ID	1060	1 Each	
Category	Grounds	Asset Actual Cost	
Placed in Service	July 2000	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Main entrance to community

Component History: Reportedly installed/replaced 2014 \$1,067

Cost to replace the single pole sign is projected to be too low to qualify for reserve funding; therefore maintain, repair and replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Lighthouse - Refurb/Replace		1 Each	
Asset ID	1062	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 2022		
No Useful Life			



Location: Right side of main entrance

Component History: Replaced 2022 \$3,600 (purchased with donations)

Client reports the lighthouse was replaced by donated funds and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor Detail Report by Category

Readerboards - Refurb/Replace

Asset ID	1064	2 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	July 1960	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Adjacent to Fleming Way at main entrance and Harmony Hall

Component History: Park entrance 2017 \$400

Cost to replace the readerboards is projected to be too low to qualify for reserve funding; therefore, maintain, repair and replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Mailboxes - Replace		1 Allowance	
Asset ID	1065	Asset Actual Cost	
		Percent Replacement	100%
Category	Grounds	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Scattered locations throughout community

Component History: No history reported

Client reports that the mailboxes and mailbox stands are the responsibility of the individual owners to repair, maintain and replace; therefore, no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

Chainlink Fence - Replace - 2069

Asset ID	1090	6,790 LF	@ \$42.00
Category	Grounds	Asset Actual Cost	\$285,180.00
Placed in Service	July 2019	Percent Replacement	100%
Useful Life	50	Future Cost	\$1,016,528.89
Replacement Year	2069		
Remaining Life	43		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of community

Component History: 1971 \$9,358, 1980 \$26,052, 1981 \$9,264, 1984 \$2,967, 1990 \$2,621, 2019 \$47,641

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Entrance Chain Link Fence - Replace - 2069

Asset ID	1095	120 LF	@ \$42.00
Category	Grounds	Asset Actual Cost	\$5,040.00
Placed in Service	July 2019	Percent Replacement	100%
Useful Life	50	Future Cost	\$17,965.16
Replacement Year	2069		
Remaining Life	43		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of community

Component History: 2019 \$4,193

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor Detail Report by Category

Split Rail Fence - Replace

Asset ID	1105	255 LF Asset Actual Cost	
Category	Grounds	Percent Replacement	100%
Placed in Service	July 2020	Future Cost	
No Useful Life			



Location: Partial perimeter of park area adjacent to Harmony Hall and west of garbage enclosure just north of Harmony Hall

Component History: No history reported

Cost to replace the wood railings is projected to be too low to qualify for reserve funding; therefore no funding included. Replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Trash Enclosures - Repair/Replace - 2043

Asset ID	1107	3 Each	@ \$2,000.00
Category	Grounds	Asset Actual Cost	\$6,000.00
Placed in Service	July 2018	Percent Replacement	100%
Useful Life	25	Future Cost	\$9,917.08
Replacement Year	2043		
Remaining Life	17		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to parking areas

Component History: Install 2018 \$4,044

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor Detail Report by Category

Metal Railings - Replace - 2064

Asset ID	1110	150 LF	@ \$56.00
Category	Grounds	Asset Actual Cost	\$8,400.00
Placed in Service	July 2014	Percent Replacement	100%
Useful Life	50	Future Cost	\$25,828.18
Replacement Year	2064		
Remaining Life	38		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Stairwell to Tveten Grove & at gate house decks/stairs

Component History: No history reported, presumed installed at gatehouse decks at time of gatehouse construction ~2014

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Entry Gate - Replace - 2055

Asset ID	1120	1 Each	@ \$15,000.00
Category	Grounds	Asset Actual Cost	\$15,000.00
Placed in Service	July 2025	Percent Replacement	100%
Useful Life	30	Future Cost	\$35,348.48
Replacement Year	2055		
Remaining Life	29		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Main entrance to community

Component History: 2001 \$40,942, 2011 \$3,561, +2019 \$5,002, upgrade 2021 \$15,614, entry gate replaced 2025 ~\$20,535 (included removal of gate for repairs, sandblasting and powder coating offsite)

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Exit Gate - Replace - 2049

Asset ID	1122	1 Each	@ \$15,000.00
Category	Grounds	Asset Actual Cost	\$15,000.00
Placed in Service	July 2019	Percent Replacement	100%
Useful Life	30	Future Cost	\$29,603.80
Replacement Year	2049		
Remaining Life	23		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Main entrance to community

Component History: 2001 \$40,942, 2011 \$3,561, 2019 \$5,002, upgrade 2021 \$15,614, planned for replacement 2025 but not completed

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gate Operators - Replace - 2030

Asset ID	1125	2 Each	@ \$3,000.00
Category	Grounds	Asset Actual Cost	\$6,000.00
Placed in Service	July 2015	Percent Replacement	100%
Useful Life	15	Future Cost	\$6,753.05
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Estimate provided by client

Location: Adjacent to entrance gates

Component History: In-service date of 2015 has been used for financial planning purposes as actual in-service date unknown, exit operator repaired 2025, ground loop sensors replaced at entrance gate 2025 \$13,184.07

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

Gate Keypad - Replace - 2030

Asset ID	1130	1 Each	@ \$5,000.00
Category	Grounds	Asset Actual Cost	\$5,000.00
Placed in Service	July 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,627.54
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to entrance gate

Component History: 2018 \$5,313

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Landscape - Refurbish Allotment			
Asset ID	1135	1 Allowance Asset Actual Cost	
Category	Grounds	Percent Replacement	100%
Placed in Service	July 1960	Future Cost	
No Useful Life			



Location: Common area landscaping

Component History: No history reported

There is no predictable basis to expect widescale expenses affecting reserves at this time therefore no funding included. Update future reserve studies as needed should expense needs arise.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Irrigation System - Repair Allotment

Asset ID	1155	1 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	July 2020	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within common area landscaping

Component History: No history reported

There is no information currently available to indicate that full replacement of system, or widescale repairs affecting reserves, will occur within this report therefore no reserve funding included.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Drainage System - Maintain

Asset ID	1160	1 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	July 1960	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Common area drainage

Component History: No history reported

When properly installed with no known defects or deficiencies, there is no predictable basis to expect maintenance, repair or replacement of the drainage system within the scope of this report, therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Stormwater Ponds - Maintain		1 Allowance	
Asset ID	1165	Asset Actual Cost	
Category	Grounds	Percent Replacement	100%
Placed in Service	July 1960	Future Cost	
No Useful Life			



Location: South perimeter and east perimeter of community

Component History: No history reported

There is currently no expectation of large scale expenses affecting reserves at this time therefore no reserve funding included. Update future reserve studies should a need for large scale work arise.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Pole Lights - Replace		16 Each	
Asset ID	1175	Asset Actual Cost	
Category	Grounds	Percent Replacement	100%
Placed in Service	July 1960	Future Cost	
No Useful Life			



Location: Adjacent to trail west of Harmony Hall and to roadways

Component History: No history reported

Street poles have an extended useful life that exceeds the scope of this report; therefore no reserve funding included. Replace lamps as needed through the annual operating budget.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Landscape Lights - Replace

Asset ID	1185	1 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	July 2000	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within common area landscaping and adjacent to trail west of Harmony Hall

Component History: No history reported

Typically, there is no basis to expect widescale replacement of these basic light fixtures in bulk and individual replacements are too small in cost to qualify for reserve funding therefore no reserve funding included.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Storage Shed (Gatehouse) - Replace

Asset ID	1215	1 Allowance	
Category	Grounds	Asset Actual Cost	
Placed in Service	July 2015	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Adjacent to Gatehouse

Component History: 2015 \$2,808

Client reports the Gatehouse shed was funded with donated funds and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

Storage Sheds - Replace - 2030

Asset ID	1220	2 Each	@ \$6,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Grounds	Future Cost	\$13,506.11
Placed in Service	July 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: One east and one north of reservoir

Component History: No history reported, an in-service date of 2000 has been used for financial planning purposes

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

Pavilions - Replace - 2055

Asset ID	2000	2 Each	@ \$18,502.00
Category	Recreation	Asset Actual Cost	\$37,004.00
Placed in Service	July 2025	Percent Replacement	100%
Useful Life	30	Future Cost	\$87,202.35
Replacement Year	2055		
Remaining Life	29		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Client Cost History

Location: Short-term RV Park

Component History: Installed 2025 \$37,003.43

Note: Photo provided by client.

Washington Land Yacht Harbor
Detail Report by Category

Gazebo - Replace				
Asset ID	2005	1 Allowance		
		Asset Actual Cost		
Category	Recreation	Percent Replacement	100%	
Placed in Service	July 2018	Future Cost		
No Useful Life				



Location: C Street Park

Component History: Installed 2018 \$1,416

Client reports the gazebo was replaced by donated funds and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Outdoor Furniture - Replace

Asset ID	2010	1 Allowance Asset Actual Cost	
Category	Recreation	Percent Replacement	100%
Placed in Service	July 2024	Future Cost	
No Useful Life			



Location: Scattered common area locations, primarily at C Street park and throughout RV parking areas

Component History: No history reported, an in-service date of 2024 has been used for financial planning purposes

Client reports the outdoor furniture is funded by donations and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Pet Stations/Garbage Bins - Replace

Asset ID	2015	1 Allowance	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 2000	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Scattered common area locations

Component History: No history reported

Cost to replace the pet stations and garbage bins is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Comp Shingle Roof - Replace - 2048

Asset ID	2155	13,400 GSF	@ \$8.25
		Asset Actual Cost	\$110,550.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$211,825.23
Placed in Service	July 2021		
Useful Life	25		
Adjustment	2		
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Rooftop of Harmony Hall

Component History: 2008 \$40,995, 2015 \$12,773 (office area), 2021 \$106,721k

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Low Slope Roof - Replace - 2041

Asset ID	2157	4,000 GSF	@ \$20.00
Category	Recreation	Asset Actual Cost	\$80,000.00
Placed in Service	July 2021	Percent Replacement	100%
Useful Life	20	Future Cost	\$124,637.39
Replacement Year	2041		
Remaining Life	15		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Harmony Hall deck roof

Component History: Reportedly replaced ~2021

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Gutters - Replace - 2048

Asset ID	2160	410 LF	@ \$9.00
Category	Recreation	Asset Actual Cost	\$3,690.00
Placed in Service	July 2023	Percent Replacement	100%
Useful Life	25	Future Cost	\$7,070.42
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of roof

Component History: Replaced 2023 \$10,307 (presumed to include gutters at the gatehouse) Roof Doctor

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Siding - Replace - 2030

Asset ID	2165	4,860 GSF	@ \$27.00
Category	Recreation	Asset Actual Cost	\$131,220.00
Placed in Service	July 1972	Percent Replacement	100%
Useful Life	50	Future Cost	\$147,689.27
Adjustment	8		
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior walls of Harmony Hall

Component History: Reportedly original to ~1972 construction

Note 1: An adjustment was made to the useful life in order to allow for financial planning if needed.

Note 2: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Windows - Replace - 2049

Asset ID	2175	34 Each	@ \$1,400.00
		Asset Actual Cost	\$47,600.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$93,942.72
Placed in Service	July 2024		
Useful Life	25		
Replacement Year	2049		
Remaining Life	23		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls

Component History: Majority replaced in 2024 during water damage remediation

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Harmony Hall Ext Doors - Replace

Asset ID	2180	8 Each	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 1960	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Exterior building walls

Component History: Entrances to building

There is no predictable basis to expect wide scale replacement of doors affecting reserves at this time, therefore maintain, repair and replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Wood Deck - Repair/Replace - 2040

Asset ID	2185	1,500 GSF	@ \$33.00
		Asset Actual Cost	\$49,500.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$74,873.19
Placed in Service	July 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	14		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Back deck at Harmony Hall

Component History: No history reported, an in-service date of 2010 has been used for the purpose of this report

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Harmony Hall Interior - Paint - 2034		21,600 GSF	@ \$1.75
Asset ID	2190	Asset Actual Cost	\$37,800.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$47,883.91
Placed in Service	July 2024		
Useful Life	10		
Replacement Year	2034		
Remaining Life	8		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

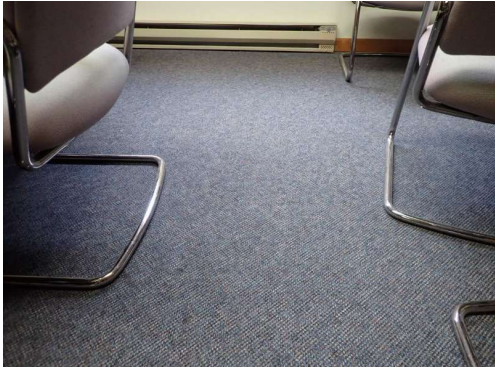
Location: Interior wall surfaces

Component History: Painted 2024, no cost provided

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Harmony Hall Carpet - Replace		300 GSF	
Asset ID	2192	Asset Actual Cost	
		Percent Replacement	100%
Category	Recreation	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Library floor

Component History: No history reported

Cost to replace this small amount of carpet is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Vinyl Floor - Replace - 2054

Asset ID	2195	3,000 GSF	@ \$10.00
Category	Recreation	Asset Actual Cost	\$30,000.00
Placed in Service	July 2019	Percent Replacement	100%
Useful Life	30	Future Cost	\$68,637.83
Adjustment	5		
Replacement Year	2054		
Remaining Life	28		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Office, game room, kitchenette, entrance hall, restrooms and exercise room floors

Component History: Office & game room flooring replaced 2019 per asset report \$14,675

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Harmony Hall Kitchen Flooring - Replace

Asset ID	2197	1 Allowance	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 1960	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Kitchen flooring at Harmony Hall

Component History: No history reported

Cost to replace this small amount of flooring is projected to be too low to qualify for reserve funding; therefore, maintain, repair and replace through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Harmony Hall Stage Floor - Refurbish/Replace

Asset ID	2200	450 GSF	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 1960	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Harmony Hall stage floor

Component History: No history reported

Wood flooring typical has a long useful life. There is no predictable basis to expect complete replacement of wood flooring; therefore, no reserve funding included.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Kitchen - Refurbish - 2031

Asset ID	2205	1 Allowance	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$34,778.22
Placed in Service	July 2006		
Useful Life	25		
Replacement Year	2031		
Remaining Life	5		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and finishes selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Harmony Hall

Component History: No history reported, an in-service date of 2006 has been used for the purpose of this report

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Double Oven - Replace - 2031

Asset ID	2210	1 Each	@ \$18,000.00
		Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$20,866.93
Placed in Service	July 1996		
Useful Life	15		
Adjustment	20		
Replacement Year	2031		
Remaining Life	5		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on quality of appliances selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within Harmony Hall kitchen

Component History: Two convection ovens 1996 \$6,259

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Heated Holding Cab - Replace

Asset ID	2212	1 Each	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 2010	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within Harmony Hall kitchen

Component History: No history reported

Cost to replace the heated holding cabinet is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Gas Stovetops - Replace

Asset ID	2214	2 Each	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 2010	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within Harmony Hall kitchen

Component History: Reportedly purchased 2010

Cost to replace the gas hotplates is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Commercial Refrigerators - Replace - 2030

Asset ID	2216	1 Allowance	@ \$22,000.00
		Asset Actual Cost	\$22,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$24,761.19
Placed in Service	July 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	4		



1 - Single Door Fridge	@	\$6,000.00	\$6,000.00
2 - Double Door Fridges	@	\$8,000.00	<u>\$16,000.00</u>
		Total =	\$22,000.00

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on quality of appliances selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within Harmony Hall kitchen

Component History: One refrigerator 2003 \$1,827, no other history reported, an in-service date of 2015 has been used for the purpose of this report

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Stove/Oven Hoods - Replace

Asset ID	2225	2 Each	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 1999	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Above kitchen stove & ovens

Component History: One reportedly installed 1999 \$1,890

There is no predictable basis to expect complete replacement of hoods at this time; therefore replace as needed through the annual operating budget or as part of a larger kitchen refurbish project.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Washer/Dryers - Replace - 2035

Asset ID	2230	4 Each	@ \$3,880.00
		Asset Actual Cost	\$15,520.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$20,250.08
Placed in Service	July 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Client Cost History

Location: New laundry room

Component History: Reportedly installed ~2018 \$1,994, replaced with four new units in 2025 \$15,523.82

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Restrooms - Refurbish - 2027

Asset ID	2235	2 Each	@ \$10,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$20,600.00
Placed in Service	July 2002		
Useful Life	25		
Replacement Year	2027		
Remaining Life	1		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and finishes selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to entrance hall

Component History: ADA refurb 2002

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Furniture - Replace

Asset ID	2240	1 Allowance	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 2006	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within Harmony Hall (office, game room, main hall, etc.)

Component History: Replacements between 1988-2017, 320 Chairs & 1 table 2004 \$6,220, new tables 2006 \$212

Client reports that furniture is funded by donation; therefore no reserve funding included.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Stage Curtains - Replace

Asset ID	2245	1 Allowance	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 2019	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Harmony Hall Stage

Component History: 2019 \$5,255

Client reports the stage curtains are funded by donations and anticipate future replacements will be handled by donations as well. No reserve funding included, accordingly.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Harmony Hall Audio/Visual Equipment - Replace - 2041

Asset ID	2250	1 Allowance	@ \$25,750.00
		Asset Actual Cost	\$25,750.00
		Percent Replacement	100%
Category	Recreation	Future Cost	\$40,117.66
Placed in Service	July 2025		
Useful Life	8		
Adjustment	8		
Replacement Year	2041		
Remaining Life	15		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on quality and number of components selected.

Cost Source: Inflated client cost history

Location: Main hall theater

Component History: Replaced 2025 ~\$25k

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Harmony Hall Exercise Equipment - Replace

Asset ID	2255	6 Each	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 2020	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Exercise room within Harmony Hall

Component History: No history reported, an in-service date of 2020 has been used for the purposes of this report

Client reports the exercise equipment is replaced by donation; therefore, no reserve funding included.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Harmony Hall Rubber Mat Flooring - Replace

Asset ID	2260	1 Allowance	
Category	Recreation	Asset Actual Cost	
Placed in Service	July 2019	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within exercise room

Component History: No history reported

Cost to replace this small amount of rubber flooring is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Wood Flooring - Replace - 2039

Asset ID	3010	1,200 GSF	@ \$10.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Building Interior	Future Cost	\$17,622.40
Placed in Service	July 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	13		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Gatehouse floor

Component History: Presumed installed during ~2014 construction

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Interior Walls/Ceilings - Paint - 2029

Asset ID	3020	3,800 GSF	@ \$1.50
		Asset Actual Cost	\$5,700.00
		Percent Replacement	100%
Category	Building Interior	Future Cost	\$6,228.54
Placed in Service	July 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	3		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Interior walls/ceilings of gatehouse

Component History: No history reported

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Gatehouse Furniture - Replace

Asset ID	3050	1 Allowance	
Category	Building Interior	Asset Actual Cost	
Placed in Service	July 2014	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within gatehouse

Component History: No history reported

Cost to replace the primarily foldaway furniture is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Kitchen - Refurbish - 2039

Asset ID	3055	1 Allowance	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Building Interior	Future Cost	\$17,622.40
Placed in Service	July 2014		
Useful Life	25		
Replacement Year	2039		
Remaining Life	13		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and finishes selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within the gatehouse

Component History: No history reported

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Appliances - Replace

Asset ID	3060	1 Allowance	
Category	Building Interior	Asset Actual Cost	
Placed in Service	July 2014	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within gatehouse kitchen

Component History: No history reported

Cost to replace these basic appliances is projected to be too low to qualify for reserve funding; therefore replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

Gatehouse Restrooms - Refurbish

Asset ID	3065	2 Each	
Category	Building Interior	Asset Actual Cost	
Placed in Service	July 2014	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Within gatehouse

Component History: No history reported

Cost to refurbish these small restrooms is projected to be too low to qualify for reserve funding; therefore update as needed through the annual operating budget. Paint is included within the Gatehouse interior painting component.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Roof - Replace - 2048

Asset ID	4000	1,900 GSF	@ \$6.40
Category	Building Exterior	Asset Actual Cost	\$12,160.00
Placed in Service	July 2023	Percent Replacement	100%
Useful Life	25	Future Cost	\$23,299.82
Replacement Year	2048		
Remaining Life	22		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history

Location: Rooftop of gatehouse

Component History: Replaced 2023 \$11,773 Roof Doctor

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Gatehouse Gutters/Downspouts - Replace		160 LF	
Asset ID	4035	Asset Actual Cost	
		Percent Replacement	100%
Category	Building Exterior	Future Cost	
Placed in Service	July 2023		
No Useful Life			



Location: Perimeter of roof

Component History: Replaced 2023 \$10,307 (including gutters at Harmony Hall)Roof Doctor

Cost to replace this small amount of roofing is projected to be too low to qualify for reserve funding. Plan to replace in conjunction with roofing.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

Gatehouse Siding - Replace - 2064

Asset ID	4040	1,620 GSF	@ \$27.00
Category	Building Exterior	Asset Actual Cost	\$43,740.00
Placed in Service	July 2014	Percent Replacement	100%
Useful Life	50	Future Cost	\$134,491.03
Replacement Year	2064		
Remaining Life	38		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Building exterior walls

Component History: Presumed original to ~2014 construction

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Exterior Surfaces - Repair & Paint - 2035

Asset ID	4045	1,620 GSF	@ \$3.00
		Asset Actual Cost	\$4,860.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	\$6,341.20
Placed in Service	July 2025		
Useful Life	10		
Replacement Year	2035		
Remaining Life	9		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls of Gatehouse

Component History: 2025 \$4,845 (out of operating)

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Windows/Doors - Replace - 2039

Asset ID	4050	10 Each	@ \$1,300.00
Category	Building Exterior	Asset Actual Cost	\$13,000.00
Placed in Service	July 2014	Percent Replacement	100%
Useful Life	25	Future Cost	\$19,090.94
Replacement Year	2039		
Remaining Life	13		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls

Component History: Presumed original to ~2014 construction

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Wood Decks - Replace - 2039

Asset ID	4055	500 GSF	@ \$30.00
Category	Building Exterior	Asset Actual Cost	\$15,000.00
Placed in Service	July 2014	Percent Replacement	100%
Useful Life	25	Future Cost	\$22,028.01
Replacement Year	2039		
Remaining Life	13		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Elevated decks at front and rear of building

Component History: No history reported, presumed original to ~2014 construction

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Gatehouse Wood Deck Rail - Replace - 2039

Asset ID	4060	210 LF	@ \$30.00
Category	Building Exterior	Asset Actual Cost	\$6,300.00
Placed in Service	July 2014	Percent Replacement	100%
Useful Life	25	Future Cost	\$9,251.76
Replacement Year	2039		
Remaining Life	13		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of decks

Component History: No history reported

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Exterior Surfaces - Repair & Paint - 2030

Asset ID	4065	6,660 GSF	@ \$3.00
Category	Building Exterior	Asset Actual Cost	\$19,980.00
Placed in Service	July 2020	Percent Replacement	100%
Useful Life	10	Future Cost	\$22,487.67
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls of Harmony Hall and Whitney building

Component History: No history reported, an in-service date of 2020 has been used for financial planning purposes

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Exterior Lights - Replace

Asset ID	4068	1 Allowance	
Category	Building Exterior	Asset Actual Cost	
Placed in Service	July 2014	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Exterior building walls at Harmony Hall and gatehouse

Component History: No history reported

There is no predictable basis to expect total replacement of all exterior lights at one time, and cost to replace individually is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Whitney Utility Bldg Siding - Replace - 2030

Asset ID	4140	1,800 GSF	@ \$25.00
Category	Building Exterior	Asset Actual Cost	\$45,000.00
Placed in Service	July 1970	Percent Replacement	100%
Useful Life	50	Future Cost	\$50,647.90
Adjustment	10		
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Exterior building walls

Component History: Reportedly original to ~1970 construction

Note 1: An adjustment was made to the useful life in order to allow for financial planning if needed.

Note 2: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Garage Doors - Replace - 2050

Asset ID	4145	3 Each	@ \$1,550.00
		Asset Actual Cost	\$4,650.00
		Percent Replacement	100%
Category	Building Exterior	Future Cost	\$9,452.49
Placed in Service	July 2010		
Useful Life	40		
Replacement Year	2050		
Remaining Life	24		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Vehicle entrances to the Whitney building

Component History: No history reported, an in-service date of 2010 has been used for the purposes of this report

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Electrical System - Repair/Replace			
Asset ID	5000	1 Allowance	
		Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Common area electrical

Component History: 1980 \$42,983, 1981 \$14,470, control box 2017 \$22k, replace service panel 2011 \$5,652

Generally, if installed without defect, there is no predictable basis to expect complete replacement of electrical system within the scope of this report therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Plumbing System - Repair/Replace			
Asset ID	5005	1 Allowance	
		Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Common area plumbing

Component History: No history reported

Generally, if installed without defect, there is no predictable basis to expect complete replacement of plumbing system within the scope of this report, therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Septic System - Maintain - 2029

Asset ID	5010	1 Allowance	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$21,854.54
Placed in Service	July 2026		
Useful Life	3		
Adjustment	3		
Replacement Year	2029		
Remaining Life	3		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Estimate previously provided by client (component list)

Location: Community septic system

Component History: System inspected and repairs made 2026 \$2,956.50

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Surveillance System - Replace			
Asset ID	5020	1 Allowance	
Category	Equipment & Mechanical	Asset Actual Cost	
Placed in Service	July 2025	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Scattered common area locations

Component History: Reportedly updating system in 2025, out of operating

Client reports that the surveillance system costs are handled out of the annual operating budget; therefore, no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

Mini-Split System - Replace - 2033

Asset ID	5045	1 Each	@ \$8,000.00
Category	Equipment & Mechanical	Asset Actual Cost	\$8,000.00
Placed in Service	July 2015	Percent Replacement	100%
Useful Life	18	Future Cost	\$9,838.99
Replacement Year	2033		
Remaining Life	7		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Gatehouse

Component History: Reportedly installed 2015 \$6k

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Furnace - Replace (Attic) - 2039

Asset ID	5085	1 Each	@ \$11,500.00
		Asset Actual Cost	\$11,500.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$16,888.14
Placed in Service	July 2024		
Useful Life	15		
Replacement Year	2039		
Remaining Life	13		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Inflated client cost history

Location: Attic space within Harmony Hall

Component History: Reportedly replaced 2024 \$11,222

Washington Land Yacht Harbor Detail Report by Category

Furnaces - Replace - 2036

Asset ID	5087	2 Each	@ \$6,700.00
		Asset Actual Cost	\$13,400.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$18,008.48
Placed in Service	July 2021		
Useful Life	15		
Replacement Year	2036		
Remaining Life	10		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Utility closets at Harmony Hall

Component History: 2000 \$4,104 (west), replacement & air system upgrade 2021 \$17,156

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Heat Pumps - Replace - 2030

Asset ID	5090	3 Each	@ \$12,000.00
Category	Equipment & Mechanical	Asset Actual Cost	\$36,000.00
Placed in Service	July 2015	Percent Replacement	100%
Useful Life	15	Future Cost	\$40,518.32
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Units at east and south side of building

Component History: 1998 \$10,089, 2015 \$5,344 (unknown scope of work)

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Hot Water Heaters - Replace

Asset ID	5095	1 Allowance	
Category	Equipment & Mechanical	Asset Actual Cost	
Placed in Service	July 2012	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Utility closet across from kitchen within Harmony Hall and within restroom at gatehouse

Component History: Mfg date of restroom tank 2012, no other history reported

Cost to replace hot water heaters is projected to be too small to qualify for reserve funding therefore replace as needed through annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Air Compressor - Replace			1 Each	
Asset ID	5100	Asset Actual Cost		
		Percent Replacement		100%
Category	Equipment & Mechanical	Future Cost		
Placed in Service	July 2004			
No Useful Life				



Location: Within Whitney building

Component History: Reportedly replaced 2004 \$2k

Cost to replace the single air compressor is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Fire Sprinkler Sys - Replace		1 Allowance	
Asset ID	5115	Asset Actual Cost	
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	
Placed in Service	July 2024		
No Useful Life			



Location: Harmony Hall

Component History: 2024 damaged pipes due to freezing weather, estimated damage/replacement costs ~370,610 (building and sprinkler system)

When installed without defect there is no predictable basis to expect major repair or replacement of system affecting reserves, therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

EXmark Mower - Replace (a)

Asset ID	5125	1 Each	
Category	Equipment & Mechanical	Asset Actual Cost	
Placed in Service	July 2020	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Housed within storage shed at south end of community

Component History: No history reported, an in-service date of 2020 has been used for the purpose of this report

Client reports that since the purchase of a second mower, this one will not be replaced. No reserve funding included.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

EXmark Mower - Replace (b) - 2031

Asset ID	5130	1 Each	@ \$9,475.00
		Asset Actual Cost	\$9,475.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$10,984.12
Placed in Service	July 2023		
Useful Life	8		
Replacement Year	2031		
Remaining Life	5		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Inflated client cost history

Location: Housed within storage shed at gatehouse

Component History: 2023 \$8,941

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Kubota Tractor - Replace - 2029

Asset ID	5135	1 Each	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$43,709.08
Placed in Service	July 2004		
Useful Life	20		
Adjustment	5		
Replacement Year	2029		
Remaining Life	3		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Housed within Whitney building

Component History: 2004 \$18,817

This component factors periodic cycles of replacement at 10 year intervals, cost can vary widely based on equipment selected.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor

Detail Report by Category

John Deere Tractor - Replace - 2035

Asset ID	5140	1 Each	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$6,523.87
Placed in Service	July 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	9		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Housed within storage shed just north of water tank

Component History: No history reported, an in-service date of 2015 has been used for the purposes of this report

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

GEM Utility Vehicle - Replace - 2029

Asset ID	5145	1 Each	@ \$20,500.00
		Asset Actual Cost	\$20,500.00
		Percent Replacement	100%
Category	Equipment & Mechanical	Future Cost	\$22,400.90
Placed in Service	July 2019		
Useful Life	10		
Replacement Year	2029		
Remaining Life	3		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on equipment selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Housed within Whitney building

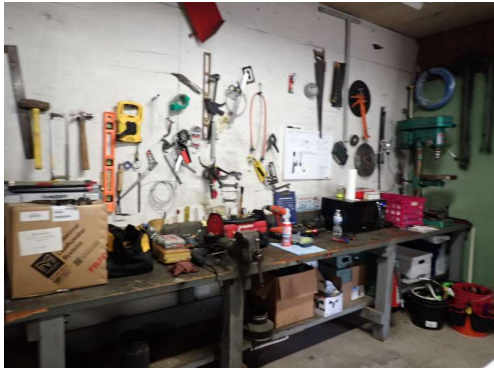
Component History: 2019 \$16,235

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Misc. Small Tools & Equipment - Replace

Asset ID	5150	1 Allowance	
Category	Equipment & Mechanical	Asset Actual Cost	
Placed in Service	July 1970	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Primarily within the Whitney Building

Component History: No history reported

There is no predictable basis to expect widescale replacement of smaller equipment and tools within the scope of this report and individual replacement is projected to be too low to qualify for reserve funding; therefore replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Preventive Maintenance Plan			
Asset ID	6010	1 Allowance Asset Actual Cost	
Category	Professional	Percent Replacement	100%
Placed in Service	July 2026	Future Cost	
No Useful Life			

Preventive maintenance is a critical aspect of properly maintaining association assets and achieving their longest useful life. National Reserve Study Standards (NRSS) recommends a preventive maintenance manual be prepared by each community and updated regularly. Preparation of such manual is beyond the scope of standard reserve study services and should be prepared independently by the association.

As of this report, client reports the following preventive maintenance contracts are in place:
None reported

Additional resources are available within Community Associations Institute's Best Practices: Community Association Maintenance at www.condosafety.com.

Washington Land Yacht Harbor

Detail Report by Category

Reserve Study - Annual Update

Asset ID	6015	1 Ann Update	
Category	Professional	Asset Actual Cost	
Placed in Service	July 2026	Percent Replacement	100%
No Useful Life		Future Cost	



Component History: 2025-2026 FULL, 2026-2027 NSV

It is recommended that this study is updated annually. Some states, including Washington and Oregon, feature statutes which require that studies be updated on an annual basis for many communities (consult with your legal counsel if you have questions about whether an update is required for your community). Some governing documents may also require that the study be updated annually. Regardless of any state requirements for updates, it is prudent to update your report annually to adjust for constantly changing information including, but not limited to, actual reserve account balance, actual project costs, vendor estimates, economic and market changes, etc. The cost to update your study annually is best handled through the operating budget therefore no reserve funding included.

Key:

FULL = Level 1 Full Reserve Study

WSV = Level 2 With-Site-Visit Reserve Study

NSV = Level 3 No-Site-Visit Reserve Study

PCNYC = Level 4 Preliminary, Community Not Yet Constructed Reserve Study

Washington Land Yacht Harbor
Detail Report by Category

Fire Hydrant - Replace		1 Allowance	
Asset ID	7000	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	July 1960		
No Useful Life			



Location: Adjacent to water storage tank

Component History: No history reported

When properly installed without any known defects, there is no predictable basis to anticipate complete replacement of commercial grade fire hydrants within the scope of this report therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Well Casing - Replace (1) - 2084

Asset ID	7002	1 Each	@ \$100,000.00
		Asset Actual Cost	\$100,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	\$555,340.09
Placed in Service	July 2009		
Useful Life	75		
Replacement Year	2084		
Remaining Life	58		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within well 1 (well reference number is for the purpose of this report only)

Component History: Reportedly replaced 2009 \$83,336

**Washington Land Yacht Harbor
Detail Report by Category**

Well Casings - Replace (2 & 3) - 2035

Asset ID	7003	2 Each	@ \$100,000.00
		Asset Actual Cost	\$200,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	\$260,954.64
Placed in Service	July 1960		
Useful Life	75		
Replacement Year	2035		
Remaining Life	9		

Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within wells 2 & 3(well reference numbers are for the purpose of this report only)

Component History: No history reported

**Washington Land Yacht Harbor
Detail Report by Category**

Submersible Well Pump - Replace - 2026

Asset ID	7005	1 Each	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	\$15,000.00
Placed in Service	July 2026		
Useful Life	12		
Replacement Year	2026		
Remaining Life	0		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within one of three wells

Component History: 2 pump starters 1994 \$1,123, 1996 \$5,877, Berkeley pump end & motor 2009 \$13,242, planned for replacement 2026

**Washington Land Yacht Harbor
Detail Report by Category**

Submersible Well Pumps - Replace - 2030

Asset ID	7006	2 Each	@ \$15,000.00
Category	Water System	Asset Actual Cost	\$30,000.00
Placed in Service	July 2009	Percent Replacement	100%
Useful Life	12	Future Cost	\$33,765.26
Adjustment	9		
Replacement Year	2030		
Remaining Life	4		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Within two of three wells

Component History: 2 pump starters 1994 \$1,123, 1996 \$5,877, Berkeley pump end & motor 2009 \$13,242

**Washington Land Yacht Harbor
Detail Report by Category**

Water Mains - Replace - 2094

Asset ID	7015	11,160 LF	@ \$125.00
Category	Water System	Asset Actual Cost	\$1,395,000.00
Placed in Service	July 2019	Percent Replacement	100%
Useful Life	75	Future Cost	\$10,411,312.62
Replacement Year	2094		
Remaining Life	68		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Mains serving private water system

Component History: 2023 G St main replaced \$50,256, Reportedly the majority have been replaced, year by year, since ~2014, line replaced between A St & B St in 2025 \$152,513.15

Washington Land Yacht Harbor
Detail Report by Category

Water Meters - Replace			
Asset ID	7020	1 Allowance Asset Actual Cost	
Category	Water System	Percent Replacement	100%
Placed in Service	July 1960	Future Cost	
No Useful Life			



Location: At each well head, at reservoir and individual connections

Component History: 3 meters 1995 \$1,413, currently replaced as needed

Client reports that water meters are replaced on an as-needed basis. Cost to replace individually is projected to be too low to qualify for reserve funding; therefore, no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Booster Pump - Replace (a) - 2036

Asset ID	7025	1 Each	@ \$11,000.00
		Asset Actual Cost	\$11,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	\$14,783.08
Placed in Service	July 2021		
Useful Life	15		
Replacement Year	2036		
Remaining Life	10		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Research with Vendor, NW Water Systems (no recorded history with NW Water Systems so estimated unit cost could widely vary from actual replacement cost)

Location: Within pump house

Component History: Reportedly replaced ~2021

**Washington Land Yacht Harbor
Detail Report by Category**

Booster Pump - Replace (b) - 2030

Asset ID	7027	1 Each	@ \$11,000.00
		Asset Actual Cost	\$11,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	\$12,380.60
Placed in Service	July 2015		
Useful Life	15		
Replacement Year	2030		
Remaining Life	4		

Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

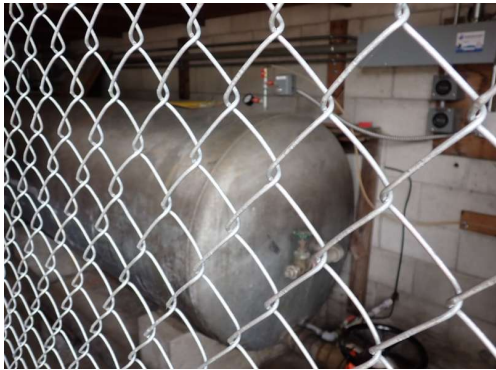
Cost Source: Research with Vendor, NW Water Systems (no recorded history with NW Water Systems so estimated unit cost could widely vary from actual replacement cost)

Location: Within pump house

Component History: No history reported, an in-service date of 2015 has been used for financial planning purposes

Washington Land Yacht Harbor
Detail Report by Category

Hydropneumatic Tanks - Replace			
Asset ID	7030	3 Each	
Category	Water System	Asset Actual Cost	
Placed in Service	July 1996	Percent Replacement	100%
No Useful Life		Future Cost	



Location: Two within Whitney Building and one within pump house

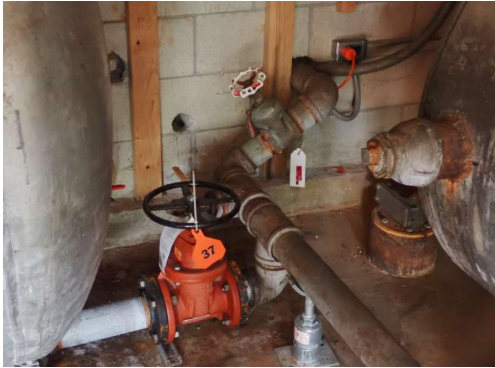
Component History: No history reported

There is no predictable basis to expect replacement of these tanks within the scope of this report; therefore no reserve funding included.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor
Detail Report by Category

Valves - Replace		1 Allowance	
Asset ID	7035	Asset Actual Cost	
		Percent Replacement	100%
Category	Water System	Future Cost	
Placed in Service	July 2020		
No Useful Life			



Location: Throughout water system

Component History: Client reports valves are replaced as needed

Valves are reportedly of varying ages and are replaced as needed. Cost of individual replacement is projected to be too low to qualify for reserve funding; therefore, replace as needed through the annual operating budget.

Note: Photo is from site visit performed for the association’s 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor Detail Report by Category

Water Tank (35.2k gal) - Replace - 2055

Asset ID	7040	1 Each	@ \$144,000.00
Category	Water System	Asset Actual Cost	\$144,000.00
Placed in Service	July 1980	Percent Replacement	100%
Useful Life	75	Future Cost	\$339,345.43
Replacement Year	2055		
Remaining Life	29		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Prior research With Vendor, Baker Silo, adjusted for inflation

Location: Southwest corner of community

Component History: No history reported

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor Detail Report by Category

Water Tank Fence - Replace - 2030

Asset ID	7045	130 LF	@ \$60.00
Category	Water System	Asset Actual Cost	\$7,800.00
Placed in Service	July 1980	Percent Replacement	100%
Useful Life	50	Future Cost	\$8,778.97
Replacement Year	2030		
Remaining Life	4		



Cost Range: The cost range within this component could deviate by 10% from the cost used here and in some cases may vary by a larger degree. Factors affecting cost may include, but are not limited to, the actual scope of work, association specific site conditions, contractor and material availability, levels of maintenance and economic factors.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Perimeter of water tank

Component History: No history reported

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Washington Land Yacht Harbor Detail Report by Category

Generator - Replace - 2028

Asset ID	7050	1 Each	@ \$60,000.00
Category	Water System	Asset Actual Cost	\$60,000.00
Placed in Service	July 1998	Percent Replacement	100%
Useful Life	30	Future Cost	\$63,654.00
Replacement Year	2028		
Remaining Life	2		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work and unit selected.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Rear of Whitney building

Component History: Reportedly installed 1998 \$14,822

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

**Washington Land Yacht Harbor
Detail Report by Category**

Pump House Exterior - Refurbish - 2030

Asset ID	7060	1 Allowance	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Water System	Future Cost	\$4,502.04
Placed in Service	July 1980		
Useful Life	40		
Adjustment	10		
Replacement Year	2030		
Remaining Life	4		



Cost Range: The allowance included here is a basic flat fee allowance. Actual cost may vary based on final scope of work.

Cost Source: Accurate Reserve Professionals, LLC Database

Location: Adjacent to water tank at southwest end of community

Component History: No history reported

Note: Photo is from site visit performed for the association's 2025-2026 reserve study and may no longer be representative of current condition.

Common Terms & Definitions

A portion of this information is from the National Reserve Study Standards (NRSS) published by Community Associations Institute, dated 07/2023. A link to the full National Reserve Study Standards document can be found here: [National Reserve Study Standards](#)

ADEQUATE RESERVES	A replacement reserve fund and equitable multi-year funding plan which together provide for the reliable and timely execution of major repair and replacement projects as defined within National Reserve Study Standards without reliance on additional supplemental funding.
ALLOWANCE (QUANTITY)	When used in reference to quantity, the term allowance means that the component could not be reasonably quantified to assign a unit cost and therefore a flat cost allowance has been used.
ALLOWANCE (COST)	When used in reference to cost, the term allowance refers to the cost range assigned to that component. For example, the cost allowance for replacement of a roof may be \$4.00 per square foot to \$6.00 per square foot.
CAPITAL IMPROVEMENT	Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.
CASH FLOW METHOD	A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
COMMON AREA	Areas identified within the association's governing documents that the association is obligated to maintain, repair or replace.
COMPONENT	The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. predictable in nature, and 3. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.
COMPONENT INVENTORY	The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.
COMPONENT METHOD	A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components.
CONDITION ASSESSMENT	The task of evaluating the current condition of the component based on

observed or reported characteristics.

CY

Cubic yards.

EFFECTIVE AGE

The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS

The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

FULLY FUNDED

100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

FULLY FUNDED BALANCE (FFB) An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age/Useful Life}$$

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be \$4,000.

FUND STATUS

The status of the reserve fund reported in terms of cash or percent funded.

FUNDING GOALS

Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

- **Baseline Funding:** Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.
- **Threshold Funding:** Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “Fully Funded” with respective higher risk or less risk of cash problems.
- **Full Funding:** Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.

It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

FUNDING PLAN	An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.
FUNDING PRINCIPLES	The reserve study must provide a funding plan addressing these principles: • Sufficient funds when required. • Stable contribution rate over the years. • Equitable contribution rate over the years. • Fiscally responsible.
GSF	Gross square feet.
GSY	Gross square yards.
INITIAL YEAR	The first fiscal year of the financial analysis or funding plan.
LIFE ESTIMATES	The task of estimating the useful life and remaining useful life of the reserve components.
LF	Lineal feet.
MAINTENANCE	Maintenance is the process of maintaining or preserving an item, or the state of being maintained. Maintenance is often defined in three ways, preventive maintenance, corrective maintenance and deferred maintenance.
PERCENT FUNDED	The ratio, at a particular point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan in light of the association's risk tolerance.
PERIODIC STRUCTURAL INSPECTION	Structural system inspections aimed at identifying issues when they become evident. This inspection is outside of the scope of a reserve study and is to be conducted by client independently, with the results of such inspection incorporated in the reserve study as applicable.
PHYSICAL ANALYSIS	The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.
REMAINING USEFUL LIFE (RUL)	Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.
REPLACEMENT COST	The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including

but not limited to shipping, engineering and design, permits, installation, disposal, etc.).

RESERVE BALANCE	Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.
RESERVE PROVIDER	An individual who prepares reserve studies. In many instances the reserve provider will possess a specialized designation such as the Reserve Specialist (RS) designation provided by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards.
RESERVE STUDY	A budget planning tool which identifies the components that the association is responsible to maintain, repair or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study is conducted for budget and cash flow purposes only and tasks outside the scope of a reserve study include, but are not limited to, construction evaluation, intrusive or destructive testing, preventive maintenance plans and structural or safety evaluations.
SPECIAL ASSESSMENT	A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.
USEFUL LIFE (UL)	The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.
VALUATION ESTIMATES	The task of estimating the current cost for the reserve components.

Disclosures

The report was prepared by, or with the oversight of, Karen McDonald, CMCA, AMS, PCAM, RS, Reserve Study Specialist (RS) # 355 through Community Associations Institute, on behalf of Accurate Reserve Professionals, LLC ("ARP") and is subject to all terms, conditions, limitations and disclaimers of any contracts between client and ARP regarding this report and the services provided by ARP for client in connection with this report.

As of the date of this report, there are no known conflicts of interest involving ARP and the client for which this report was prepared. ARP has no familial or marital relationship with client, no ownership interest in client, and no ongoing business relationship with client.

Any site visit work performed in the process of preparing this report included a limited non-invasive visual walk through of areas identified by client, and reliance by ARP upon client's representations that such areas constituted a representative sampling of the organization's common areas. No destructive testing was performed. Unless otherwise noted, and in addition to any information provided directly by client, the component list and quantities for Level IV Preliminary Community Not Yet Constructed reports are developed using plans and drawings. Level I Full report component lists are developed using field measurements, other technology available (satellite imagery, etc.) and data provided by client. All quantities are an approximate estimate and may not be exact. Any site visit is not considered a site inspection, project audit or quality inspection of any areas or projects. Structural integrity evaluations are beyond the scope of a reserve study and were not performed as part of this report. ARP lacks information to incorporate necessary corrective maintenance costs and timing for structural work, if any, unless provided by client.

If this report is an update of a prior reserve study, it is reliant on the validity of the prior study(s) and ARP cannot guarantee the accuracy of this report.

This report attempts to include all reserve components identified by client, including best efforts to note any unfunded components within the inventory appendix.

Any information provided by client regarding financial information, physical conditions, quantities, historical issues, components, designs, and current and prior reserve projects, is relied upon by ARP as accurate, true and correct, in preparing this report (the "**Provided Information**"). ARP can only be aware of preventive maintenance plans or programs that have been disclosed by the client. This report is for the client's sole use and shall not be used by or relied upon by third parties for any purpose. Use of the Provided Information by ARP is not intended to validate the accuracy of such information and this report is not an audit, quality/forensics analysis or a background check of the client's historical records, preventive maintenance plan(s) or the Provided Information.

The actual or projected starting balance within this Reserve Study is based upon information provided by client and was not audited or verified in any way. To the best of ARP's knowledge and based upon the information provided to ARP by client, at the time of generating this report there are no known material issues excluded from this report which would affect the data provided.

For Level II With-Site-Visit and Level III No-Site-Visit reports, the client is considered to have deemed the previously developed component quantities as accurate and reliable. This data is not audited or verified in any way for these reports.

The report is for client's internal use and based on the Provided information and may not be relied upon by third parties for any reason. Visual inspections are to verify existence and appearance of assets. ARP does not

guarantee the accuracy of the information in the reports, and Client may not fully rely on the final figures in the report, due to a variety of factors outside of ARP's control and knowledge, including but not limited to reliance on information provided by Client and other third parties that may be inaccurate, incomplete, or inadequate, hidden damages, latent defects, economic factors, labor and material costs, environmental factors, deferred maintenance, and other such factors.

Washington State Client Disclosures

This reserve study report meets the requirements of RCW 64.34.382, 64.38.070 and 64.90.550.

Washington State Client Disclosure for Clients Under RCW 64.34.682 and 64.38.070

"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."

Washington State Client Disclosure for Clients Under RCW 64.90.550

"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 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."