

Queen's Landing Community Marina LLC
Miller Dodson Reserve Funding and Spending Plan
2026 to 2039

#	DESCRIPTION	UNIT	QTY	UNIT COST	REPLACEMENT COST	2025	2026	2027	2028	2029	2030	2031	2032
1	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ea	400	\$ 520.00	\$ 208,000.00	150,755	119,385	-	-	-	-	-	-
2	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ft	390	\$ 520.00	\$ 202,800.00	-	-	202,800	-	-	-	-	-
3	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ft	420	\$ 520.00	\$ 218,400.00	-	-	-	218,400	-	-	-	-
4	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ft	450	\$ 520.00	\$ 234,000.00	-	-	-	-	234,000	-	-	-
5	Piling, dock/pier (12" diameter) 10' on center	ea	178	\$ 1,480.00	\$ 263,440.00	-	-	-	-	-	-	-	-
6	Dock/pier structure, PTL	sf	3960	\$ 32.86	\$ 130,125.60	-	-	-	-	-	-	-	-
7	Dock/pier decking, composite	sf	3960	\$ 24.38	\$ 96,544.80	-	-	-	-	-	-	-	-
8	Mooring pilings, 12" diameter, 30' length	ea	146	\$ 1,600.00	\$ 233,600.00	-	-	-	-	-	-	-	-
9	Pier. electrical, water & lighting pedestals	ea	31	\$ 1,650.00	\$ 51,150.00	-	-	-	-	-	-	-	-
10	Pier, water service, PVC piping (allowance)	ft	1750	\$ 40.28	\$ 70,490.00	-	-	-	-	-	-	-	-
11	Pier, fire system (standpipes allowance)	ls	6	\$ 2,650.00	\$ 15,900.00	-	-	-	-	-	-	-	-
12	Electric, pier wiring (allowance)	ft	1750	\$ 12.00	\$ 21,000.00	-	-	-	-	-	-	-	-
13	Electrical panels at piers/docks	ea	5	\$ 3,392.00	\$ 16,960.00	-	-	-	-	-	-	-	-
14	Electric, panel and breakers, 200 amp 120/240 volt	ea	2	\$ 9,010.00	\$ 18,020.00	-	-	-	-	-	-	-	-
15	Electric, safety switches, 100 amp	ea	2	\$ 1,484.00	\$ 2,968.00	-	-	-	-	-	-	-	-
16	Door, double metal door, flush (6'2" x 6'8")	ea	1	\$ 2,600.00	\$ 2,600.00	-	-	-	-	-	-	-	-
YEARLY TOTALS:						150,755	119,385	202,800	218,400	234,000	-	-	-
Cumulative Spend Plan							119,385	322,185	540,585	774,585	774,585	774,585	774,585
Reserve Opening Balance						183,057	89,720	81,335	91,755	88,840	72,634	192,784	314,135
Addition from slipholders						32,418	111,000	113,220	115,484	117,794	120,150	121,351	122,565
Additional cash source						25,000	-	100,000	100,000	100,000			
Projected Spend						(150,755)	(119,385)	(202,800)	(218,400)	(234,000)	-	-	-
Cumulative Available for Replacements						89,720	81,335	91,755	88,840	72,634	192,784	314,135	436,700

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#	DESCRIPTION	UNIT	QTY	UNIT COST	REPLACEMENT COST	2033	2034	2035	2036	2037	2038	2039
1	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ea	400	\$ 520.00	\$ 208,000.00	-	-	-	-	-	-	-
2	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ft	390	\$ 520.00	\$ 202,800.00	-	-	-	-	-	-	-
3	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ft	420	\$ 520.00	\$ 218,400.00	-	-	-	-	-	-	-
4	Bulkhead, replace, ESP 4.1, vinyl sheet pile	ft	450	\$ 520.00	\$ 234,000.00	-	-	-	-	-	-	-
5	Piling, dock/pier (12" diameter) 10' on center	ea	178	\$ 1,480.00	\$ 263,440.00	-	-	-	-	-	-	284,515
6	Dock/pier structure, PTL	sf	3960	\$ 32.86	\$ 130,125.60	-	-	-	-	-	-	140,536
7	Dock/pier decking, composite	sf	3960	\$ 24.38	\$ 96,544.80	-	-	-	-	-	-	104,268
8	Mooring pilings, 12" diameter, 30' length	ea	146	\$ 1,600.00	\$ 233,600.00	-	-	-	-	-	-	252,288
9	Pier. electrical, water & lighting pedestals	ea	31	\$ 1,650.00	\$ 51,150.00	-	-	-	-	-	-	55,242
10	Pier, water service, PVC piping (allowance)	ft	1750	\$ 40.28	\$ 70,490.00	-	-	-	-	-	-	76,129
11	Pier, fire system (standpipes allowance)	ls	6	\$ 2,650.00	\$ 15,900.00	-	-	-	-	-	-	17,172
12	Electric, pier wiring (allowance)	ft	1750	\$ 12.00	\$ 21,000.00	-	-	-	-	-	-	22,680
13	Electrical panels at piers/docks	ea	5	\$ 3,392.00	\$ 16,960.00	-	-	-	-	-	-	18,317
14	Electric, panel and breakers, 200 amp 120/240 volt	ea	2	\$ 9,010.00	\$ 18,020.00	-	-	-	-	-	-	19,462
15	Electric, safety switches, 100 amp	ea	2	\$ 1,484.00	\$ 2,968.00	-	-	-	-	-	-	3,205
16	Door, double metal door, flush (6'2" x 6'8")	ea	1	\$ 2,600.00	\$ 2,600.00	-	-	-	-	-	-	2,808
YEARLY TOTALS:						-	-	-	-	-	-	996,622
Cumulative Spend Plan						774,585	774,585	774,585	774,585	774,585	774,585	1,771,207
Reserve Opening Balance						436,700	560,491	685,519	811,798	939,340	1,068,157	1,198,262
Addition from slipholders						123,791	125,029	126,279	127,542	128,817	130,105	131,406
Additional cash source												
Projected Spend						-	-	-	-	-	-	(996,622)
Cumulative Available for Replacements						560,491	685,519	811,798	939,340	1,068,157	1,198,262	333,046