

# King City Civic Association



## FY 2023 RESERVE STUDY AND MAINTENANCE SCHEDULE

PREPARED FOR:

**King City Civic Association**

PROJECT NUMBER:

**19-144**

REPORT DATE:

**September 19, 2022**

PREPARED BY:

**FORENSIC**  
BUILDING CONSULTANTS

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## EXECUTIVE SUMMARY

<b>Client Name:</b>	King City Civic Association	<b>Property Name:</b>	King City Civic Association (Property)
<b>Client Address:</b>	15245 SW 116 <sup>th</sup> Ave Portland, OR 97224	<b>Property Address:</b>	15245 SW 116 <sup>th</sup> Ave Portland, OR 97224
<b>Report Type:</b>	Level 1 Reserve Study & Maintenance Plan	<b>Report Date:</b>	September 19, 2022

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Dear King City Civic Association:

As requested, Forensic Building Consultants (Forensic) has prepared a 30-year Reserve Study and Maintenance Schedule for the (Property).

The following report consists of the following:

- 1) A physical analysis of the current condition of a limited representative sample of the Property's commonly owned building components, and
- 2) A financial analysis of the Association's current reserve fund balance, contribution, and anticipated replacement schedule, and
- 3) A recommended maintenance schedule for the commonly owned building components.

The intent of this Reserve Study is to evaluate the results of the physical and financial analyses to help the Association assess their current reserve funding and to arrive at an appropriate annual reserve fund contribution for the Property, based on the anticipated replacements and renewals of major commonly owned building components over the next thirty (30) years.

### RESERVE STUDY SCOPE

This Reserve Study (RS) update was limited to information provided by the Association and 2021-22 Reserve Study Update, Property. Note that Forensics' RS was limited to the following:

- **Full Reserve Study (Level I)** – The reserve provider reviews community bylaws and original construction documents (when available) to produce a component inventory, a condition assessment (based upon on-site visual observations), and life and value estimates to determine both a “fund status” and “funding plan.”

## GENERAL ASSESSMENT OF RESERVE FUND STATUS

### CURRENT RESERVE FUND BALANCE

The reserve fund is currently approximately 22% funded. Ideally, a reserve fund would be approximately 80 to 100% funded, meaning that most or all depreciation of existing components is held in reserve. Currently, the Association is at a medium to high risk for special assessment should any unplanned expenses or component failures occur.

### RECOMMENDED RESERVE FUND CONTRIBUTION

Currently, the Association collects a “unit transfer” fee upon purchase of any real property subject to the Association’s bylaws. The Association is estimating a fiscal year 2023 “unit transfer” contribution of approximately \$420,000.

The recommended reserve fund contribution has been calculated to meet all projected expenses, maintain a positive threshold, and build towards approximately 100% funding by the end of the 30 years projected in this report. All annual contribution estimates provided in this report are the total amount recommended.

A total contribution of \$531,000 in fiscal year 2023, followed by 1% annual increases, is recommended to meet the above criteria. With the estimated \$420,000 “unit transfer” contribution, \$111,000 will need to be contributed through some other form of assessment.

The ending balance of approximately \$7,274,000 in fiscal year 2052 represents an approximately 100% funded reserve.

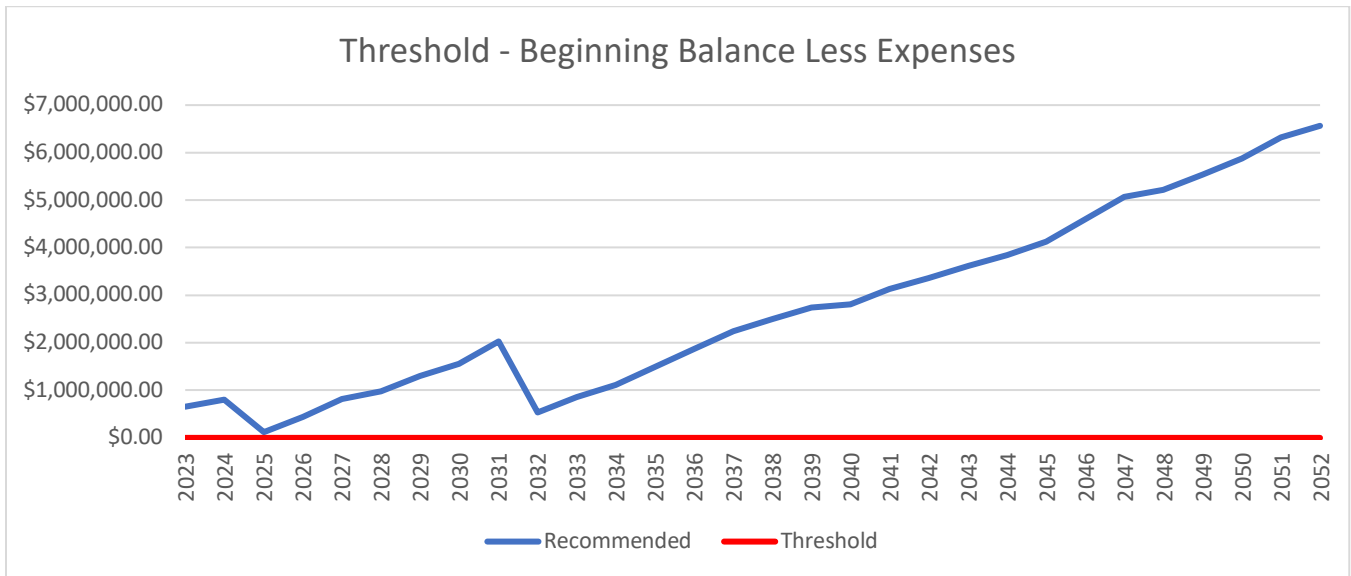
Recommended Total Annual Reserve Fund Contributions	
FY 2023	\$ 531,000
FY 2024 - FY 2052	1% annual increases

See ‘Recommended Cash Flow – Annual’ for more information.

## RESERVE FUND CONTRIBUTION ANALYSIS

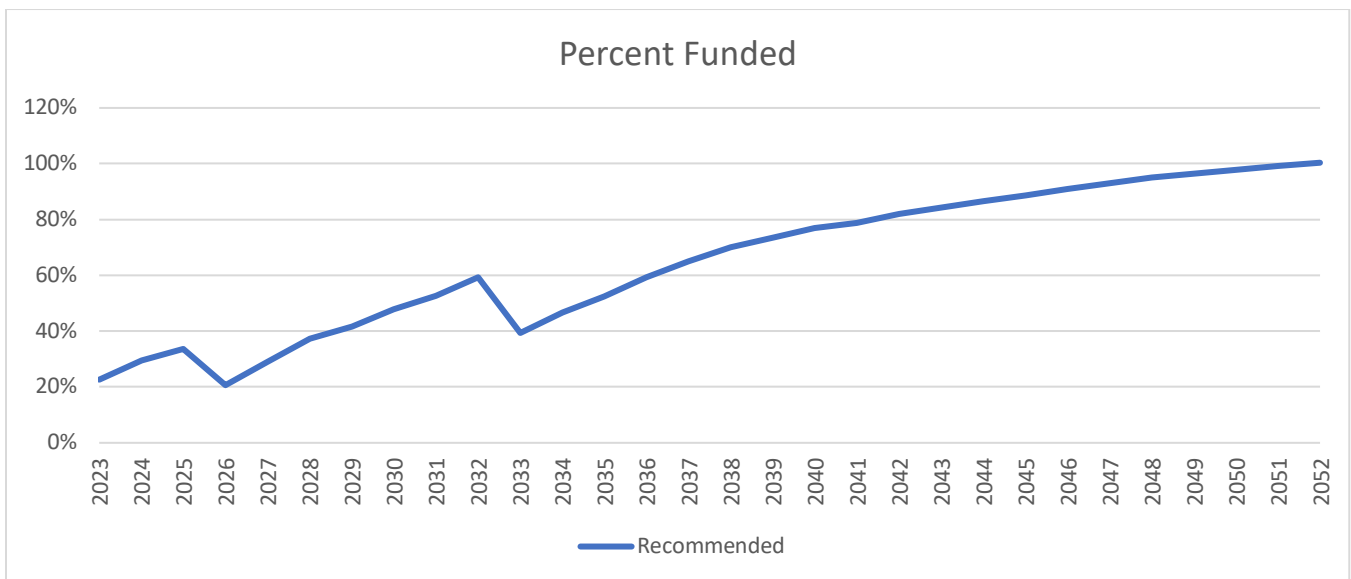
### THRESHOLD ANALYSIS

For the purposes of this report, threshold is defined as the difference between a fiscal year’s beginning balance and its projected expenses. Negative thresholds can lead to deferral of projects due to lack of funding at the beginning of the year. Positive thresholds provide funding at the beginning of the year, ensuring timely completion of projects. The recommended contribution maintains a positive threshold throughout the 30 years of this study, as detailed in the graph below.



### PERCENT FUNDED ANALYSIS

The recommended contribution schedule will lead to an approximately 100% funded reserve by 2052 as illustrated in the graph below.



## RECOMMENDED CASH FLOW – ANNUAL

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
100% Funded	3,864,857	3,997,465	3,995,995	3,197,394	3,406,973	3,649,817	3,696,415	3,901,523	4,038,307	4,383,780
Percent Funded	22.70%	29.49%	33.51%	20.61%	29.04%	37.34%	41.53%	47.82%	52.63%	59.24%
Begin Balance	877,293	1,178,741	1,339,257	658,949	989,536	1,362,682	1,535,088	1,865,649	2,125,349	2,597,163
Contribution	531,000	536,310	541,673	547,089	552,560	558,086	563,667	569,303	574,996	580,746
Percent Change	0.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	92	108	43	72	109	127	159	185	231	90
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	92	108	43	72	109	127	159	185	231	90
Less Expenditures	229,644	375,902	1,222,024	216,575	179,524	385,807	233,265	309,789	103,413	2,069,677
Less Deferred Expend	0	0	0	0	0	0	0	0	0	0
Ending Balance	1,178,741	1,339,257	658,949	989,536	1,362,682	1,535,088	1,865,649	2,125,349	2,597,163	1,108,323

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
100% Funded	2,825,250	3,083,703	3,243,351	3,520,566	3,795,527	4,066,619	4,223,272	4,379,325	4,353,933	4,590,161
Percent Funded	39.23%	46.58%	52.49%	59.25%	65.02%	70.00%	73.60%	76.86%	78.87%	81.94%
Begin Balance	1,108,323	1,436,297	1,702,327	2,085,908	2,467,843	2,846,434	3,108,171	3,365,789	3,433,766	3,761,263
Contribution	586,554	592,419	598,344	604,327	610,370	616,474	622,639	628,865	635,154	641,505
Percent Change	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	115	141	179	217	255	281	306	314	345	369
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	115	141	179	217	255	281	306	314	345	369
Less Expenditures	258,695	326,532	214,941	222,610	232,035	355,018	365,328	561,202	308,003	406,515
Less Deferred Expend	0	0	0	0	0	0	0	0	0	0
Ending Balance	1,436,297	1,702,327	2,085,908	2,467,843	2,846,434	3,108,171	3,365,789	3,433,766	3,761,263	3,996,622

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
100% Funded	4,739,901	4,922,119	5,066,780	5,272,844	5,654,896	6,042,663	6,111,393	6,370,948	6,632,660	6,994,554
Percent Funded	84.32%	86.58%	88.74%	90.83%	93.02%	94.98%	96.42%	97.86%	99.17%	100.37%
Begin Balance	3,996,622	4,261,704	4,496,456	4,789,398	5,260,321	5,739,070	5,892,569	6,234,893	6,577,353	7,020,298
Contribution	647,921	654,400	660,944	667,553	674,229	680,971	687,781	694,659	701,605	708,621
Percent Change	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	395	418	447	493	540	557	590	624	667	693
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	395	418	447	493	540	557	590	624	667	693
Less Expenditures	383,234	420,067	368,448	197,124	196,020	528,030	346,046	352,823	259,328	455,401
Less Deferred Expend	0	0	0	0	0	0	0	0	0	0
Ending Balance	4,261,704	4,496,456	4,789,398	5,260,321	5,739,070	5,892,569	6,234,893	6,577,353	7,020,298	7,274,212

## RESERVE STUDY PARAMETERS

### EXPLANATORY NOTES

The following data provided by the Association forms the basis for the funding model inputs.

<b>Level of Service:</b>	Level 1 (Full Reserve Study – With Site Visit)	<b>Description:</b>	Reserve Study includes Component Inventory, Life and Valuation Estimates, Fund Status & Funding Plan
<b>Fiscal Year Start:</b>	January 1, 2023	<b>Fiscal Year End:</b>	December 31, 2023
<b>Model Interest Rate:</b>	0.01 %	<b>Inflation Rate:</b>	2.15 %
<b>Estimated 2023 Reserve Fund Starting Balance:</b>	\$ 877,293	<b>Previous Fiscal Year Contribution:</b>	N/A
<b>Funding Parameters:</b>	Build to 100% funding	<b>Number of Units:</b>	644
<b>Property Occupancy Type:</b>	N/A - Common Property of Civic Association	<b>Date of Original Construction:</b>	1964
<b>General Description of Property:</b>			
<ul style="list-style-type: none"> <li>• The Property is a civic association with buildings that consist of a clubhouse, library and arts &amp; crafts building, a golf pro shop building, a building housing an indoor shuffleboard court, a maintenance shed, a pumphouse, the Crown Center, and an Aquatic Center. Buildings are of generally similar construction, with wood framing on slab-on-grade.</li> <li>• Amenities funded by the Association include a golf course, outdoor pool, and four small parks.</li> </ul>			

### NOTE REGARDING INFLATION

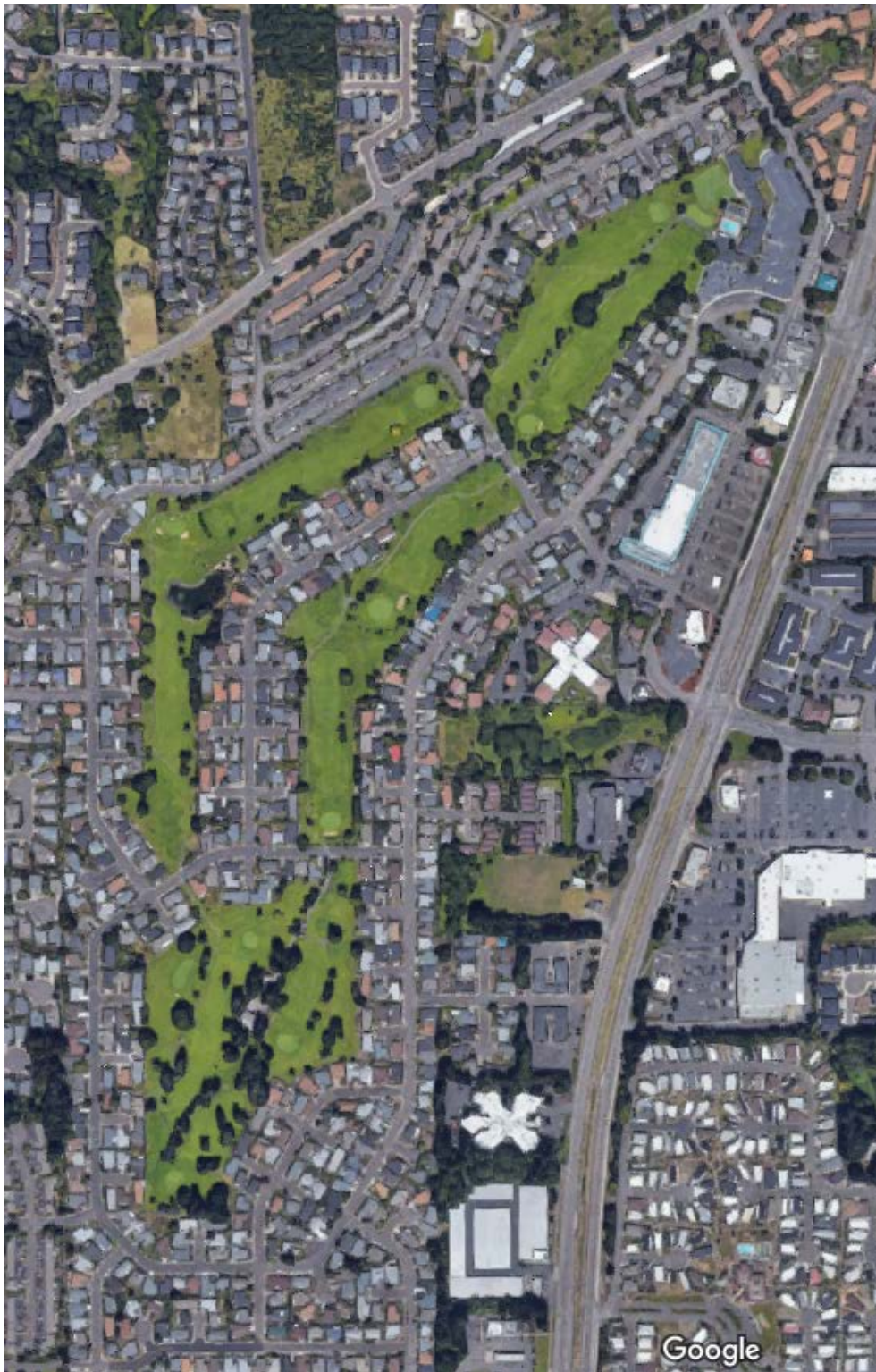
Unprecedented inflation levels over the last fiscal year have proven problematic regarding future inflation models. While inflation since last fiscal year has been approximately 8.3%, future costs have been projected at a more historically stable 2.15% annual rate of inflation, however, annual inflation in the near term may remain higher.

While Forensic already recommends annual reserve study updates, it is even more important in the coming years to perform annual reserve study updates to accurately account for inflation and maintain a healthy reserve fund status.



## PROPERTY SITE OVERVIEW

The aerial image below, obtained from Google Maps, illustrates the overall site conditions at the Property. Note that this image is orientated with “North” corresponding with the top of the page.



## RESERVE STUDY EXCLUSIONS

### EXPLANATORY NOTES

The following components and systems have been excluded from this Reserve Study. Any pricing and component information for these systems contained within this report was provided by the Association, was included only for budgeting purposes, and has not been independently assessed or verified by Forensic:

- Site Utilities
- Foundation and Concealed Structural Components
- Mechanical and HVAC Systems
- Low-Voltage Electrical Systems
- Emergency Power Systems
- Plumbing Systems
- Fire Detection and Alarm Systems
- Fire Suppression Systems
- Electrical Systems
- Accessibility Items

These systems (where they exist) will likely require periodic renewal and replacement during the next 30 years. However, the condition assessment and verification of replacement costs of these systems are beyond the scope of this Reserve Study.

It is recommended that the Association and their Community Management firm have these systems evaluated by qualified professionals prior to inclusion in future Reserve Studies for the Property.

## COMPONENT INVENTORY

### EXPLANATORY NOTES

To compile the 30-year funding forecast, this reserve study estimates the expected useful life (EUL) and remaining useful life (RUL) of the various building components and systems (components) included within the scope of the study and provides estimated replacement or renewal costs for those components.

Each common element component is identified as being primarily in one of four categories, and an appropriate modification to the components' remaining useful life (RUL) was made for each, based on the actual condition and nature of the component

<b>Interior Component (Aesthetic):</b>	Maximum 100% extension of expected useful life (EUL)	<b>Exterior Component (Aesthetic):</b>	Maximum 50% extension of expected useful life (EUL)
<b>Interior Component (Performance):</b>	Maximum 50% extension of expected useful life (EUL)	<b>Exterior Component (Performance):</b>	Maximum 25% extension of expected useful life (EUL)

Note that the component inventory tables on the following pages incorporate the abbreviations and terminology listed below:

- **Replace Date** – First anticipated replacement date for a given component, based upon RUL
- **Basis Cost** – The cost of a given component per unit of measurement
- **Quantity** – Quantity of a given component with unit of measurement
- **Current Cost** – Current cost of replacement for a given component
- **Adj Life** – Adjusted expected useful life of given component
- **Rem Life (RUL)** – Remaining useful life of given component
- **Future Cost** – Future cost of replacement for a given component based on replacement date and inflation

## COMPONENT LIST – SUMMARY

Components	Component	Code	Desc.	Replace		Current Cost	Adj	Rem	Future Cost	
				Date	Basis Cost		Life	Life		
<b>Aquatic Center Equipment</b>										
	AC: Battery Back Up Replacement	910-000-0190		01/01/2023	\$ 0.00	0 Unfund	\$ 0	5:00	0:00	\$ 0
	AC: Lap Pool - Chemical Controller	910-000-0193		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Lap Pool - Filter	910-000-0194		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Lap Pool - Heater	910-000-0195		01/01/2026	0.00	0 Unfund	0	8:00	3:00	0
	AC: Lap Pool - Pumps	910-000-0196		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Lap Pool - Replaster	910-000-0197		01/01/2033	0.00	0 Unfund	0	15:00	10:00	0
	AC: Lap Pool - UV System	910-000-0198		01/01/2025	0.00	0 Unfund	0	7:00	2:00	0
	AC: Large Pool - Chemical Controlle	910-000-0200		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Large Pool - Filter	910-000-0199		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Large Pool - Heater	910-000-0201		01/01/2026	0.00	0 Unfund	0	8:00	3:00	0
	AC: Large Pool - Pumps	910-000-0202		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Large Pool - Replaster	910-000-0203		01/01/2033	0.00	0 Unfund	0	15:00	10:00	0
	AC: Large Pool - UV System	910-000-0204		01/01/2025	0.00	0 Unfund	0	7:00	2:00	0
	AC: Locker Room - HVAC	910-000-0205		01/01/2033	0.00	0 Unfund	0	15:00	10:00	0
	AC: Pool Exhaust	910-000-0207		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Power Washer & Deck Cleaner	910-000-0208		01/01/2024	0.00	0 Unfund	0	6:00	1:00	0
	AC: Pressure Washer	910-000-0209		01/01/2033	0.00	0 Unfund	0	15:00	10:00	0
	AC: Seresco Dehumidifier	910-000-0211		01/01/2033	0.00	0 Unfund	0	15:00	10:00	0
	AC: Spa - Chemical Controller	910-000-0213		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Spa - Filter	910-000-0214		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Spa - Heater	910-000-0215		01/01/2026	0.00	0 Unfund	0	8:00	3:00	0
	AC: Spa - Pumps	910-000-0217		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Spa - Replaster	910-000-0216		01/01/2033	0.00	0 Unfund	0	15:00	10:00	0
	AC: Spa - UV System	910-000-0218		01/01/2025	0.00	0 Unfund	0	7:00	2:00	0
	AC: Water Heater	910-000-0220		01/01/2030	0.00	0 Unfund	0	12:00	7:00	0
							0			0
<b>Aquatic Center Exterior</b>										
	AC: Cladding - Replacement	910-000-0216		01/01/2058	\$ 0.00	0 Unfund	\$ 0	40:00	35:00	\$ 0
	AC: Exterior Paint - Cladding	910-000-0228		01/01/2026	0.00	0 Unfund	0	8:00	3:00	0
	AC: Roofing	910-000-0210		01/01/2043	0.00	0 Unfund	0	25:00	20:00	0
							0			0
<b>Aquatic Center Interior</b>										
	AC: Concrete Deck - Partial Replace	910-000-0219		01/01/2043	\$ 0.00	0 Unfund	\$ 0	25:00	20:00	\$ 0
	AC: Interior Lighting	910-000-0191		01/01/2038	0.00	0 Unfund	0	20:00	15:00	0
	AC: Interior Painting - Pool Area	910-000-0192		01/01/2028	0.00	0 Unfund	0	10:00	5:00	0
	AC: Men Locker Room - Renovation	910-000-0206		01/01/2038	0.00	0 Unfund	0	20:00	15:00	0
	AC: Women Locker Room - Renovat	910-000-0221		01/01/2038	0.00	0 Unfund	0	20:00	15:00	0
							0			0
<b>Clubhouse Equipment</b>										
	CH: Accessible Entry System	910-000-0125		01/01/2036	\$ 54,663.00	1 Total	\$ 54,663	15:00	13:00	\$ 72,272
	CH: Burnisher	910-000-0122		01/01/2025	1,538.78	1 Ea	1,538	16:00	2:00	1,606
	CH: HVAC	910-000-0133		01/01/2032	55,794.00	1 Lsum	55,794	20:00	9:00	67,693
	CH: Water Heater - Replacement	910-000-0169		01/01/2025	2,500.00	1 Ea	2,500	3:00	2:00	2,609
							114,495			144,181
<b>Clubhouse Exterior</b>										
	CH: Cladding - Replacement	910-000-0136		01/01/2041	\$ 17.50	6,225 SF	\$ 108,937	30:00	18:00	\$ 160,361
	CH: Exterior Lighting Fixtures	910-000-0128		01/01/2040	1,823.00	1 Lsum	1,823	20:00	17:00	2,626
	CH: Exterior Paint - Cladding	910-000-0130		01/01/2024	2.50	12,845 SF	32,112	8:00	1:00	32,809
	CH: Gutters/Downspouts	910-000-0132		01/01/2040	7.50	725 LF	5,437	25:00	17:00	7,834
	CH: Irrigation System	910-000-0184		01/01/2035	9,500.00	1 Allow	9,500	71:00	12:00	12,293
	CH: Parking Lot - Asphalt Overlay	910-000-0134		01/01/2042	1.15	87,314 SF	100,411	42:00	19:00	151,019
	CH: Parking Lot - Asphalt Seal Coat	910-000-0135		01/01/2024	0.38	87,314 SF	33,179	5:00	1:00	33,899
	CH: Roofing	910-000-0131		01/01/2040	550.00	254 Sq	139,700	25:00	17:00	201,274
	CH: Window Replacement	910-000-0138		01/01/2035	0.00	0 Unfund	0	71:00	12:00	0

## COMPONENT LIST – SUMMARY

Components	Component	Code	Desc.	Replace		Current Cost	Adj Life	Rem Life	Future Cost	
				Date	Basis Cost					Quantity
						431,100			602,118	
<b>Clubhouse Furnishings and Appliance</b>										
	CH: Appliances - Kitchen	910-000-0158		01/01/2026	\$ 8,500.00	1 Lsum	\$ 8,500	4:00	3:00	\$ 9,065
	CH: Furnishings - Banquet Hall	910-000-0156		01/01/2030	15,000.00	1 Lsum	15,000	21:00	7:00	17,433
	CH: Furnishings - Living Room/Entry	910-000-0150		01/01/2036	8,500.00	1 Lsum	8,500	15:00	13:00	11,238
	CH: Furnishings - Meeting Room	910-000-0151		01/01/2032	5,000.00	1 Lsum	5,000	25:00	9:00	6,066
	CH: Furnishings - Multi-Purpose Ro	910-000-0174		01/01/2032	5,000.00	1 Lsum	5,000	15:00	9:00	6,066
	CH: Furnishings - Office	910-000-0152		01/01/2027	12,150.00	1 Lsum	12,150	19:00	4:00	13,240
							54,150			63,110
<b>Clubhouse Interior</b>										
	CH: Flooring - Banquet Hall	910-000-0145		01/01/2026	\$ 2.75	1,750 SF	\$ 4,812	17:00	3:00	\$ 5,132
	CH: Flooring - Entry Tile	910-000-0176		01/01/2023	15.50	400 SF	6,200	13:00	0:00	6,200
	CH: Flooring - Living Room	910-000-0139		01/01/2024	2.75	1,750 SF	4,812	15:00	1:00	4,916
	CH: Flooring - Meeting Room	910-000-0140		01/01/2031	2.75	500 SF	1,375	10:00	8:00	1,632
	CH: Flooring - Multi-Purpose Room	910-000-0175		01/01/2032	2.75	750 SF	2,062	15:00	9:00	2,502
	CH: Flooring - Office	910-000-0141		01/01/2026	6,664.00	1 Lsum	6,664	10:00	3:00	7,107
	CH: Flooring - Restrooms	910-000-0144		01/01/2035	10.54	240 SF	2,529	25:00	12:00	3,273
	CH: Interior Lighting Fixtures	910-000-0147		01/01/2035	7,920.00	1 Lsum	7,920	28:00	12:00	10,248
	CH: Interior Paint	910-000-0148		01/01/2023	18,326.00	1 Lsum	18,326	11:00	0:00	18,326
	CH: Kitchen Renovation	910-000-0146		01/01/2026	50,000.00	1 Lsum	50,000	17:00	3:00	53,328
	CH: Restroom Renovations	910-000-0149		01/01/2032	83,848.00	1 Lsum	83,848	25:00	9:00	101,731
							188,550			214,400
<b>Common Area Grounds</b>										
	CA: Camino Park Fence, Wood	910-000-0001		01/01/2030	\$ 6,550.00	1 Lsum	\$ 6,550	22:00	7:00	\$ 7,612
	CA: Concrete Flatwork	910-000-0003		01/01/2032	3,000.00	1 Lsum	3,000	10:00	9:00	3,639
	CA: Gazebo Roofing	910-000-0004		01/01/2042	1,750.00	1 Lsum	1,750	20:00	19:00	2,632
	CA: Gazebo Structure	910-000-0005		01/01/2023	2,000.00	1 Lsum	2,000	1:00	0:00	2,000
	CA: Irrigation - Beaver Park	910-000-0186		01/01/2030	1,750.00	1 Lsum	1,750	66:00	7:00	2,033
	CA: Irrigation - Camino Park	910-000-0007		01/01/2025	1,750.00	1 Lsum	1,750	20:00	2:00	1,826
	CA: Irrigation - Gazebo Park	910-000-0185		01/01/2030	1,750.00	1 Lsum	1,750	25:00	7:00	2,033
	CA: Irrigation - Monaco Park	910-000-0187		01/01/2030	1,750.00	1 Lsum	1,750	66:00	7:00	2,033
	CA: Light Poles Repairs	910-000-0006		01/01/2036	5,000.00	1 Lsum	5,000	15:00	13:00	5,000
	CA: Plant/Landscape Upgrades	910-000-0008		01/01/2023	4,752.77	1 Lsum	4,752	1:00	0:00	4,752
							30,052			33,566
<b>Crown Center Equipment</b>										
	CC: Security Camera System	910-000-0127		01/01/2025	\$ 6,225.00	1 Lsum	\$ 6,225	12:00	2:00	\$ 6,498
							6,225			6,498
<b>Crown Center Exterior</b>										
	CC: Cladding - Replacement	910-000-0173		01/01/2057	\$ 17.50	2,500 SF	\$ 43,750	50:00	34:00	\$ 90,816
	CC: Exterior Lighting Fixtures	910-000-0087		01/01/2042	1,500.00	1 Lsum	1,500	20:00	19:00	2,256
	CC: Exterior Paint	910-000-0088		01/01/2026	2.50	2,500 SF	6,250	8:00	3:00	6,666
	CC: Front Doors	910-000-0084		01/01/2035	7,726.45	1 Lsum	7,726	25:00	12:00	9,998
	CC: Gutters/Downspouts	910-000-0086		01/01/2045	7.50	371 LF	2,782	25:00	22:00	4,463
	CC: Irrigation	910-000-0188		01/01/2035	6,500.00	1 Allow	6,500	71:00	12:00	8,411
	CC: Roofing	910-000-0089		01/01/2045	550.00	26 Square	14,300	25:00	22:00	22,938
	CC: Windows	910-000-0085		01/01/2035	0.00	0 Unfund	0	65:00	12:00	0
							82,808			145,550
<b>Crown Center Interior</b>										
	CC: Equipment - Fitness Room	910-000-0095		01/01/2026	\$ 2,500.00	1 Lsum	\$ 2,500	3:00	3:00	\$ 2,666
	CC: Flooring - Crown Room	910-000-0090		01/01/2027	8,559.10	1 Lsum	8,559	15:00	4:00	9,327
	CC: Flooring - Fitness Room	910-000-0091		01/01/2023	4.50	384 Lsum	1,728	11:00	0:00	1,728
	CC: Furnishings	910-000-0097		01/01/2028	12,336.00	1 Lsum	12,336	28:00	5:00	13,734
	CC: Kitchen - Renovation	910-000-0096		01/01/2028	15,420.90	1 Lsum	15,420	30:00	5:00	17,169
	CC: Restrooms - Crown Room	910-000-0099		01/01/2037	9,253.16	1 Lsum	9,253	25:00	14:00	12,499
							49,797			57,125

## COMPONENT LIST – SUMMARY

Components			Replace				Adj	Rem	
Component	Code	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
<b>Golf Course Grounds</b>									
GC: Cage Structure	910-000-0050		01/01/2028	\$ 5,500.00	1 Lsum	\$ 5,500	18:00	5:00	\$ 6,123
GC: Cart Paths - Replacement	920-001-0053	Phase 1	01/01/2045	4.14	13,729 SF	56,838	25:00	22:00	91,175
GC: Cart Paths - Replacement	920-002-0053	Phase 2	01/01/2023	4.14	13,729 SF	56,838	25:00	0:00	56,838
GC: Cart Paths - Replacement	920-003-0053	Phase 3	01/01/2024	4.14	13,729 SF	56,838	26:00	1:00	58,072
GC: Cart Paths - Replacement	920-004-0053	Phase 4	01/01/2025	4.14	13,729 SF	56,838	27:00	2:00	59,333
GC: Drainage - Fairway #1	910-000-0058		01/01/2036	17,913.00	1 Lsum	17,913	25:00	13:00	23,683
GC: Drainage Program	920-001-0057		01/01/2023	33,000.00	1 Lsum	33,000	1:00	0:00	33,000
GC: Drainage Program	920-002-0057		01/01/2024	33,000.00	1 Lsum	33,000	1:00	1:00	33,716
GC: Drainage Program	920-003-0057		01/01/2025	33,000.00	1 Lsum	33,000	2:00	2:00	34,448
GC: Drainage Program	920-004-0057		01/01/2026	33,000.00	1 Lsum	33,000	3:00	3:00	35,196
GC: Drainage Program	920-005-0057		01/01/2027	33,000.00	1 Lsum	33,000	4:00	4:00	35,960
GC: Drainage Program	920-006-0057		01/01/2028	33,000.00	1 Lsum	33,000	5:00	5:00	36,741
GC: Drainage Program	920-007-0057		01/01/2029	33,000.00	1 Lsum	33,000	6:00	6:00	37,539
GC: Drainage Program	920-008-0057		01/01/2030	33,000.00	1 Lsum	33,000	7:00	7:00	38,354
GC: Drainage Program	920-009-0057		01/01/2031	33,000.00	1 Lsum	33,000	8:00	8:00	39,187
GC: Drainage Program	920-010-0057		01/01/2032	33,000.00	1 Lsum	33,000	9:00	9:00	40,038
GC: Drainage Program	920-011-0057		01/01/2033	33,000.00	1 Lsum	33,000	10:00	10:00	40,907
GC: Fairway Seeding Program	910-000-0059		01/01/2025	10,794.30	1 Lsum	10,794	20:00	2:00	11,268
GC: Fuel Tank	910-000-0051		01/01/2032	40,000.00	1 Lsum	40,000	20:00	9:00	48,531
GC: Pond Dredging	910-000-0060		01/01/2032	30,000.00	1 Lsum	30,000	10:00	9:00	36,398
GC: Pond Fountain	910-000-0061		01/01/2025	5,000.00	1 Lsum	5,000	5:00	2:00	5,219
GC: Railroad Tie Replacement	910-000-0064		01/01/2027	4,500.00	1 Lsum	4,500	5:00	4:00	4,903
GC: Sanding Program	920-001-0062		01/01/2023	7,200.00	1 Lsum	7,200	21:00	0:00	7,200
GC: Sanding Program	920-002-0062		01/01/2024	7,200.00	1 Lsum	7,200	21:00	1:00	7,356
GC: Sanding Program	920-003-0062		01/01/2025	7,200.00	1 Lsum	7,200	21:00	2:00	7,516
GC: Sanding Program	920-004-0062		01/01/2026	7,200.00	1 Lsum	7,200	21:00	3:00	7,679
GC: Sanding Program	920-005-0062		01/01/2027	7,200.00	1 Lsum	7,200	21:00	4:00	7,846
GC: Sanding Program	920-006-0062		01/01/2028	7,200.00	1 Lsum	7,200	21:00	5:00	8,016
GC: Sanding Program	920-007-0062		01/01/2029	7,200.00	1 Lsum	7,200	21:00	6:00	8,190
GC: Sanding Program	920-008-0062		01/01/2030	7,200.00	1 Lsum	7,200	21:00	7:00	8,368
GC: Sanding Program	920-009-0062		01/01/2031	7,200.00	1 Lsum	7,200	21:00	8:00	8,549
GC: Sanding Program	920-010-0062		01/01/2032	7,200.00	1 Lsum	7,200	21:00	9:00	8,735
GC: Sanding Program	920-011-0062		01/01/2033	7,200.00	1 Lsum	7,200	21:00	10:00	8,925
GC: Sanding Program	920-012-0062		01/01/2034	7,200.00	1 Lsum	7,200	21:00	11:00	9,119
GC: Sanding Program	920-013-0062		01/01/2035	7,200.00	1 Lsum	7,200	21:00	12:00	9,317
GC: Sanding Program	920-014-0062		01/01/2036	7,200.00	1 Lsum	7,200	21:00	13:00	9,519
GC: Sanding Program	920-015-0062		01/01/2037	7,200.00	1 Lsum	7,200	21:00	14:00	9,726
GC: Sanding Program	920-016-0062		01/01/2038	7,200.00	1 Lsum	7,200	21:00	15:00	9,937
GC: Sanding Program	920-017-0062		01/01/2039	7,200.00	1 Lsum	7,200	21:00	16:00	10,153
GC: Sanding Program	920-018-0062		01/01/2040	7,200.00	1 Lsum	7,200	21:00	17:00	10,373
GC: Sanding Program	920-019-0062		01/01/2041	7,200.00	1 Lsum	7,200	21:00	18:00	10,598
GC: Sanding Program	920-020-0062		01/01/2042	7,200.00	1 Lsum	7,200	21:00	19:00	10,828
GC: Sanding Program	920-021-0062		01/01/2043	7,200.00	1 Lsum	7,200	21:00	20:00	11,064
GC: USGA Green Survey	910-000-0063		01/01/2033	3,458.00	1 Lsum	3,458	10:00	10:00	4,286
GC: Well Pump	910-000-0052		01/01/2024	5,000.00	1 Lsum	5,000	10:00	1:00	5,108
						863,717			1,005,053
<b>Golf Course Irrigation</b>									
GC: GSP Irrigation	910-000-0066		01/01/2025	\$ 13,781.90	1 Lsum	\$ 13,781	6:00	2:00	\$ 14,386
GC: Irrigation - Rainbird Freedom	910-000-0069		01/01/2028	14,650.86	1 Lsum	14,650	25:00	5:00	16,312
GC: Irrigation - Weather Station	910-000-0070		01/01/2024	19,630.00	1 Lsum	19,630	20:00	1:00	20,056
GC: Irrigation Controllers	910-000-0067		01/01/2024	7,249.90	12 Ea	86,998	23:00	1:00	88,887
GC: Irrigation Pond Intake Screen	910-000-0071		01/01/2032	2,400.00	1 Lsum	2,400	10:00	9:00	2,911
GC: Irrigation Pump Station	910-000-0068		01/01/2032	110,000.00	1 Lsum	110,000	12:00	9:00	133,460
GC: Irrigation System - Repairs	910-000-0072		01/01/2023	16,500.00	1 Lsum	16,500	1:00	0:00	16,500
GC: Irrigation System - Upgrade	910-000-0073		01/01/2032	1,250,000.00	1 Lsum	1,250,000	31:00	9:00	1,516,599

## COMPONENT LIST – SUMMARY

Components	Component	Code	Desc.	Replace		Current Cost	Adj	Rem	Future Cost	
				Date	Basis Cost		Life	Life		
						1,513,961			1,809,114	
<b>Golf Course Maintenance Shop</b>										
	GC: Exterior Cladding - Maintenanc	910-000-0078		01/01/2045	\$ 17.50	1,080 SF	\$ 18,900	30:00	22:00	\$ 30,317
	GC: Exterior Paint - Maintenance Sh	910-000-0075		01/01/2029	3,133.90	1 Lsum	3,133	7:00	6:00	3,565
	GC: Garage Doors - Replacement	910-000-0181		01/01/2023	2,750.00	2 Ea	5,500	59:00	0:00	5,500
	GC: Gutters/Downspouts	910-000-0189		01/01/2029	7.50	90 LF	675	25:00	6:00	767
	GC: HVAC	910-000-0182		01/01/2028	2,500.00	1 Allow	2,500	43:00	5:00	2,783
	GC: Roofing, Flat	910-000-0076		01/01/2028	1,000.00	16 Square	16,000	15:00	5:00	17,814
	GC: Roofing, Pitched	910-000-0077		01/01/2029	581.00	21 Square	12,201	25:00	6:00	13,879
							58,909			74,627
<b>Golf Course Pump House</b>										
	GC: Exterior Cladding - Pump House	910-000-0081		01/01/2025	\$ 7.50	1,024 SF	\$ 7,680	27:00	2:00	\$ 8,017
	GC: Exterior Paint - Pump House	910-000-0082		01/01/2025	2.50	1,024 SF	2,560	27:00	2:00	2,672
	GC: Roofing - Pump House	910-000-0079		01/01/2047	550.00	3 Sq	1,650	25:00	24:00	2,762
	GC: Skylight Replacement - Pump H	910-000-0080		01/01/2047	1,075.00	1 Lsum	1,075	25:00	24:00	1,800
							12,965			15,252
<b>Golf Equipment</b>										
	GE: Aerifiers - Fairway	910-000-0016		01/01/2029	\$ 30,745.00	1 Ea	\$ 30,745	15:00	6:00	\$ 34,974
	GE: Aerifiers - Toro Greens	910-000-0017		01/01/2029	29,444.03	1 Ea	29,444	15:00	6:00	33,494
	GE: Golf Carts - Replacement	910-000-0018		01/01/2028	4,500.00	10 Ea	45,000	10:00	5:00	50,102
	GE: Misc - Ditch Witch Trencher	910-000-0019		01/01/2025	10,642.00	1 Ea	10,642	33:00	2:00	11,109
	GE: Misc - Fertilizer Spreader	910-000-0020		01/01/2039	4,111.80	1 Ea	4,111	20:00	16:00	5,798
	GE: Misc - Marshall Cart	910-000-0022		01/01/2028	5,321.25	1 Ea	5,321	10:00	5:00	5,924
	GE: Misc - Pressure Washer	910-000-0023		01/01/2037	2,004.86	1 Ea	2,004	15:00	14:00	2,708
	GE: Misc - Reel Sharpener	910-000-0024		01/01/2025	53,212.20	1 Ea	53,212	19:00	2:00	55,548
	GE: Misc - Ryan Sod Cutter	910-000-0025		01/01/2025	6,168.80	1 Ea	6,168	35:00	2:00	6,439
	GE: Misc - Seel 250	910-000-0026		01/01/2038	11,000.00	1 Ea	11,000	20:00	15:00	15,181
	GE: Misc - Thatcher	910-000-0027		01/01/2025	3,855.50	1 Ea	3,855	25:00	2:00	4,024
	GE: Misc - Top Dresser Ty-Crop	910-000-0028		01/01/2028	18,505.00	1 Ea	18,505	12:00	5:00	20,603
	GE: Misc - Turbo Blower	910-000-0029		01/01/2024	9,311.50	1 Ea	9,311	17:00	1:00	9,513
	GE: Misc - Turf Vacuum	910-000-0030		01/01/2034	37,000.00	1 Ea	37,000	12:00	11:00	46,861
	GE: Mowers - 20" Rotary Honda	910-000-0031		01/01/2025	1,419.00	1 Ea	1,419	5:00	2:00	1,481
	GE: Mowers - 3100 Toro	910-000-0032		01/01/2037	38,578.00	1 Ea	38,578	15:00	14:00	52,112
	GE: Mowers - 3150 Toro	920-001-0033		01/01/2023	38,578.00	1 Ea	38,578	14:00	0:00	38,578
	GE: Mowers - 3150 Toro	920-002-0033		01/01/2028	38,578.00	1 Ea	38,578	10:00	5:00	42,952
	GE: Mowers - 3150 Toro	920-003-0033		01/01/2028	38,578.00	1 Ea	38,578	10:00	5:00	42,952
	GE: Mowers - 40" Toro Rotary	910-000-0034		01/01/2025	6,756.20	1 Ea	6,756	16:00	2:00	7,052
	GE: Mowers - 7 Gang Toro	910-000-0035		01/01/2028	31,927.50	1 Ea	31,927	15:00	5:00	35,547
	GE: Mowers - 72" Toro 32800	910-000-0036		01/01/2026	31,535.90	1 Ea	31,535	13:00	3:00	33,635
	GE: Mowers - Fairway JD 3235B	910-000-0037		01/01/2027	74,497.50	1 Ea	74,497	5:00	4:00	81,181
	GE: Mowers - Fairway JD 3235C	910-000-0038		01/01/2033	74,497.50	1 Ea	74,497	10:00	10:00	92,348
	GE: Mowers - Triplex JD	920-001-0039		01/01/2023	34,437.40	1 Ea	34,437	21:00	0:00	34,437
	GE: Mowers - Triplex JD	920-002-0039		01/01/2025	34,437.40	1 Ea	34,437	18:00	2:00	35,949
	GE: Tools & Small Equipment	910-000-0040		01/01/2023	3,084.00	1 Lsum	3,084	1:00	0:00	3,084
	GE: Tractors - Kubota	920-001-0041		01/01/2035	28,239.00	1 Ea	28,239	20:00	12:00	36,542
	GE: Tractors - Kubota	920-002-0041		01/01/2041	28,239.00	1 Ea	28,239	20:00	18:00	41,569
	GE: Transporters - Cushman Heavy	920-001-0043		01/01/2024	27,759.54	1 Ea	27,759	20:00	1:00	28,362
	GE: Transporters - Cushman Heavy	920-002-0043		01/01/2026	27,759.54	1 Ea	27,759	15:00	3:00	29,607
	GE: Transporters - Dump Truck	910-000-0044		01/01/2029	47,300.00	1 Ea	47,300	31:00	6:00	53,806
	GE: Transporters - JD Gator HPX	910-000-0045		01/01/2030	17,889.00	1 Ea	17,889	12:00	7:00	20,791
	GE: Transporters - JD Gator Turf	920-001-0047		01/01/2030	17,600.00	1 Ea	17,600	12:00	7:00	20,455
	GE: Transporters - JD Gator Turf	920-002-0047		01/01/2034	17,600.00	1 Ea	17,600	12:00	11:00	22,291
	GE: Transporters - Toroworkman	910-000-0048		01/01/2028	9,680.00	1 Ea	9,680	12:00	5:00	10,777
							935,292			1,067,800

## COMPONENT LIST – SUMMARY

Components	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Library / Arts &amp; Crafts Equipment</b>									
LAC: Ceramic Kiln	920-001-0160	Kiln 1	01/01/2028	\$ 4,655.61	1 Ea	\$ 4,655	28:00	5:00	\$ 5,183
LAC: Ceramic Kiln	920-002-0160	Kiln 2	01/01/2038	4,655.61	1 Ea	4,655	20:00	15:00	6,425
LAC: Ceramic Kiln - Small	910-000-0177		01/01/2028	3,072.00	1 Ea	3,072	64:00	5:00	3,420
LAC: HVAC	910-000-0183		01/01/2030	4,730.00	2 Ea	9,460	25:00	7:00	10,994
LAC: Wood Shop Equipment	910-000-0159		01/01/2023	500.00	1 Lsum	500	1:00	0:00	500
						22,343			26,524
<b>Library / Arts &amp; Crafts Exterior</b>									
LAC: Cladding - Replacement	910-000-0166		01/01/2045	\$ 17.50	2,045 SF	\$ 35,787	30:00	22:00	\$ 57,407
LAC: Roofing	910-000-0223		01/01/2039	550.00	78 Sq	42,900	25:00	16:00	60,495
						78,687			117,902
<b>Library / Arts &amp; Crafts Furnishings</b>									
LAC: Furnishings - Computer Room	910-000-0153		01/01/2030	\$ 3,500.00	1 Lsum	\$ 3,500	15:00	7:00	\$ 4,067
LAC: Furnishings - Red Cross Room	910-000-0154		01/01/2031	1,500.00	1 Lsum	1,500	22:00	8:00	1,781
						5,000			5,849
<b>Library / Arts &amp; Crafts Interior</b>									
LAC : Furnishings - Library	910-000-0171		01/01/2030	\$ 8,500.00	1 Lsum	\$ 8,500	15:00	7:00	\$ 9,879
LAC: Flooring - Computer Room	910-000-0142		01/01/2024	2.75	1,000 SF	2,750	24:00	1:00	2,809
LAC: Flooring - Hallway	910-000-0163		01/01/2031	4.43	800 SF	3,544	15:00	8:00	4,208
LAC: Flooring - Library	910-000-0161		01/01/2030	4.50	1,750 SF	7,875	10:00	7:00	9,152
LAC: Flooring - Pottery Room	910-000-0162		01/01/2024	4.50	860 SF	3,870	20:00	1:00	3,954
LAC: Flooring - Red Cross Room	910-000-0143		01/01/2023	1,000.00	1 Lsum	1,000	13:00	0:00	1,000
LAC: Furnishings - Pottery Room	910-000-0170		01/01/2025	4,500.00	1 Lsum	4,500	15:00	2:00	4,697
LAC: Interior Lighting Fixtures	910-000-0164		01/01/2035	3,500.00	1 Lsum	3,500	20:00	12:00	4,529
LAC: Restroom Renovations	910-000-0165		01/01/2030	30,000.00	1 Lsum	30,000	36:00	7:00	34,867
						65,539			75,098
<b>Outdoor Pool</b>									
OP: Chemical Controller	910-000-0101		01/01/2028	\$ 7,500.00	1 Ea	\$ 7,500	10:00	5:00	\$ 8,350
OP: Fence - Replacement	910-000-0102		01/01/2044	30.00	262 LF	7,860	30:00	21:00	12,340
OP: Outdoor Furniture	910-000-0178		01/01/2025	2,500.00	1 Lsum	2,500	3:00	2:00	2,609
OP: Plaster	910-000-0103		01/01/2035	30,368.75	1 Lsum	30,368	15:00	12:00	39,298
OP: Pool Replacement	910-000-0224		01/01/2025	900,000.00	1 Lsum	900,000	61:00	2:00	900,000
OP: Pump - Replacement	910-000-0104		01/01/2028	1,356.00	1 Lsum	1,356	10:00	5:00	1,509
OP: Shower - Replacement	910-000-0105		01/01/2055	1,695.00	1 Lsum	1,695	35:00	32:00	3,370
OP: Water Heater - Replacement	910-000-0172		01/01/2025	5,387.00	1 Ea	5,387	14:00	2:00	5,623
						956,666			973,102
<b>Pro Shop Equipment</b>									
PS: Furnishings & Equipment	910-000-0115		01/01/2024	\$ 8,314.90	1 Lsum	\$ 8,314	10:00	1:00	\$ 8,495
PS: HVAC	910-000-0116		01/01/2031	4,730.00	1 Ea	4,730	15:00	8:00	5,616
						13,044			14,112
<b>Pro Shop Exterior</b>									
PS: Cladding - Replacement	910-000-0110		01/01/2030	\$ 17.50	1,800 SF	\$ 31,500	27:00	7:00	\$ 36,611
PS: Exterior Paint	910-000-0112		01/01/2024	2.50	3,840 SF	9,600	8:00	1:00	9,808
PS: Gutters/Downspouts	910-000-0109		01/01/2044	12.50	371 LF	4,637	30:00	21:00	7,281
PS: Roofing	910-000-0113		01/01/2039	581.00	60 Square	34,860	25:00	16:00	49,157
PS: Sign	910-000-0114		01/01/2033	3,405.60	1 Ea	3,405	20:00	10:00	4,221
						84,003			107,079
<b>Pro Shop Interior</b>									
PS: Flooring	910-000-0117		01/01/2029	\$ 2.89	2,949 SF	\$ 8,522	15:00	6:00	\$ 9,694
PS: Locker Room/Restroom - Renov	910-000-0119		01/01/2034	100,000.00	1 Lsum	100,000	20:00	11:00	126,653
PS: Renovation	910-000-0120		01/01/2029	5,500.00	1 Lsum	5,500	15:00	6:00	6,256
PS: Storage - Concrete Floor	910-000-0118		01/01/2024	3.00	900 SF	2,700	24:00	1:00	2,758
						116,722			145,364





## COMPONENT LIST – SUMMARY

Components			Replace				Adj	Rem	
Component	Code	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
<b>Services</b>									
S: BECA - Aquatic Center	910-000-0009		01/01/2025	\$ 2,400.00	1 Ea	\$ 2,400	3:00	2:00	\$ 2,505
S: BECA - Clubhouse, Proshop, Lib,	910-000-0010		01/01/2025	3,500.00	1 Ea	3,500	3:00	2:00	3,653
						5,900			6,158
<b>Shuffleboard Building</b>									
SB: Gutters & Downspouts	910-000-0180		01/01/2034	\$ 7.50	115 LF	\$ 862	20:00	11:00	\$ 1,092
SB: Roofing, Corrugated Fiberglass	910-000-0014		01/01/2039	6,073.75	1 Lum	6,073	20:00	16:00	8,564
SB: Roofing, Shingle	910-000-0013		01/01/2034	562.58	22.5 SF	12,658	20:00	11:00	16,031
SB: Siding, Corrugated Fiberglass	910-000-0015		01/01/2039	6,149.67	1 Lsum	6,149	20:00	16:00	8,671
						25,743			34,361
						5,715,678			6,743,954

## EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
<b>Year : 2023</b>					
01/01/2023	CA: Gazebo Structure	910-000-0005	01/01/2022	1:00	\$ 2,000.00
01/01/2023	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2022	1:00	4,752.77
01/01/2023	CC: Flooring - Fitness Room	910-000-0091	01/01/2012	11:00	1,728.00
01/01/2023	CH: Flooring - Entry Tile	910-000-0176	01/01/2010	13:00	6,200.00
01/01/2023	CH: Interior Paint	910-000-0148	01/01/2012	11:00	18,326.00
01/01/2023	GC: Cart Paths - Replacement	920-002-0053	01/01/1998	25:00	56,838.06
01/01/2023	GC: Drainage Program	920-001-0057		1:00	33,000.00
01/01/2023	GC: Garage Doors - Replacement	910-000-0181	01/01/1964	59:00	5,500.00
01/01/2023	GC: Irrigation System - Repairs	910-000-0072	01/01/2022	1:00	16,500.00
01/01/2023	GC: Sanding Program	920-001-0062		21:00	7,200.00
01/01/2023	GE: Mowers - 3150 Toro	920-001-0033	01/01/2009	14:00	38,578.00
01/01/2023	GE: Mowers - Triplex JD	920-001-0039	01/01/2002	21:00	34,437.40
01/01/2023	GE: Tools & Small Equipment	910-000-0040	01/01/2022	1:00	3,084.00
01/01/2023	LAC: Flooring - Red Cross Room	910-000-0143	01/01/2010	13:00	1,000.00
01/01/2023	LAC: Wood Shop Equipment	910-000-0159	01/01/2022	1:00	500.00
					229,644.23
<b>Year : 2024</b>					
01/01/2024	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2023	1:00	\$ 4,855.97
01/01/2024	CH: Exterior Paint - Cladding	910-000-0130	01/01/2016	8:00	32,809.76
01/01/2024	CH: Flooring - Living Room	910-000-0139	01/01/2009	15:00	4,916.99
01/01/2024	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2019	5:00	33,899.75
01/01/2024	GC: Cart Paths - Replacement	920-003-0053	01/01/1998	26:00	58,072.19
01/01/2024	GC: Drainage Program	920-002-0057		1:00	33,716.53
01/01/2024	GC: Irrigation - Weather Station	910-000-0070	01/01/2004	20:00	20,056.23
01/01/2024	GC: Irrigation Controllers	910-000-0067	01/01/2001	23:00	88,887.82
01/01/2024	GC: Irrigation System - Repairs	910-000-0072	01/01/2023	1:00	16,858.27
01/01/2024	GC: Sanding Program	920-002-0062		21:00	7,356.33
01/01/2024	GC: Well Pump	910-000-0052	01/01/2014	10:00	5,108.57
01/01/2024	GE: Misc - Turbo Blower	910-000-0029	01/01/2007	17:00	9,513.68
01/01/2024	GE: Tools & Small Equipment	910-000-0040	01/01/2023	1:00	3,150.96
01/01/2024	GE: Transporters - Cushman Heavy	920-001-0043	01/01/2004	20:00	28,362.29
01/01/2024	LAC: Flooring - Computer Room	910-000-0142	01/01/2000	24:00	2,809.71
01/01/2024	LAC: Flooring - Pottery Room	910-000-0162	01/01/2004	20:00	3,954.03
01/01/2024	LAC: Wood Shop Equipment	910-000-0159	01/01/2023	1:00	510.86
01/01/2024	PS: Exterior Paint	910-000-0112	01/01/2016	8:00	9,808.45
01/01/2024	PS: Furnishings & Equipment	910-000-0115	01/01/2014	10:00	8,495.44
01/01/2024	PS: Storage - Concrete Floor	910-000-0118	01/01/2000	24:00	2,758.63
					375,902.46

## EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
<b>Year : 2025</b>					
01/01/2025	CA: Irrigation - Camino Park	910-000-0007	01/01/2005	20:00	\$ 1,826.82
01/01/2025	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2024	1:00	4,961.41
01/01/2025	CC: Security Camera System	910-000-0127	01/01/2013	12:00	6,498.26
01/01/2025	CH: Burnisher	910-000-0122	01/01/2009	16:00	1,606.33
01/01/2025	CH: Water Heater - Replacement	910-000-0169	01/01/2022	3:00	2,609.74
01/01/2025	GC: Cart Paths - Replacement	920-004-0053	01/01/1998	27:00	59,333.12
01/01/2025	GC: Drainage Program	920-003-0057		2:00	34,448.63
01/01/2025	GC: Exterior Cladding - Pump House	910-000-0081	01/01/1998	27:00	8,017.13
01/01/2025	GC: Exterior Paint - Pump House	910-000-0082	01/01/1998	27:00	2,672.38
01/01/2025	GC: Fairway Seeding Program	910-000-0059	01/01/2005	20:00	11,268.15
01/01/2025	GC: GSP Irrigation	910-000-0066	01/01/2019	6:00	14,386.89
01/01/2025	GC: Irrigation System - Repairs	910-000-0072	01/01/2024	1:00	17,224.31
01/01/2025	GC: Pond Fountain	910-000-0061	01/01/2020	5:00	5,219.49
01/01/2025	GC: Sanding Program	920-003-0062		21:00	7,516.06
01/01/2025	GE: Misc - Ditch Witch Trencher	910-000-0019	01/01/1992	33:00	11,109.16
01/01/2025	GE: Misc - Reel Sharpener	910-000-0024	01/01/2006	19:00	55,548.09
01/01/2025	GE: Misc - Ryan Sod Cutter	910-000-0025	01/01/1990	35:00	6,439.60
01/01/2025	GE: Misc - Thatcher	910-000-0027	01/01/2000	25:00	4,024.75
01/01/2025	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2020	5:00	1,481.29
01/01/2025	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2009	16:00	7,052.78
01/01/2025	GE: Mowers - Triplex JD	920-002-0039	01/01/2007	18:00	35,949.12
01/01/2025	GE: Tools & Small Equipment	910-000-0040	01/01/2024	1:00	3,219.38
01/01/2025	LAC: Furnishings - Pottery Room	910-000-0170	01/01/2010	15:00	4,697.54
01/01/2025	LAC: Wood Shop Equipment	910-000-0159	01/01/2024	1:00	521.95
01/01/2025	OP: Outdoor Furniture	910-000-0178	01/01/2022	3:00	2,609.74
01/01/2025	OP: Pool Replacement	910-000-0224	01/01/1964	61:00	900,000.00
01/01/2025	OP: Water Heater - Replacement	910-000-0172	01/01/2011	14:00	5,623.48
01/01/2025	S: BECA - Aquatic Center	910-000-0009	01/01/2022	3:00	2,505.35
01/01/2025	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2022	3:00	3,653.64
					1,222,024.59
<b>Year : 2026</b>					
01/01/2026	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2025	1:00	\$ 5,069.13
01/01/2026	CC: Equipment - Fitness Room	910-000-0095	01/01/2023	3:00	2,666.41
01/01/2026	CC: Exterior Paint	910-000-0088	01/01/2018	8:00	6,666.03
01/01/2026	CH: Appliances - Kitchen	910-000-0158	01/01/2022	4:00	9,065.79
01/01/2026	CH: Flooring - Banquet Hall	910-000-0145	01/01/2009	17:00	5,132.84
01/01/2026	CH: Flooring - Office	910-000-0141	01/01/2016	10:00	7,107.58
01/01/2026	CH: Kitchen Renovation	910-000-0146	01/01/2009	17:00	53,328.20
01/01/2026	GC: Drainage Program	920-004-0057		3:00	35,196.61
01/01/2026	GC: Irrigation System - Repairs	910-000-0072	01/01/2025	1:00	17,598.31
01/01/2026	GC: Sanding Program	920-004-0062		21:00	7,679.26

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2026	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2013	13:00	\$ 33,635.06
01/01/2026	GE: Tools & Small Equipment	910-000-0040	01/01/2025	1:00	3,289.28
01/01/2026	GE: Transporters - Cushman Heavy	920-002-0043	01/01/2011	15:00	29,607.33
01/01/2026	LAC: Wood Shop Equipment	910-000-0159	01/01/2025	1:00	533.28
					216,575.11
<b>Year : 2027</b>					
01/01/2027	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2026	1:00	\$ 5,179.20
01/01/2027	CC: Flooring - Crown Room	910-000-0090	01/01/2012	15:00	9,327.04
01/01/2027	CH: Furnishings - Office	910-000-0152	01/01/2008	19:00	13,240.13
01/01/2027	GC: Drainage Program	920-005-0057		4:00	35,960.84
01/01/2027	GC: Irrigation System - Repairs	910-000-0072	01/01/2026	1:00	17,980.42
01/01/2027	GC: Railroad Tie Replacement	910-000-0064	01/01/2022	5:00	4,903.75
01/01/2027	GC: Sanding Program	920-005-0062		21:00	7,846.00
01/01/2027	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2022	5:00	81,181.60
01/01/2027	GE: Tools & Small Equipment	910-000-0040	01/01/2026	1:00	3,360.70
01/01/2027	LAC: Wood Shop Equipment	910-000-0159	01/01/2026	1:00	544.86
					179,524.54
<b>Year : 2028</b>					
01/01/2028	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2027	1:00	\$ 5,291.66
01/01/2028	CC: Furnishings	910-000-0097	01/01/2000	28:00	13,734.70
01/01/2028	CC: Kitchen - Renovation	910-000-0096	01/01/1998	30:00	17,169.38
01/01/2028	CH: Water Heater - Replacement	910-000-0169	01/01/2025	3:00	2,783.46
01/01/2028	GC: Cage Structure	910-000-0050	01/01/2010	18:00	6,123.61
01/01/2028	GC: Drainage Program	920-006-0057		5:00	36,741.66
01/01/2028	GC: HVAC	910-000-0182	01/01/1985	43:00	2,783.46
01/01/2028	GC: Irrigation - Rainbird Freedom	910-000-0069	01/01/2003	25:00	16,312.03
01/01/2028	GC: Irrigation System - Repairs	910-000-0072	01/01/2027	1:00	18,370.83
01/01/2028	GC: Roofing, Flat	910-000-0076	01/01/2013	15:00	17,814.14
01/01/2028	GC: Sanding Program	920-006-0062		21:00	8,016.36
01/01/2028	GE: Golf Carts - Replacement	910-000-0018	01/01/2018	10:00	50,102.27
01/01/2028	GE: Misc - Marshall Cart	910-000-0022	01/01/2018	10:00	5,924.59
01/01/2028	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2016	12:00	20,603.17
01/01/2028	GE: Mowers - 3150 Toro	920-002-0033	01/01/2018	10:00	42,952.12
01/01/2028	GE: Mowers - 3150 Toro	920-003-0033	01/01/2018	10:00	42,952.12
01/01/2028	GE: Mowers - 7 Gang Toro	910-000-0035	01/01/2013	15:00	35,547.56
01/01/2028	GE: Tools & Small Equipment	910-000-0040	01/01/2027	1:00	3,433.68
01/01/2028	GE: Transporters - Toroworkman	910-000-0048	01/01/2016	12:00	10,777.55
01/01/2028	LAC: Ceramic Kiln	920-001-0160	01/01/2000	28:00	5,183.48
01/01/2028	LAC: Ceramic Kiln - Small	910-000-0177	01/01/1964	64:00	3,420.31
01/01/2028	LAC: Wood Shop Equipment	910-000-0159	01/01/2027	1:00	556.69
01/01/2028	OP: Chemical Controller	910-000-0101	01/01/2018	10:00	8,350.38

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2028	OP: Outdoor Furniture	910-000-0178	01/01/2025	3:00	\$ 2,783.46
01/01/2028	OP: Pump - Replacement	910-000-0104	01/01/2018	10:00	1,509.75
01/01/2028	S: BECA - Aquatic Center	910-000-0009	01/01/2025	3:00	2,672.12
01/01/2028	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2025	3:00	3,896.84
					385,807.38
<b>Year : 2029</b>					
01/01/2029	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2028	1:00	\$ 5,406.56
01/01/2029	CC: Equipment - Fitness Room	910-000-0095	01/01/2026	3:00	2,843.90
01/01/2029	GC: Drainage Program	920-007-0057		6:00	37,539.44
01/01/2029	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2022	7:00	3,565.00
01/01/2029	GC: Gutters/Downspouts	910-000-0189	01/01/2004	25:00	767.85
01/01/2029	GC: Irrigation System - Repairs	910-000-0072	01/01/2028	1:00	18,769.72
01/01/2029	GC: Roofing, Pitched	910-000-0077	01/01/2004	25:00	13,879.36
01/01/2029	GC: Sanding Program	920-007-0062		21:00	8,190.42
01/01/2029	GE: Aerifiers - Fairway	910-000-0016	01/01/2014	15:00	34,974.25
01/01/2029	GE: Aerifiers - Toro Greens	910-000-0017	01/01/2014	15:00	33,494.32
01/01/2029	GE: Tools & Small Equipment	910-000-0040	01/01/2028	1:00	3,508.23
01/01/2029	GE: Transporters - Dump Truck	910-000-0044	01/01/1998	31:00	53,806.53
01/01/2029	LAC: Wood Shop Equipment	910-000-0159	01/01/2028	1:00	568.78
01/01/2029	PS: Flooring	910-000-0117	01/01/2014	15:00	9,694.97
01/01/2029	PS: Renovation	910-000-0120	01/01/2014	15:00	6,256.57
					233,265.90
<b>Year : 2030</b>					
01/01/2030	CA: Camino Park Fence, Wood	910-000-0001	01/01/2008	22:00	\$ 7,612.80
01/01/2030	CA: Irrigation - Beaver Park	910-000-0186	01/01/1964	66:00	2,033.95
01/01/2030	CA: Irrigation - Gazebo Park	910-000-0185	01/01/2005	25:00	2,033.95
01/01/2030	CA: Irrigation - Monaco Park	910-000-0187	01/01/1964	66:00	2,033.95
01/01/2030	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2029	1:00	5,523.95
01/01/2030	CH: Furnishings - Banquet Hall	910-000-0156	01/01/2009	21:00	17,433.88
01/01/2030	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2024	6:00	38,562.96
01/01/2030	GC: Drainage Program	920-008-0057		7:00	38,354.54
01/01/2030	GC: GSP Irrigation	910-000-0066	01/01/2025	5:00	16,018.13
01/01/2030	GC: Irrigation System - Repairs	910-000-0072	01/01/2029	1:00	19,177.27
01/01/2030	GC: Sanding Program	920-008-0062		21:00	8,368.26
01/01/2030	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2025	5:00	1,649.25
01/01/2030	GE: Tools & Small Equipment	910-000-0040	01/01/2029	1:00	3,584.41
01/01/2030	GE: Transporters - JD Gator HPX	910-000-0045	01/01/2018	12:00	20,791.65
01/01/2030	GE: Transporters - JD Gator Turf	920-001-0047	01/01/2018	12:00	20,455.75
01/01/2030	LAC : Furnishings - Library	910-000-0171	01/01/2015	15:00	9,879.20
01/01/2030	LAC: Flooring - Library	910-000-0161	01/01/2020	10:00	9,152.79
01/01/2030	LAC: Furnishings - Computer Room	910-000-0153	01/01/2015	15:00	4,067.91

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2030	LAC: HVAC	910-000-0183	01/01/2005	25:00	\$ 10,994.97
01/01/2030	LAC: Restroom Renovations	910-000-0165	01/01/1994	36:00	34,867.76
01/01/2030	LAC: Wood Shop Equipment	910-000-0159	01/01/2029	1:00	581.13
01/01/2030	PS: Cladding - Replacement	910-000-0110	01/01/2003	27:00	36,611.15
					309,789.61
<b>Year : 2031</b>					
01/01/2031	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2030	1:00	\$ 5,643.89
01/01/2031	CH: Flooring - Meeting Room	910-000-0140	01/01/2021	10:00	1,632.81
01/01/2031	CH: Water Heater - Replacement	910-000-0169	01/01/2028	3:00	2,968.74
01/01/2031	GC: Drainage Program	920-009-0057		8:00	39,187.34
01/01/2031	GC: Irrigation System - Repairs	910-000-0072	01/01/2030	1:00	19,593.67
01/01/2031	GC: Sanding Program	920-009-0062		21:00	8,549.96
01/01/2031	GE: Tools & Small Equipment	910-000-0040	01/01/2030	1:00	3,662.23
01/01/2031	LAC: Flooring - Hallway	910-000-0163	01/01/2016	15:00	4,208.48
01/01/2031	LAC: Furnishings - Red Cross Room	910-000-0154	01/01/2009	22:00	1,781.24
01/01/2031	LAC: Wood Shop Equipment	910-000-0159	01/01/2030	1:00	593.75
01/01/2031	OP: Outdoor Furniture	910-000-0178	01/01/2028	3:00	2,968.74
01/01/2031	PS: HVAC	910-000-0116	01/01/2016	15:00	5,616.85
01/01/2031	S: BECA - Aquatic Center	910-000-0009	01/01/2028	3:00	2,849.99
01/01/2031	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2028	3:00	4,156.23
					103,413.92
<b>Year : 2032</b>					
01/01/2032	CA: Concrete Flatwork	910-000-0003	01/01/2022	10:00	\$ 3,639.84
01/01/2032	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2031	1:00	5,766.44
01/01/2032	CC: Equipment - Fitness Room	910-000-0095	01/01/2029	3:00	3,033.20
01/01/2032	CH: Exterior Paint - Cladding	910-000-0130	01/01/2024	8:00	38,961.43
01/01/2032	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2017	15:00	2,502.39
01/01/2032	CH: Furnishings - Meeting Room	910-000-0151	01/01/2007	25:00	6,066.40
01/01/2032	CH: Furnishings - Multi-Purpose Room	910-000-0174	01/01/2017	15:00	6,066.40
01/01/2032	CH: HVAC	910-000-0133	01/01/2012	20:00	67,693.71
01/01/2032	CH: Restroom Renovations	910-000-0149	01/01/2007	25:00	101,731.04
01/01/2032	GC: Drainage Program	920-010-0057		9:00	40,038.22
01/01/2032	GC: Fuel Tank	910-000-0051	01/01/2012	20:00	48,531.17
01/01/2032	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2022	10:00	2,911.87
01/01/2032	GC: Irrigation Pump Station	910-000-0068	01/01/2020	12:00	133,460.72
01/01/2032	GC: Irrigation System - Repairs	910-000-0072	01/01/2031	1:00	20,019.11
01/01/2032	GC: Irrigation System - Upgrade	910-000-0073	01/01/2001	31:00	1,516,599.13
01/01/2032	GC: Pond Dredging	910-000-0060	01/01/2022	10:00	36,398.38
01/01/2032	GC: Pond Fountain	910-000-0061	01/01/2025	7:00	6,066.40
01/01/2032	GC: Railroad Tie Replacement	910-000-0064	01/01/2027	5:00	5,459.76
01/01/2032	GC: Sanding Program	920-010-0062		21:00	8,735.61

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2032	GE: Tools & Small Equipment	910-000-0040	01/01/2031	1:00	\$ 3,741.75
01/01/2032	LAC: Wood Shop Equipment	910-000-0159	01/01/2031	1:00	606.64
01/01/2032	PS: Exterior Paint	910-000-0112	01/01/2024	8:00	11,647.48
					2,069,677.09
<b>Year : 2033</b>					
01/01/2033	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2032	1:00	\$ 5,891.64
01/01/2033	CH: Interior Paint	910-000-0148	01/01/2023	10:00	22,717.34
01/01/2033	GC: Drainage Program	920-011-0057		10:00	40,907.57
01/01/2033	GC: Irrigation System - Repairs	910-000-0072	01/01/2032	1:00	20,453.79
01/01/2033	GC: Sanding Program	920-011-0062		21:00	8,925.29
01/01/2033	GC: USGA Green Survey	910-000-0063	01/01/2023	10:00	4,286.62
01/01/2033	GE: Mowers - 3150 Toro	920-001-0033	01/01/2023	10:00	47,822.19
01/01/2033	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2023	10:00	92,348.84
01/01/2033	GE: Tools & Small Equipment	910-000-0040	01/01/2032	1:00	3,823.00
01/01/2033	LAC: Wood Shop Equipment	910-000-0159	01/01/2032	1:00	619.81
01/01/2033	OP: Water Heater - Replacement	910-000-0172	01/01/2025	8:00	6,677.85
01/01/2033	PS: Sign	910-000-0114	01/01/2013	20:00	4,221.66
					258,695.60
<b>Year : 2034</b>					
01/01/2034	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2033	1:00	\$ 6,019.57
01/01/2034	CC: Exterior Paint	910-000-0088	01/01/2026	8:00	7,915.87
01/01/2034	CH: Flooring - Living Room	910-000-0139	01/01/2024	10:00	6,095.22
01/01/2034	CH: Water Heater - Replacement	910-000-0169	01/01/2031	3:00	3,166.35
01/01/2034	GC: Irrigation - Weather Station	910-000-0070	01/01/2024	10:00	24,862.17
01/01/2034	GC: Irrigation System - Repairs	910-000-0072	01/01/2033	1:00	20,897.90
01/01/2034	GC: Sanding Program	920-012-0062		21:00	9,119.08
01/01/2034	GC: Well Pump	910-000-0052	01/01/2024	10:00	6,332.70
01/01/2034	GE: Misc - Turf Vacuum	910-000-0030	01/01/2022	12:00	46,861.96
01/01/2034	GE: Tools & Small Equipment	910-000-0040	01/01/2033	1:00	3,906.01
01/01/2034	GE: Transporters - JD Gator Turf	920-002-0047	01/01/2022	12:00	22,291.10
01/01/2034	LAC: Flooring - Computer Room	910-000-0142	01/01/2024	10:00	3,482.98
01/01/2034	LAC: Wood Shop Equipment	910-000-0159	01/01/2033	1:00	633.27
01/01/2034	OP: Outdoor Furniture	910-000-0178	01/01/2031	3:00	3,166.35
01/01/2034	PS: Furnishings & Equipment	910-000-0115	01/01/2024	10:00	10,531.15
01/01/2034	PS: Locker Room/Restroom - Renovation	910-000-0119	01/01/2014	20:00	126,653.95
01/01/2034	S: BECA - Aquatic Center	910-000-0009	01/01/2031	3:00	3,039.69
01/01/2034	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2031	3:00	4,432.89
01/01/2034	SB: Gutters & Downspouts	910-000-0180	01/01/2014	20:00	1,092.39
01/01/2034	SB: Roofing, Shingle	910-000-0013	01/01/2014	20:00	16,031.92
					326,532.52



## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
<b>Year : 2035</b>					
01/01/2035	CA: Concrete Flatwork	910-000-0003	01/01/2032	3:00	\$ 3,882.12
01/01/2035	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2034	1:00	6,150.27
01/01/2035	CC: Equipment - Fitness Room	910-000-0095	01/01/2032	3:00	3,235.10
01/01/2035	CC: Front Doors	910-000-0084	01/01/2010	25:00	9,998.34
01/01/2035	CC: Irrigation	910-000-0188	01/01/1964	71:00	8,411.26
01/01/2035	CC: Security Camera System	910-000-0127	01/01/2025	10:00	8,055.40
01/01/2035	CH: Burnisher	910-000-0122	01/01/2025	10:00	1,991.24
01/01/2035	CH: Flooring - Restrooms	910-000-0144	01/01/2010	25:00	3,273.40
01/01/2035	CH: Interior Lighting Fixtures	910-000-0147	01/01/2007	28:00	10,248.80
01/01/2035	CH: Irrigation System	910-000-0184	01/01/1964	71:00	12,293.38
01/01/2035	GC: Exterior Paint - Pump House	910-000-0082	01/01/2025	10:00	3,312.74
01/01/2035	GC: GSP Irrigation	910-000-0066	01/01/2030	5:00	17,834.33
01/01/2035	GC: Irrigation System - Repairs	910-000-0072	01/01/2034	1:00	21,351.66
01/01/2035	GC: Sanding Program	920-013-0062		21:00	9,317.09
01/01/2035	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2030	5:00	1,836.24
01/01/2035	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2025	10:00	8,742.79
01/01/2035	GE: Tools & Small Equipment	910-000-0040	01/01/2034	1:00	3,990.82
01/01/2035	GE: Tractors - Kubota	920-001-0041	01/01/2015	20:00	36,542.40
01/01/2035	LAC: Interior Lighting Fixtures	910-000-0164	01/01/2015	20:00	4,529.14
01/01/2035	LAC: Wood Shop Equipment	910-000-0159	01/01/2034	1:00	647.02
01/01/2035	OP: Plaster	910-000-0103	01/01/2020	15:00	39,298.38
					214,941.92
<b>Year : 2036</b>					
01/01/2036	CA: Light Poles Repairs	910-000-0006	01/01/2021	15:00	\$ 5,000.00
01/01/2036	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2035	1:00	6,283.82
01/01/2036	CH: Accessible Entry System	910-000-0125	01/01/2021	15:00	72,272.01
01/01/2036	CH: Appliances - Kitchen	910-000-0158	01/01/2026	10:00	11,238.17
01/01/2036	CH: Flooring - Office	910-000-0141	01/01/2026	10:00	8,810.73
01/01/2036	CH: Furnishings - Living Room/Entry	910-000-0150	01/01/2021	15:00	11,238.17
01/01/2036	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2030	6:00	43,867.63
01/01/2036	GC: Drainage - Fairway #1	910-000-0058	01/01/2011	25:00	23,683.45
01/01/2036	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2029	7:00	4,143.45
01/01/2036	GC: Irrigation System - Repairs	910-000-0072	01/01/2035	1:00	21,815.27
01/01/2036	GC: Sanding Program	920-014-0062		21:00	9,519.39
01/01/2036	GE: Tools & Small Equipment	910-000-0040	01/01/2035	1:00	4,077.47
01/01/2036	LAC: Wood Shop Equipment	910-000-0159	01/01/2035	1:00	661.07
					222,610.63

## EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
<b>Year : 2037</b>					
01/01/2037	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2036	1:00	\$ 6,420.26
01/01/2037	CC: Restrooms - Crown Room	910-000-0099	01/01/2012	25:00	12,499.59
01/01/2037	CH: Water Heater - Replacement	910-000-0169	01/01/2034	3:00	3,377.11
01/01/2037	GC: Irrigation System - Repairs	910-000-0072	01/01/2036	1:00	22,288.95
01/01/2037	GC: Railroad Tie Replacement	910-000-0064	01/01/2032	5:00	6,078.80
01/01/2037	GC: Sanding Program	920-015-0062		21:00	9,726.09
01/01/2037	GE: Misc - Pressure Washer	910-000-0023	01/01/2022	15:00	2,708.26
01/01/2037	GE: Mowers - 3100 Toro	910-000-0032	01/01/2022	15:00	52,112.92
01/01/2037	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2027	10:00	100,634.61
01/01/2037	GE: Tools & Small Equipment	910-000-0040	01/01/2036	1:00	4,166.01
01/01/2037	LAC: Wood Shop Equipment	910-000-0159	01/01/2036	1:00	675.42
01/01/2037	OP: Outdoor Furniture	910-000-0178	01/01/2034	3:00	3,377.11
01/01/2037	S: BECA - Aquatic Center	910-000-0009	01/01/2034	3:00	3,242.03
01/01/2037	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2034	3:00	4,727.96
					232,035.12
<b>Year : 2038</b>					
01/01/2038	CA: Concrete Flatwork	910-000-0003	01/01/2035	3:00	\$ 4,140.53
01/01/2038	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2037	1:00	6,559.66
01/01/2038	CC: Equipment - Fitness Room	910-000-0095	01/01/2035	3:00	3,450.44
01/01/2038	CC: Flooring - Fitness Room	910-000-0091	01/01/2023	15:00	2,384.95
01/01/2038	GC: Irrigation System - Repairs	910-000-0072	01/01/2037	1:00	22,772.91
01/01/2038	GC: Sanding Program	920-016-0062		21:00	9,937.27
01/01/2038	GE: Golf Carts - Replacement	910-000-0018	01/01/2028	10:00	62,107.95
01/01/2038	GE: Misc - Marshall Cart	910-000-0022	01/01/2028	10:00	7,344.26
01/01/2038	GE: Misc - Seel 250	910-000-0026	01/01/2018	20:00	15,181.94
01/01/2038	GE: Mowers - 3150 Toro	920-002-0033	01/01/2028	10:00	53,244.45
01/01/2038	GE: Mowers - 3150 Toro	920-003-0033	01/01/2028	10:00	53,244.45
01/01/2038	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2026	12:00	43,525.11
01/01/2038	GE: Mowers - Triplex JD	920-001-0039	01/01/2023	15:00	47,529.69
01/01/2038	GE: Tools & Small Equipment	910-000-0040	01/01/2037	1:00	4,256.46
01/01/2038	LAC: Ceramic Kiln	920-002-0160	01/01/2018	20:00	6,425.56
01/01/2038	LAC: Wood Shop Equipment	910-000-0159	01/01/2037	1:00	690.09
01/01/2038	OP: Chemical Controller	910-000-0101	01/01/2028	10:00	10,351.32
01/01/2038	OP: Pump - Replacement	910-000-0104	01/01/2028	10:00	1,871.52
					355,018.56
<b>Year : 2039</b>					
01/01/2039	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2038	1:00	\$ 6,702.09
01/01/2039	GC: Irrigation Controllers	910-000-0067	01/01/2024	15:00	122,680.88
01/01/2039	GC: Irrigation System - Repairs	910-000-0072	01/01/2038	1:00	23,267.38
01/01/2039	GC: Pond Fountain	910-000-0061	01/01/2032	7:00	7,050.72

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2039	GC: Sanding Program	920-017-0062		21:00	\$ 10,153.04
01/01/2039	GE: Misc - Fertilizer Spreader	910-000-0020	01/01/2019	20:00	5,798.23
01/01/2039	GE: Misc - Turbo Blower	910-000-0029	01/01/2024	15:00	13,130.56
01/01/2039	GE: Tools & Small Equipment	910-000-0040	01/01/2038	1:00	4,348.89
01/01/2039	GE: Transporters - Cushman Heavy	920-001-0043	01/01/2024	15:00	39,144.96
01/01/2039	LAC: Flooring - Pottery Room	910-000-0162	01/01/2024	15:00	5,457.26
01/01/2039	LAC: Roofing	910-000-0223	01/01/2014	25:00	60,495.20
01/01/2039	LAC: Wood Shop Equipment	910-000-0159	01/01/2038	1:00	705.07
01/01/2039	PS: Roofing	910-000-0113	01/01/2014	25:00	49,157.64
01/01/2039	SB: Roofing, Corrugated Fiberglass	910-000-0014	01/01/2019	20:00	8,564.87
01/01/2039	SB: Siding, Corrugated Fiberglass	910-000-0015	01/01/2019	20:00	8,671.92
					365,328.71
<b>Year : 2040</b>					
01/01/2040	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2039	1:00	\$ 6,847.62
01/01/2040	CH: Exterior Lighting Fixtures	910-000-0128	01/01/2020	20:00	2,626.51
01/01/2040	CH: Exterior Paint - Cladding	910-000-0130	01/01/2032	8:00	46,266.51
01/01/2040	CH: Gutters/Downspouts	910-000-0132	01/01/2015	25:00	7,834.15
01/01/2040	CH: Roofing	910-000-0131	01/01/2015	25:00	201,274.62
01/01/2040	CH: Water Heater - Replacement	910-000-0169	01/01/2037	3:00	3,601.91
01/01/2040	GC: GSP Irrigation	910-000-0066	01/01/2035	5:00	19,856.45
01/01/2040	GC: Irrigation System - Repairs	910-000-0072	01/01/2039	1:00	23,772.59
01/01/2040	GC: Sanding Program	920-018-0062		21:00	10,373.49
01/01/2040	GE: Misc - Ditch Witch Trencher	910-000-0019	01/01/2025	15:00	15,332.60
01/01/2040	GE: Misc - Reel Sharpener	910-000-0024	01/01/2025	15:00	76,666.18
01/01/2040	GE: Misc - Thatcher	910-000-0027	01/01/2025	15:00	5,554.86
01/01/2040	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2028	12:00	26,661.32
01/01/2040	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2035	5:00	2,044.44
01/01/2040	GE: Mowers - Triplex JD	920-002-0039	01/01/2025	15:00	49,616.14
01/01/2040	GE: Tools & Small Equipment	910-000-0040	01/01/2039	1:00	4,443.31
01/01/2040	GE: Transporters - Toroworkman	910-000-0048	01/01/2028	12:00	13,946.59
01/01/2040	LAC: Flooring - Library	910-000-0161	01/01/2030	10:00	11,346.01
01/01/2040	LAC: Furnishings - Pottery Room	910-000-0170	01/01/2025	15:00	6,483.43
01/01/2040	LAC: Wood Shop Equipment	910-000-0159	01/01/2039	1:00	720.38
01/01/2040	OP: Outdoor Furniture	910-000-0178	01/01/2037	3:00	3,601.91
01/01/2040	PS: Exterior Paint	910-000-0112	01/01/2032	8:00	13,831.33
01/01/2040	S: BECA - Aquatic Center	910-000-0009	01/01/2037	3:00	3,457.83
01/01/2040	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2037	3:00	5,042.67
					561,202.85

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
<b>Year : 2041</b>					
01/01/2041	CA: Concrete Flatwork	910-000-0003	01/01/2038	3:00	\$ 4,416.14
01/01/2041	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2040	1:00	6,996.30
01/01/2041	CC: Equipment - Fitness Room	910-000-0095	01/01/2038	3:00	3,680.12
01/01/2041	CH: Cladding - Replacement	910-000-0136	01/01/2011	30:00	160,361.08
01/01/2041	CH: Flooring - Meeting Room	910-000-0140	01/01/2031	10:00	2,024.06
01/01/2041	GC: Irrigation System - Repairs	910-000-0072	01/01/2040	1:00	24,288.77
01/01/2041	GC: Sanding Program	920-019-0062		21:00	10,598.74
01/01/2041	GE: Tools & Small Equipment	910-000-0040	01/01/2040	1:00	4,539.79
01/01/2041	GE: Tractors - Kubota	920-002-0041	01/01/2021	20:00	41,569.13
01/01/2041	GE: Transporters - Cushman Heavy	920-002-0043	01/01/2026	15:00	40,863.34
01/01/2041	LAC: Wood Shop Equipment	910-000-0159	01/01/2040	1:00	736.02
01/01/2041	OP: Water Heater - Replacement	910-000-0172	01/01/2033	8:00	7,929.92
					308,003.41
<b>Year : 2042</b>					
01/01/2042	CA: Gazebo Roofing	910-000-0004	01/01/2022	20:00	\$ 2,632.02
01/01/2042	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2041	1:00	7,148.21
01/01/2042	CC: Exterior Lighting Fixtures	910-000-0087	01/01/2022	20:00	2,256.01
01/01/2042	CC: Exterior Paint	910-000-0088	01/01/2034	8:00	9,400.06
01/01/2042	CC: Flooring - Crown Room	910-000-0090	01/01/2027	15:00	12,872.97
01/01/2042	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2032	10:00	3,102.02
01/01/2042	CH: Furnishings - Office	910-000-0152	01/01/2027	15:00	18,273.71
01/01/2042	CH: Parking Lot - Asphalt Overlay	910-000-0134	01/01/2000	42:00	151,019.24
01/01/2042	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2036	6:00	49,902.01
01/01/2042	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2032	10:00	3,609.62
01/01/2042	GC: Irrigation System - Repairs	910-000-0072	01/01/2041	1:00	24,816.16
01/01/2042	GC: Pond Dredging	910-000-0060	01/01/2032	10:00	45,120.28
01/01/2042	GC: Railroad Tie Replacement	910-000-0064	01/01/2037	5:00	6,768.04
01/01/2042	GC: Sanding Program	920-020-0062		21:00	10,828.87
01/01/2042	GE: Tools & Small Equipment	910-000-0040	01/01/2041	1:00	4,638.37
01/01/2042	GE: Transporters - JD Gator HPX	910-000-0045	01/01/2030	12:00	26,905.22
01/01/2042	GE: Transporters - JD Gator Turf	920-001-0047	01/01/2030	12:00	26,470.57
01/01/2042	LAC: Wood Shop Equipment	910-000-0159	01/01/2041	1:00	752.00
					406,515.38
<b>Year : 2043</b>					
01/01/2043	CA: Gazebo Structure	910-000-0005	01/01/2023	20:00	\$ 3,073.33
01/01/2043	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2042	1:00	7,303.42
01/01/2043	CC: Furnishings	910-000-0097	01/01/2028	15:00	18,956.31
01/01/2043	CH: Flooring - Entry Tile	910-000-0176	01/01/2023	20:00	9,527.33
01/01/2043	CH: Interior Paint	910-000-0148	01/01/2033	10:00	28,160.94
01/01/2043	CH: Water Heater - Replacement	910-000-0169	01/01/2040	3:00	3,841.67

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2043	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2036	7:00	\$ 4,815.76
01/01/2043	GC: Irrigation System - Repairs	910-000-0072	01/01/2042	1:00	25,354.99
01/01/2043	GC: Roofing, Flat	910-000-0076	01/01/2028	15:00	24,586.66
01/01/2043	GC: Sanding Program	920-021-0062		21:00	11,064.00
01/01/2043	GC: USGA Green Survey	910-000-0063	01/01/2033	10:00	5,313.79
01/01/2043	GE: Mowers - 3150 Toro	920-001-0033	01/01/2033	10:00	59,281.51
01/01/2043	GE: Mowers - 7 Gang Toro	910-000-0035	01/01/2028	15:00	49,061.91
01/01/2043	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2033	10:00	114,477.79
01/01/2043	GE: Tools & Small Equipment	910-000-0040	01/01/2042	1:00	4,739.08
01/01/2043	LAC: Wood Shop Equipment	910-000-0159	01/01/2042	1:00	768.33
01/01/2043	OP: Outdoor Furniture	910-000-0178	01/01/2040	3:00	3,841.67
01/01/2043	S: BECA - Aquatic Center	910-000-0009	01/01/2040	3:00	3,688.00
01/01/2043	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2040	3:00	5,378.33
					383,234.82
<b>Year : 2044</b>					
01/01/2044	CA: Concrete Flatwork	910-000-0003	01/01/2041	3:00	\$ 4,710.10
01/01/2044	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2043	1:00	7,462.00
01/01/2044	CC: Equipment - Fitness Room	910-000-0095	01/01/2041	3:00	3,925.08
01/01/2044	CH: Flooring - Living Room	910-000-0139	01/01/2034	10:00	7,555.78
01/01/2044	GC: Irrigation - Weather Station	910-000-0070	01/01/2034	10:00	30,819.73
01/01/2044	GC: Irrigation Pump Station	910-000-0068	01/01/2032	12:00	172,703.52
01/01/2044	GC: Irrigation System - Repairs	910-000-0072	01/01/2043	1:00	25,905.53
01/01/2044	GC: Well Pump	910-000-0052	01/01/2034	10:00	7,850.16
01/01/2044	GE: Aerifiers - Fairway	910-000-0016	01/01/2029	15:00	48,270.63
01/01/2044	GE: Aerifiers - Toro Greens	910-000-0017	01/01/2029	15:00	46,228.07
01/01/2044	GE: Tools & Small Equipment	910-000-0040	01/01/2043	1:00	4,841.98
01/01/2044	LAC: Flooring - Computer Room	910-000-0142	01/01/2034	10:00	4,317.59
01/01/2044	LAC: Wood Shop Equipment	910-000-0159	01/01/2043	1:00	785.02
01/01/2044	OP: Fence - Replacement	910-000-0102	01/01/2014	30:00	12,340.45
01/01/2044	PS: Flooring	910-000-0117	01/01/2029	15:00	13,380.77
01/01/2044	PS: Furnishings & Equipment	910-000-0115	01/01/2034	10:00	13,054.66
01/01/2044	PS: Gutters/Downspouts	910-000-0109	01/01/2014	30:00	7,281.02
01/01/2044	PS: Renovation	910-000-0120	01/01/2029	15:00	8,635.18
					420,067.27
<b>Year : 2045</b>					
01/01/2045	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2044	1:00	\$ 7,624.02
01/01/2045	CC: Gutters/Downspouts	910-000-0086	01/01/2020	25:00	4,463.47
01/01/2045	CC: Roofing	910-000-0089	01/01/2020	25:00	22,938.95
01/01/2045	CC: Security Camera System	910-000-0127	01/01/2035	10:00	9,985.66
01/01/2045	CH: Burnisher	910-000-0122	01/01/2035	10:00	2,468.39
01/01/2045	CH: Furnishings - Banquet Hall	910-000-0156	01/01/2030	15:00	24,061.84

## EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
01/01/2045	GC: Cart Paths - Replacement	920-001-0053	01/01/2020	25:00	\$ 91,175.20
01/01/2045	GC: Exterior Cladding - Maintenance Shop	910-000-0078	01/01/2015	30:00	30,317.91
01/01/2045	GC: Exterior Paint - Pump House	910-000-0082	01/01/2035	10:00	4,106.55
01/01/2045	GC: Fairway Seeding Program	910-000-0059	01/01/2025	20:00	17,315.38
01/01/2045	GC: GSP Irrigation	910-000-0066	01/01/2040	5:00	22,107.85
01/01/2045	GC: Irrigation System - Repairs	910-000-0072	01/01/2044	1:00	26,468.02
01/01/2045	GE: Misc - Ryan Sod Cutter	910-000-0025	01/01/2025	20:00	9,895.51
01/01/2045	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2040	5:00	2,276.25
01/01/2045	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2035	10:00	10,837.77
01/01/2045	GE: Tools & Small Equipment	910-000-0040	01/01/2044	1:00	4,947.11
01/01/2045	LAC : Furnishings - Library	910-000-0171	01/01/2030	15:00	13,635.04
01/01/2045	LAC: Cladding - Replacement	910-000-0166	01/01/2015	30:00	57,407.53
01/01/2045	LAC: Furnishings - Computer Room	910-000-0153	01/01/2030	15:00	5,614.43
01/01/2045	LAC: Wood Shop Equipment	910-000-0159	01/01/2044	1:00	802.06
					368,448.94
<b>Year : 2046</b>					
01/01/2046	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2045	1:00	\$ 7,789.57
01/01/2046	CH: Appliances - Kitchen	910-000-0158	01/01/2036	10:00	13,931.10
01/01/2046	CH: Flooring - Office	910-000-0141	01/01/2036	10:00	10,921.98
01/01/2046	CH: Water Heater - Replacement	910-000-0169	01/01/2043	3:00	4,097.38
01/01/2046	GC: Irrigation System - Repairs	910-000-0072	01/01/2045	1:00	27,042.72
01/01/2046	GC: Pond Fountain	910-000-0061	01/01/2039	7:00	8,194.76
01/01/2046	GE: Misc - Turf Vacuum	910-000-0030	01/01/2034	12:00	60,641.26
01/01/2046	GE: Tools & Small Equipment	910-000-0040	01/01/2045	1:00	5,054.53
01/01/2046	GE: Transporters - JD Gator Turf	920-002-0047	01/01/2034	12:00	28,845.57
01/01/2046	LAC: Flooring - Hallway	910-000-0163	01/01/2031	15:00	5,808.45
01/01/2046	LAC: Furnishings - Red Cross Room	910-000-0154	01/01/2031	15:00	2,458.43
01/01/2046	LAC: Wood Shop Equipment	910-000-0159	01/01/2045	1:00	819.48
01/01/2046	OP: Outdoor Furniture	910-000-0178	01/01/2043	3:00	4,097.38
01/01/2046	PS: HVAC	910-000-0116	01/01/2031	15:00	7,752.25
01/01/2046	S: BECA - Aquatic Center	910-000-0009	01/01/2043	3:00	3,933.49
01/01/2046	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2043	3:00	5,736.34
					197,124.69
<b>Year : 2047</b>					
01/01/2047	CA: Concrete Flatwork	910-000-0003	01/01/2044	3:00	\$ 5,023.62
01/01/2047	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2046	1:00	7,958.70
01/01/2047	CC: Equipment - Fitness Room	910-000-0095	01/01/2044	3:00	4,186.35
01/01/2047	CH: Furnishings - Multi-Purpose Room	910-000-0174	01/01/2032	15:00	8,372.70
01/01/2047	GC: Irrigation System - Repairs	910-000-0072	01/01/2046	1:00	27,629.90
01/01/2047	GC: Railroad Tie Replacement	910-000-0064	01/01/2042	5:00	7,535.43
01/01/2047	GC: Roofing - Pump House	910-000-0079	01/01/2022	25:00	2,762.99

## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2047	GC: Skylight Replacement - Pump House	910-000-0080	01/01/2022	25:00	\$ 1,800.13
01/01/2047	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2037	10:00	124,749.02
01/01/2047	GE: Tools & Small Equipment	910-000-0040	01/01/2046	1:00	5,164.28
01/01/2047	LAC: Wood Shop Equipment	910-000-0159	01/01/2046	1:00	837.27
					196,020.39
<b>Year : 2048</b>					
01/01/2048	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2047	1:00	\$ 8,131.51
01/01/2048	CH: Exterior Paint - Cladding	910-000-0130	01/01/2040	8:00	54,941.25
01/01/2048	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2042	6:00	56,766.47
01/01/2048	GC: Cage Structure	910-000-0050	01/01/2028	20:00	9,409.95
01/01/2048	GC: Cart Paths - Replacement	920-002-0053	01/01/2023	25:00	97,244.19
01/01/2048	GC: HVAC	910-000-0182	01/01/2028	20:00	4,277.25
01/01/2048	GC: Irrigation System - Repairs	910-000-0072	01/01/2047	1:00	28,229.84
01/01/2048	GE: Golf Carts - Replacement	910-000-0018	01/01/2038	10:00	76,990.46
01/01/2048	GE: Misc - Marshall Cart	910-000-0022	01/01/2038	10:00	9,104.12
01/01/2048	GE: Mowers - 3150 Toro	920-002-0033	01/01/2038	10:00	66,003.07
01/01/2048	GE: Mowers - 3150 Toro	920-003-0033	01/01/2038	10:00	66,003.07
01/01/2048	GE: Tools & Small Equipment	910-000-0040	01/01/2047	1:00	5,276.41
01/01/2048	LAC: Ceramic Kiln	920-001-0160	01/01/2028	20:00	7,965.28
01/01/2048	LAC: Ceramic Kiln - Small	910-000-0177	01/01/2028	20:00	5,255.88
01/01/2048	LAC: Wood Shop Equipment	910-000-0159	01/01/2047	1:00	855.45
01/01/2048	OP: Chemical Controller	910-000-0101	01/01/2038	10:00	12,831.74
01/01/2048	OP: Pump - Replacement	910-000-0104	01/01/2038	10:00	2,319.98
01/01/2048	PS: Exterior Paint	910-000-0112	01/01/2040	8:00	16,424.63
					528,030.55
<b>Year : 2049</b>					
01/01/2049	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2048	1:00	\$ 8,308.07
01/01/2049	CH: Water Heater - Replacement	910-000-0169	01/01/2046	3:00	4,370.12
01/01/2049	GC: Cart Paths - Replacement	920-003-0053	01/01/2024	25:00	99,355.67
01/01/2049	GC: Irrigation System - Repairs	910-000-0072	01/01/2048	1:00	28,842.79
01/01/2049	GE: Tools & Small Equipment	910-000-0040	01/01/2048	1:00	5,390.98
01/01/2049	LAC: Wood Shop Equipment	910-000-0159	01/01/2048	1:00	874.02
01/01/2049	OP: Outdoor Furniture	910-000-0178	01/01/2046	3:00	4,370.12
01/01/2049	OP: Water Heater - Replacement	910-000-0172	01/01/2041	8:00	9,416.74
01/01/2049	PS: Locker Room/Restroom - Renovation	910-000-0119	01/01/2034	15:00	174,804.82
01/01/2049	S: BECA - Aquatic Center	910-000-0009	01/01/2046	3:00	4,195.32
01/01/2049	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2046	3:00	6,118.17
					346,046.82

## EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
<b>Year : 2050</b>					
01/01/2050	CA: Camino Park Fence, Wood	910-000-0001	01/01/2030	20:00	\$ 11,698.32
01/01/2050	CA: Concrete Flatwork	910-000-0003	01/01/2047	3:00	5,358.01
01/01/2050	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2049	1:00	8,488.47
01/01/2050	CC: Equipment - Fitness Room	910-000-0095	01/01/2047	3:00	4,465.01
01/01/2050	CC: Exterior Paint	910-000-0088	01/01/2042	8:00	11,162.52
01/01/2050	GC: Cart Paths - Replacement	920-004-0053	01/01/2025	25:00	101,512.99
01/01/2050	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2043	7:00	5,597.16
01/01/2050	GC: GSP Irrigation	910-000-0066	01/01/2045	5:00	24,614.53
01/01/2050	GC: Irrigation System - Repairs	910-000-0072	01/01/2049	1:00	29,469.06
01/01/2050	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2045	5:00	2,534.34
01/01/2050	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2038	12:00	56,323.24
01/01/2050	GE: Tools & Small Equipment	910-000-0040	01/01/2049	1:00	5,508.04
01/01/2050	LAC: Flooring - Library	910-000-0161	01/01/2040	10:00	14,064.78
01/01/2050	LAC: HVAC	910-000-0183	01/01/2030	20:00	16,895.60
01/01/2050	LAC: Wood Shop Equipment	910-000-0159	01/01/2049	1:00	893.00
01/01/2050	OP: Plaster	910-000-0103	01/01/2035	15:00	54,238.70
					352,823.77
<b>Year : 2051</b>					
01/01/2051	CA: Light Poles Repairs	910-000-0006	01/01/2036	15:00	\$ 5,000.00
01/01/2051	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2050	1:00	8,672.78
01/01/2051	CH: Accessible Entry System	910-000-0125	01/01/2036	15:00	99,748.14
01/01/2051	CH: Flooring - Meeting Room	910-000-0140	01/01/2041	10:00	2,509.08
01/01/2051	CH: Furnishings - Living Room/Entry	910-000-0150	01/01/2036	15:00	15,510.66
01/01/2051	CH: Kitchen Renovation	910-000-0146	01/01/2026	25:00	91,239.18
01/01/2051	GC: Irrigation System - Repairs	910-000-0072	01/01/2050	1:00	30,108.93
01/01/2051	GE: Tools & Small Equipment	910-000-0040	01/01/2050	1:00	5,627.63
01/01/2051	LAC: Wood Shop Equipment	910-000-0159	01/01/2050	1:00	912.39
					259,328.79
<b>Year : 2052</b>					
01/01/2052	CA: Plant/Landscape Upgrades	910-000-0008	01/01/2051	1:00	\$ 8,861.09
01/01/2052	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2042	10:00	3,845.34
01/01/2052	CH: Furnishings - Meeting Room	910-000-0151	01/01/2032	20:00	9,322.03
01/01/2052	CH: HVAC	910-000-0133	01/01/2032	20:00	104,022.63
01/01/2052	CH: Water Heater - Replacement	910-000-0169	01/01/2049	3:00	4,661.01
01/01/2052	GC: Fuel Tank	910-000-0051	01/01/2032	20:00	74,576.21
01/01/2052	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2042	10:00	4,474.57
01/01/2052	GC: Irrigation System - Repairs	910-000-0072	01/01/2051	1:00	30,762.69
01/01/2052	GC: Pond Dredging	910-000-0060	01/01/2042	10:00	55,932.16
01/01/2052	GC: Railroad Tie Replacement	910-000-0064	01/01/2047	5:00	8,389.82
01/01/2052	GE: Misc - Pressure Washer	910-000-0023	01/01/2037	15:00	3,737.87



## EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2052	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2040	12:00	\$ 34,500.82
01/01/2052	GE: Mowers - 3100 Toro	910-000-0032	01/01/2037	15:00	71,925.03
01/01/2052	GE: Tools & Small Equipment	910-000-0040	01/01/2051	1:00	5,749.83
01/01/2052	GE: Transporters - Toroworkman	910-000-0048	01/01/2040	12:00	18,047.44
01/01/2052	LAC: Wood Shop Equipment	910-000-0159	01/01/2051	1:00	932.20
01/01/2052	OP: Outdoor Furniture	910-000-0178	01/01/2049	3:00	4,661.01
01/01/2052	S: BECA - Aquatic Center	910-000-0009	01/01/2049	3:00	4,474.57
01/01/2052	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2049	3:00	6,525.42
					455,401.74
					455,401.74

## EXPENDITURES MATRIX

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Clubhouse Equipment</b>										
CH: Burnisher			1,606							
CH: HVAC										67,693
CH: Water Heater - Replacement			2,609			2,783			2,968	
	0	0	4,216	0	0	2,783	0	0	2,968	67,693
<b>Clubhouse Exterior</b>										
CH: Exterior Paint - Cladding		32,809								38,961
CH: Parking Lot - Asphalt Seal Coat		33,899						38,562		
	0	66,709	0	0	0	0	0	38,562	0	38,961
<b>Clubhouse Furnishings and Appliances</b>										
CH: Appliances - Kitchen				9,065						
CH: Furnishings - Banquet Hall								17,433		
CH: Furnishings - Meeting Room										6,066
CH: Furnishings - Multi-Purpose Room										6,066
CH: Furnishings - Office					13,240					
	0	0	0	9,065	13,240	0	0	17,433	0	12,132
<b>Clubhouse Interior</b>										
CH: Flooring - Banquet Hall				5,132						
CH: Flooring - Entry Tile	6,200									
CH: Flooring - Living Room		4,916								
CH: Flooring - Meeting Room									1,632	
CH: Flooring - Multi-Purpose Room										2,502
CH: Flooring - Office				7,107						
CH: Interior Paint	18,326									
CH: Kitchen Renovation				53,328						
CH: Restroom Renovations										101,731
	24,526	4,916	0	65,568	0	0	0	0	1,632	104,233

## EXPENDITURES MATRIX

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Common Area Grounds</b>										
CA: Camino Park Fence, Wood								7,612		
CA: Concrete Flatwork										3,639
CA: Gazebo Structure	2,000									
CA: Irrigation - Beaver Park								2,033		
CA: Irrigation - Camino Park			1,826							
CA: Irrigation - Gazebo Park								2,033		
CA: Irrigation - Monaco Park								2,033		
CA: Plant/Landscape Upgrades	4,752	4,855	4,961	5,069	5,179	5,291	5,406	5,523	5,643	5,766
	6,752	4,855	6,788	5,069	5,179	5,291	5,406	19,238	5,643	9,406
<b>Crown Center Equipment</b>										
CC: Security Camera System			6,498							
	0	0	6,498	0	0	0	0	0	0	0
<b>Crown Center Exterior</b>										
CC: Exterior Paint				6,666						
	0	0	0	6,666	0	0	0	0	0	0
<b>Crown Center Interior</b>										
CC: Equipment - Fitness Room				2,666			2,843			3,033
CC: Flooring - Crown Room					9,327					
CC: Flooring - Fitness Room	1,728									
CC: Furnishings						13,734				
CC: Kitchen - Renovation						17,169				
	1,728	0	0	2,666	9,327	30,904	2,843	0	0	3,033
<b>Golf Course Grounds</b>										
GC: Cage Structure						6,123				
GC: Cart Paths - Replacement	56,838	58,072	59,333							
GC: Drainage Program	33,000	33,716	34,448	35,196	35,960	36,741	37,539	38,354	39,187	40,038
GC: Fairway Seeding Program			11,268							
GC: Fuel Tank										48,531
GC: Pond Dredging										36,398
GC: Pond Fountain			5,219							6,066

## EXPENDITURES MATRIX

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
GC: Railroad Tie Replacement					4,903					5,459
GC: Sanding Program	7,200	7,356	7,516	7,679	7,846	8,016	8,190	8,368	8,549	8,735
GC: Well Pump		5,108								
	97,038	104,253	117,785	42,875	48,710	50,881	45,729	46,722	47,737	145,229
<b>Golf Course Irrigation</b>										
GC: GSP Irrigation			14,386					16,018		
GC: Irrigation - Rainbird Freedom						16,312				
GC: Irrigation - Weather Station		20,056								
GC: Irrigation Controllers		88,887								
GC: Irrigation Pond Intake Screen										2,911
GC: Irrigation Pump Station										133,460
GC: Irrigation System - Repairs	16,500	16,858	17,224	17,598	17,980	18,370	18,769	19,177	19,593	20,019
GC: Irrigation System - Upgrade										1,516,599
	16,500	125,802	31,611	17,598	17,980	34,682	18,769	35,195	19,593	1,672,990
<b>Golf Course Maintenance Shop</b>										
GC: Exterior Paint - Maintenance Shop							3,565			
GC: Garage Doors - Replacement	5,500									
GC: Gutters/Downspouts							767			
GC: HVAC						2,783				
GC: Roofing, Flat						17,814				
GC: Roofing, Pitched							13,879			
	5,500	0	0	0	0	20,597	18,212	0	0	0
<b>Golf Course Pump House</b>										
GC: Exterior Cladding - Pump House			8,017							
GC: Exterior Paint - Pump House			2,672							
	0	0	10,689	0	0	0	0	0	0	0
<b>Golf Equipment</b>										
GE: Aerifiers - Fairway							34,974			
GE: Aerifiers - Toro Greens							33,494			
GE: Golf Carts - Replacement						50,102				
GE: Misc - Ditch Witch Trencher			11,109							

## EXPENDITURES MATRIX

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
GE: Misc - Marshall Cart						5,924				
GE: Misc - Reel Sharpener			55,548							
GE: Misc - Ryan Sod Cutter			6,439							
GE: Misc - Thatcher			4,024							
GE: Misc - Top Dresser Ty-Crop						20,603				
GE: Misc - Turbo Blower		9,513								
GE: Mowers - 20" Rotary Honda			1,481					1,649		
GE: Mowers - 3150 Toro	38,578					85,904				
GE: Mowers - 40" Toro Rotary			7,052							
GE: Mowers - 7 Gang Toro						35,547				
GE: Mowers - 72" Toro 32800				33,635						
GE: Mowers - Fairway JD 3235B					81,181					
GE: Mowers - Triplex JD	34,437		35,949							
GE: Tools & Small Equipment	3,084	3,150	3,219	3,289	3,360	3,433	3,508	3,584	3,662	3,741
GE: Transporters - Cushman Heavy		28,362		29,607						
GE: Transporters - Dump Truck							53,806			
GE: Transporters - JD Gator HPX								20,791		
GE: Transporters - JD Gator Turf								20,455		
GE: Transporters - Toroworkman						10,777				
	76,099	41,026	124,824	66,531	84,542	212,293	125,783	46,481	3,662	3,741
<b>Library / Arts &amp; Crafts Equipment</b>										
LAC: Ceramic Kiln						5,183				
LAC: Ceramic Kiln - Small						3,420				
LAC: HVAC								10,994		
LAC: Wood Shop Equipment	500	510	521	533	544	556	568	581	593	606
	500	510	521	533	544	9,160	568	11,576	593	606
<b>Library / Arts &amp; Crafts Furnishings</b>										
LAC: Furnishings - Computer Room								4,067		
LAC: Furnishings - Red Cross Room									1,781	
	0	0	0	0	0	0	0	4,067	1,781	0

## EXPENDITURES MATRIX

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Library / Arts &amp; Crafts Interior</b>										
LAC : Furnishings - Library								9,879		
LAC: Flooring - Computer Room		2,809								
LAC: Flooring - Hallway									4,208	
LAC: Flooring - Library								9,152		
LAC: Flooring - Pottery Room		3,954								
LAC: Flooring - Red Cross Room	1,000									
LAC: Furnishings - Pottery Room			4,697							
LAC: Restroom Renovations								34,867		
	1,000	6,763	4,697	0	0	0	0	53,899	4,208	0
<b>Outdoor Pool</b>										
OP: Chemical Controller						8,350				
OP: Outdoor Furniture			2,609			2,783			2,968	
OP: Pool Replacement			900,000							
OP: Pump - Replacement						1,509				
OP: Water Heater - Replacement			5,623							
	0	0	908,233	0	0	12,643	0	0	2,968	0
<b>Pro Shop Equipment</b>										
PS: Furnishings & Equipment		8,495								
PS: HVAC									5,616	
	0	8,495	0	0	0	0	0	0	5,616	0
<b>Pro Shop Exterior</b>										
PS: Cladding - Replacement								36,611		
PS: Exterior Paint		9,808								11,647
	0	9,808	0	0	0	0	0	36,611	0	11,647
<b>Pro Shop Interior</b>										
PS: Flooring							9,694			
PS: Renovation							6,256			
PS: Storage - Concrete Floor		2,758								
	0	2,758	0	0	0	0	15,951	0	0	0

## EXPENDITURES MATRIX

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Services</b>										
S: BECA - Aquatic Center			2,505			2,672			2,849	
S: BECA - Clubhouse, Proshop, Lib, A&			3,653			3,896			4,156	
	0	0	6,158	0	0	6,568	0	0	7,006	0
	229,644	375,902	1,222,024	216,575	179,524	385,807	233,265	309,789	103,413	2,069,677

## EXPENDITURES MATRIX

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Clubhouse Equipment</b>										
CH: Accessible Entry System				72,272						
CH: Burnisher			1,991							
CH: Water Heater - Replacement		3,166			3,377			3,601		
	0	3,166	1,991	72,272	3,377	0	0	3,601	0	0
<b>Clubhouse Exterior</b>										
CH: Cladding - Replacement									160,361	
CH: Exterior Lighting Fixtures								2,626		
CH: Exterior Paint - Cladding								46,266		
CH: Gutters/Downspouts								7,834		
CH: Irrigation System			12,293							
CH: Parking Lot - Asphalt Overlay										151,019
CH: Parking Lot - Asphalt Seal Coat				43,867						49,902
CH: Roofing								201,274		
	0	0	12,293	43,867	0	0	0	258,001	160,361	200,921
<b>Clubhouse Furnishings and Appliances</b>										
CH: Appliances - Kitchen				11,238						
CH: Furnishings - Living Room/Entry				11,238						
CH: Furnishings - Office										18,273
	0	0	0	22,476	0	0	0	0	0	18,273
<b>Clubhouse Interior</b>										
CH: Flooring - Living Room		6,095								
CH: Flooring - Meeting Room									2,024	
CH: Flooring - Multi-Purpose Room										3,102
CH: Flooring - Office				8,810						
CH: Flooring - Restrooms			3,273							
CH: Interior Lighting Fixtures			10,248							
CH: Interior Paint	22,717									
	22,717	6,095	13,522	8,810	0	0	0	0	2,024	3,102



## EXPENDITURES MATRIX

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Common Area Grounds</b>										
CA: Concrete Flatwork			3,882			4,140			4,416	
CA: Gazebo Roofing										2,632
CA: Light Poles Repairs				5,000						
CA: Plant/Landscape Upgrades	5,891	6,019	6,150	6,283	6,420	6,559	6,702	6,847	6,996	7,148
	5,891	6,019	10,032	11,283	6,420	10,700	6,702	6,847	11,412	9,780
<b>Crown Center Equipment</b>										
CC: Security Camera System			8,055							
	0	0	8,055	0	0	0	0	0	0	0
<b>Crown Center Exterior</b>										
CC: Exterior Lighting Fixtures										2,256
CC: Exterior Paint		7,915								9,400
CC: Front Doors			9,998							
CC: Irrigation			8,411							
	0	7,915	18,409	0	0	0	0	0	0	11,656
<b>Crown Center Interior</b>										
CC: Equipment - Fitness Room			3,235			3,450			3,680	
CC: Flooring - Crown Room										12,872
CC: Flooring - Fitness Room						2,384				
CC: Restrooms - Crown Room					12,499					
	0	0	3,235	0	12,499	5,835	0	0	3,680	12,872
<b>Golf Course Grounds</b>										
GC: Drainage - Fairway #1				23,683						
GC: Drainage Program	40,907									
GC: Pond Dredging										45,120
GC: Pond Fountain							7,050			
GC: Railroad Tie Replacement					6,078					6,768
GC: Sanding Program	8,925	9,119	9,317	9,519	9,726	9,937	10,153	10,373	10,598	10,828
GC: USGA Green Survey	4,286									
GC: Well Pump		6,332								
	54,119	15,451	9,317	33,202	15,804	9,937	17,203	10,373	10,598	62,717

## EXPENDITURES MATRIX

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Golf Course Irrigation</b>										
GC: GSP Irrigation			17,834					19,856		
GC: Irrigation - Weather Station		24,862								
GC: Irrigation Controllers							122,680			
GC: Irrigation Pond Intake Screen										3,609
GC: Irrigation System - Repairs	20,453	20,897	21,351	21,815	22,288	22,772	23,267	23,772	24,288	24,816
	20,453	45,760	39,185	21,815	22,288	22,772	145,948	43,629	24,288	28,425
<b>Golf Course Maintenance Shop</b>										
GC: Exterior Paint - Maintenance Shop				4,143						
	0	0	0	4,143	0	0	0	0	0	0
<b>Golf Course Pump House</b>										
GC: Exterior Paint - Pump House			3,312							
	0	0	3,312	0	0	0	0	0	0	0
<b>Golf Equipment</b>										
GE: Golf Carts - Replacement						62,107				
GE: Misc - Ditch Witch Trencher								15,332		
GE: Misc - Fertilizer Spreader							5,798			
GE: Misc - Marshall Cart						7,344				
GE: Misc - Pressure Washer					2,708					
GE: Misc - Reel Sharpener								76,666		
GE: Misc - Seel 250						15,181				
GE: Misc - Thatcher								5,554		
GE: Misc - Top Dresser Ty-Crop								26,661		
GE: Misc - Turbo Blower							13,130			
GE: Misc - Turf Vacuum		46,861								
GE: Mowers - 20" Rotary Honda			1,836					2,044		
GE: Mowers - 3100 Toro					52,112					
GE: Mowers - 3150 Toro	47,822					106,488				
GE: Mowers - 40" Toro Rotary			8,742							
GE: Mowers - 72" Toro 32800						43,525				
GE: Mowers - Fairway JD 3235B					100,634					

## EXPENDITURES MATRIX

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
GE: Mowers - Fairway JD 3235C	92,348									
GE: Mowers - Triplex JD						47,529		49,616		
GE: Tools & Small Equipment	3,823	3,906	3,990	4,077	4,166	4,256	4,348	4,443	4,539	4,638
GE: Tractors - Kubota			36,542						41,569	
GE: Transporters - Cushman Heavy							39,144		40,863	
GE: Transporters - JD Gator HPX										26,905
GE: Transporters - JD Gator Turf		22,291								26,470
GE: Transporters - Toroworkman								13,946		
	143,994	73,059	51,112	4,077	159,621	286,434	62,422	194,265	86,972	58,014
<b>Library / Arts &amp; Crafts Equipment</b>										
LAC: Ceramic Kiln						6,425				
LAC: Wood Shop Equipment	619	633	647	661	675	690	705	720	736	752
	619	633	647	661	675	7,115	705	720	736	752
<b>Library / Arts &amp; Crafts Exterior</b>										
LAC: Roofing							60,495			
	0	0	0	0	0	0	60,495	0	0	0
<b>Library / Arts &amp; Crafts Interior</b>										
LAC: Flooring - Computer Room		3,482								
LAC: Flooring - Library								11,346		
LAC: Flooring - Pottery Room							5,457			
LAC: Furnishings - Pottery Room								6,483		
LAC: Interior Lighting Fixtures			4,529							
	0	3,482	4,529	0	0	0	5,457	17,829	0	0
<b>Outdoor Pool</b>										
OP: Chemical Controller						10,351				
OP: Outdoor Furniture		3,166			3,377			3,601		
OP: Plaster			39,298							
OP: Pump - Replacement						1,871				
OP: Water Heater - Replacement	6,677								7,929	
	6,677	3,166	39,298	0	3,377	12,222	0	3,601	7,929	0

## EXPENDITURES MATRIX

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Pro Shop Equipment</b>										
PS: Furnishings & Equipment		10,531								
	0	10,531	0	0	0	0	0	0	0	0
<b>Pro Shop Exterior</b>										
PS: Exterior Paint								13,831		
PS: Roofing							49,157			
PS: Sign	4,221									
	4,221	0	0	0	0	0	49,157	13,831	0	0
<b>Pro Shop Interior</b>										
PS: Locker Room/Restroom - Renovati		126,653								
	0	126,653	0	0	0	0	0	0	0	0
<b>Services</b>										
S: BECA - Aquatic Center		3,039			3,242			3,457		
S: BECA - Clubhouse, Proshop, Lib, A&		4,432			4,727			5,042		
	0	7,472	0	0	7,969	0	0	8,500	0	0
<b>Shuffleboard Building</b>										
SB: Gutters & Downspouts		1,092								
SB: Roofing, Corrugated Fiberglass							8,564			
SB: Roofing, Shingle		16,031								
SB: Siding, Corrugated Fiberglass							8,671			
	0	17,124	0	0	0	0	17,236	0	0	0
	258,695	326,532	214,941	222,610	232,035	355,018	365,328	561,202	308,003	406,515

## EXPENDITURES MATRIX

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>Clubhouse Equipment</b>										
CH: Accessible Entry System									99,748	
CH: Burnisher			2,468							
CH: HVAC										104,022
CH: Water Heater - Replacement	3,841			4,097			4,370			4,661
	3,841	0	2,468	4,097	0	0	4,370	0	99,748	108,683
<b>Clubhouse Exterior</b>										
CH: Exterior Paint - Cladding						54,941				
CH: Parking Lot - Asphalt Seal Coat						56,766				
	0	0	0	0	0	111,707	0	0	0	0
<b>Clubhouse Furnishings and Appliances</b>										
CH: Appliances - Kitchen				13,931						
CH: Furnishings - Banquet Hall			24,061							
CH: Furnishings - Living Room/Entry									15,510	
CH: Furnishings - Meeting Room										9,322
CH: Furnishings - Multi-Purpose Room					8,372					
	0	0	24,061	13,931	8,372	0	0	0	15,510	9,322
<b>Clubhouse Interior</b>										
CH: Flooring - Entry Tile	9,527									
CH: Flooring - Living Room		7,555								
CH: Flooring - Meeting Room									2,509	
CH: Flooring - Multi-Purpose Room										3,845
CH: Flooring - Office				10,921						
CH: Interior Paint	28,160									
CH: Kitchen Renovation									91,239	
	37,688	7,555	0	10,921	0	0	0	0	93,748	3,845
<b>Common Area Grounds</b>										
CA: Camino Park Fence, Wood								11,698		
CA: Concrete Flatwork		4,710			5,023			5,358		
CA: Gazebo Structure	3,073									
CA: Light Poles Repairs									5,000	

## EXPENDITURES MATRIX

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
CA: Plant/Landscape Upgrades	7,303	7,462	7,624	7,789	7,958	8,131	8,308	8,488	8,672	8,861
	10,376	12,172	7,624	7,789	12,982	8,131	8,308	25,544	13,672	8,861
<b>Crown Center Equipment</b>										
CC: Security Camera System			9,985							
	0	0	9,985	0	0	0	0	0	0	0
<b>Crown Center Exterior</b>										
CC: Exterior Paint								11,162		
CC: Gutters/Downspouts			4,463							
CC: Roofing			22,938							
	0	0	27,402	0	0	0	0	11,162	0	0
<b>Crown Center Interior</b>										
CC: Equipment - Fitness Room		3,925			4,186			4,465		
CC: Furnishings	18,956									
	18,956	3,925	0	0	4,186	0	0	4,465	0	0
<b>Golf Course Grounds</b>										
GC: Cage Structure						9,409				
GC: Cart Paths - Replacement			91,175			97,244	99,355	101,512		
GC: Fairway Seeding Program			17,315							
GC: Fuel Tank										74,576
GC: Pond Dredging										55,932
GC: Pond Fountain				8,194						
GC: Railroad Tie Replacement					7,535					8,389
GC: Sanding Program	11,064									
GC: USGA Green Survey	5,313									
GC: Well Pump		7,850								
	16,377	7,850	108,490	8,194	7,535	106,654	99,355	101,512	0	138,898
<b>Golf Course Irrigation</b>										
GC: GSP Irrigation			22,107					24,614		
GC: Irrigation - Weather Station		30,819								
GC: Irrigation Pond Intake Screen										4,474
GC: Irrigation Pump Station		172,703								

## EXPENDITURES MATRIX

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
GC: Irrigation System - Repairs	25,354	25,905	26,468	27,042	27,629	28,229	28,842	29,469	30,108	30,762
	25,354	229,428	48,575	27,042	27,629	28,229	28,842	54,083	30,108	35,237
<b>Golf Course Maintenance Shop</b>										
GC: Exterior Cladding - Maintenance S			30,317							
GC: Exterior Paint - Maintenance Shop	4,815							5,597		
GC: HVAC						4,277				
GC: Roofing, Flat	24,586									
	29,402	0	30,317	0	0	4,277	0	5,597	0	0
<b>Golf Course Pump House</b>										
GC: Exterior Paint - Pump House			4,106							
GC: Roofing - Pump House					2,762					
GC: Skylight Replacement - Pump Hou					1,800					
	0	0	4,106	0	4,563	0	0	0	0	0
<b>Golf Equipment</b>										
GE: Aerifiers - Fairway		48,270								
GE: Aerifiers - Toro Greens		46,228								
GE: Golf Carts - Replacement						76,990				
GE: Misc - Marshall Cart						9,104				
GE: Misc - Pressure Washer										3,737
GE: Misc - Ryan Sod Cutter			9,895							
GE: Misc - Top Dresser Ty-Crop										34,500
GE: Misc - Turf Vacuum				60,641						
GE: Mowers - 20" Rotary Honda			2,276					2,534		
GE: Mowers - 3100 Toro										71,925
GE: Mowers - 3150 Toro	59,281					132,006				
GE: Mowers - 40" Toro Rotary			10,837							
GE: Mowers - 7 Gang Toro	49,061									
GE: Mowers - 72" Toro 32800								56,323		
GE: Mowers - Fairway JD 3235B					124,749					
GE: Mowers - Fairway JD 3235C	114,477									
GE: Tools & Small Equipment	4,739	4,841	4,947	5,054	5,164	5,276	5,390	5,508	5,627	5,749

## EXPENDITURES MATRIX

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
GE: Transporters - JD Gator Turf				28,845						
GE: Transporters - Toroworkman										18,047
	227,560	99,340	27,956	94,541	129,913	223,377	5,390	64,365	5,627	133,960
<b>Library / Arts &amp; Crafts Equipment</b>										
LAC: Ceramic Kiln						7,965				
LAC: Ceramic Kiln - Small						5,255				
LAC: HVAC								16,895		
LAC: Wood Shop Equipment	768	785	802	819	837	855	874	893	912	932
	768	785	802	819	837	14,076	874	17,788	912	932
<b>Library / Arts &amp; Crafts Exterior</b>										
LAC: Cladding - Replacement			57,407							
	0	0	57,407	0	0	0	0	0	0	0
<b>Library / Arts &amp; Crafts Furnishings</b>										
LAC: Furnishings - Computer Room			5,614							
LAC: Furnishings - Red Cross Room				2,458						
	0	0	5,614	2,458	0	0	0	0	0	0
<b>Library / Arts &amp; Crafts Interior</b>										
LAC : Furnishings - Library			13,635							
LAC: Flooring - Computer Room		4,317								
LAC: Flooring - Hallway				5,808						
LAC: Flooring - Library								14,064		
	0	4,317	13,635	5,808	0	0	0	14,064	0	0
<b>Outdoor Pool</b>										
OP: Chemical Controller						12,831				
OP: Fence - Replacement		12,340								
OP: Outdoor Furniture	3,841			4,097			4,370			4,661
OP: Plaster								54,238		
OP: Pump - Replacement						2,319				
OP: Water Heater - Replacement							9,416			
	3,841	12,340	0	4,097	0	15,151	13,786	54,238	0	4,661



## EXPENDITURES MATRIX

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>Pro Shop Equipment</b>										
PS: Furnishings & Equipment		13,054								
PS: HVAC				7,752						
	0	13,054	0	7,752	0	0	0	0	0	0
<b>Pro Shop Exterior</b>										
PS: Exterior Paint						16,424				
PS: Gutters/Downspouts		7,281								
	0	7,281	0	0	0	16,424	0	0	0	0
<b>Pro Shop Interior</b>										
PS: Flooring		13,380								
PS: Locker Room/Restroom - Renovati							174,804			
PS: Renovation		8,635								
	0	22,015	0	0	0	0	174,804	0	0	0
<b>Services</b>										
S: BECA - Aquatic Center	3,688			3,933			4,195			4,474
S: BECA - Clubhouse, Proshop, Lib, A&	5,378			5,736			6,118			6,525
	9,066	0	0	9,669	0	0	10,313	0	0	10,999
	383,234	420,067	368,448	197,124	196,020	528,030	346,046	352,823	259,328	455,401

## COMPONENT LIST – FULL DETAIL

### AC: Battery Back Up Replacement

<b>Item Number</b>	190	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0190			01/01/2023	0:00	5:00	0	0.00	0.00

**Comments**

### AC: Lap Pool - Chemical Controller

<b>Item Number</b>	193	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0193			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Lap Pool - Filter**

<b>Item Number</b>	194	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0194			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Lap Pool - Heater**

<b>Item Number</b>	195	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0195			01/01/2026	3:00	8:00	0	0.00	0.00

**Comments**

**AC: Lap Pool - Pumps**

<b>Item Number</b>	196	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0196			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Lap Pool - Replaster**

<b>Item Number</b>	197	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0197			01/01/2033	10:00	15:00	0	0.00	0.00

**Comments**

**AC: Lap Pool - UV System**

<b>Item Number</b>	198	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0198			01/01/2025	2:00	7:00	0	0.00	0.00

**Comments**

**AC: Large Pool - Chemical Controller**

<b>Item Number</b>	200	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0200			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Large Pool - Filter**

<b>Item Number</b>	199	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0199			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Large Pool - Heater**

<b>Item Number</b>	201	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0201			01/01/2026	3:00	8:00	0	0.00	0.00

**Comments**

**AC: Large Pool - Pumps**

<b>Item Number</b>	202	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0202			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Large Pool - Replaster**

<b>Item Number</b>	203	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0203			01/01/2033	10:00	15:00	0	0.00	0.00

**Comments**

**AC: Large Pool - UV System**

<b>Item Number</b>	204	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0204			01/01/2025	2:00	7:00	0	0.00	0.00

**Comments**

**AC: Locker Room - HVAC**

<b>Item Number</b>	205	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0205			01/01/2033	10:00	15:00	0	0.00	0.00

**Comments**



**AC: Pool Exhaust**

<b>Item Number</b>	207	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0207			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Power Washer & Deck Cleaner**

<b>Item Number</b>	208	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0208			01/01/2024	1:00	6:00	0	0.00	0.00

**Comments**

**AC: Pressure Washer**

<b>Item Number</b>	209	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0209			01/01/2033	10:00	15:00	0	0.00	0.00

**Comments**

**AC: Seresco Dehumidifier**

<b>Item Number</b>	211	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0211			01/01/2033	10:00	15:00	0	0.00	0.00

**Comments**

**AC: Spa - Chemical Controller**

<b>Item Number</b>	213	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0213			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Spa - Filter**

<b>Item Number</b>	214	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0214			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Spa - Heater**

<b>Item Number</b>	215	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0215			01/01/2026	3:00	8:00	0	0.00	0.00

**Comments**

**AC: Spa - Pumps**

<b>Item Number</b>	217	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0217			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Spa - Replaster**

<b>Item Number</b>	216	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0216			01/01/2033	10:00	15:00	0	0.00	0.00

**Comments**

**AC: Spa - UV System**

<b>Item Number</b>	218	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0218			01/01/2025	2:00	7:00	0	0.00	0.00

**Comments**

**AC: Water Heater**

<b>Item Number</b>	220	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Aquatic Center Equipment	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0220			01/01/2030	7:00	12:00	0	0.00	0.00

**Comments**

**AC: Cladding - Replacement**

<b>Item Number</b>	212	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	40 Years
<b>Category</b>	Aquatic Center Exterior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0212			01/01/2058	35:00	40:00	0	0.00	0.00

**Comments**

**AC: Exterior Paint - Cladding**

<b>Item Number</b>	222	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Aquatic Center Exterior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0222			01/01/2026	3:00	8:00	0	0.00	0.00

**Comments**

**AC: Roofing**

<b>Item Number</b>	210	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Aquatic Center Exterior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0210			01/01/2043	20:00	25:00	0	0.00	0.00

**Comments**

**AC: Concrete Deck - Partial Replacement**

<b>Item Number</b>	219	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Aquatic Center Interior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0219			01/01/2043	20:00	25:00	0	0.00	0.00

**Comments**

**AC: Interior Lighting**

<b>Item Number</b>	191	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Aquatic Center Interior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0191			01/01/2038	15:00	20:00	0	0.00	0.00

**Comments**



**AC: Interior Painting - Pool Area**

<b>Item Number</b>	192	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Aquatic Center Interior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0192			01/01/2028	5:00	10:00	0	0.00	0.00

**Comments**

**AC: Men Locker Room - Renovation**

<b>Item Number</b>	206	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Aquatic Center Interior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0206			01/01/2038	15:00	20:00	0	0.00	0.00

**Comments**

**AC: Women Locker Room - Renovation**

<b>Item Number</b>	221	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Aquatic Center Interior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0221			01/01/2038	15:00	20:00	0	0.00	0.00

**Comments**

**CH: Accessible Entry System**

<b>Item Number</b>	125	<b>Measurement Basis</b>	Total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Clubhouse Equipment	<b>Basis Cost</b>	54,663.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0125		01/01/2021	01/01/2036	13:00	15:00	1	54,663.00	72,272.01
							54,663.00	72,272.01

**Comments**

Funding for replacement of the accessible entry system located at the Clubhouse and Arts & Crafts building.

**CH: Burnisher**

<b>Item Number</b>	122	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse Equipment	<b>Basis Cost</b>	1,538.78
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0122		01/01/2009	01/01/2025	2:00	16:00	1	1,538.78	1,606.33
							<u>1,538.78</u>	<u>1,606.33</u>

**Comments**

This provision funds for replacement of the burnisher equipment.

According to the Association, the burnisher was purchased in 2009 for \$1,126.

**CH: HVAC**

<b>Item Number</b>	133	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse Equipment	<b>Basis Cost</b>	55,794.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0133		01/01/2012	01/01/2032	9:00	20:00	1	55,794.00	67,693.71
							<u>55,794.00</u>	<u>67,693.71</u>

**Comments**

Funding for replacement of HVAC components.

According to the Association, there are main small systems that cool and heat specific areas. This is divided into 7 areas.

- Banquet room
- Kitchen / restrooms / office / living room
- Meeting room
- MPR
- Library
- Ceramic
- Proshop

**CH: Water Heater - Replacement**

<b>Item Number</b>	169	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Clubhouse Equipment	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0169		01/01/2022	01/01/2025	2:00	3:00	1	2,500.00	2,609.74
							<u>2,500.00</u>	<u>2,609.74</u>

**Comments**

Funding for replacement of numerous water heaters placed throughout the property. For budgeting purposes, plan to replace one (1) every 3 years (as needed).

**CH: Cladding - Replacement**

<b>Item Number</b>	136	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	17.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0136		01/01/2011	01/01/2041	18:00	30:00	6,225	108,937.50	160,361.08
							<u>108,937.50</u>	<u>160,361.08</u>

**Comments**

Funding for replacement of cladding installed at the Clubhouse with Hardie plank lap. Some original T1-11 has been replaced with Hardie plank lap cladding. The remaining original T1-11 will be replaced eventually with Hardie plank lap cladding.

Square footage reflects a total estimate, however it is likely that not all will be replaced at the same time. For budgeting purposes, plan for all siding to be replaced in 30 years time, either all at once or gradually.

**CH: Exterior Lighting Fixtures**

<b>Item Number</b>	128	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	1,823.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0128		01/01/2020	01/01/2040	17:00	20:00	1	1,823.00	2,626.51
							<u>1,823.00</u>	<u>2,626.51</u>

**Comments**

Funding for replacement of exterior lighting fixtures located around the Clubhouse.

According to the Association, all exterior lighting has LED bulbs.

**CH: Exterior Paint - Cladding**

<b>Item Number</b>	130	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	2.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0130		01/01/2016	01/01/2024	1:00	8:00	12,845	32,112.50	32,809.76
							<u>32,112.50</u>	<u>32,809.76</u>

**Comments**

Funding for repainting the exterior cladding (T1-11 and Hardie Plank) and trim of the Clubhouse and Arts & Crafts Building. Includes repairs to exterior sealant as needed.

**CH: Gutters/Downspouts**

<b>Item Number</b>	132	<b>Measurement Basis</b>	LF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	7.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0132		01/01/2015	01/01/2040	17:00	25:00	725	5,437.50	7,834.15
							<u>5,437.50</u>	<u>7,834.15</u>

**Comments**

Funding to partially replace the gutters and downspouts at the Clubhouse.  
 Timing should coincide with roof replacement.

**CH: Irrigation System**

<b>Item Number</b>	184	<b>Measurement Basis</b>	Allow
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	9,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0184		01/01/1964	01/01/2035	12:00	71:00	1	9,500.00	12,293.38
							<u>9,500.00</u>	<u>12,293.38</u>

**Comments**

Estimate for full replacement of the irrigation system adjacent to the Clubhouse, including Library and Pro Shop areas.

**CH: Parking Lot - Asphalt Overlay**

<b>Item Number</b>	134	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	1.15
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0134		01/01/2000	01/01/2042	19:00	42:00	87,314	100,411.10	151,019.24
							<u>100,411.10</u>	<u>151,019.24</u>

**Comments**

Funding for overlaying existing asphalt with a new 1" layer of asphalt. Recommended every 25 to 35 years depending on traffic with proper maintenance and regular sealcoating (every 5 to 7 years).

The cost here is in addition to the cost of the seal coat scheduled for the same year.

**CH: Parking Lot - Asphalt Seal Coat**

<b>Item Number</b>	135	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	6 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	0.38
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0135		01/01/2019	01/01/2024	1:00	5:00	87,314	33,179.32	33,899.75
							<u>33,179.32</u>	<u>33,899.75</u>

**Comments**

Funding for sealcoating and striping of asphalt parking lots. Recommended every 5-7 years to maximize the expected life of the existing asphalt.

**CH: Roofing**

<b>Item Number</b>	131	<b>Measurement Basis</b>	Sq
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	550.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0131		01/01/2015	01/01/2040	17:00	25:00	254	139,700.00	201,274.62
							<u>139,700.00</u>	<u>201,274.62</u>

**Comments**

Funding for replacement of the asphalt roofing on the Clubhouse building.

Pricing provided here includes full removal and replacement of asphalt shingles.

**CH: Window Replacement**

<b>Item Number</b>	138	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse Exterior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0138			01/01/2035	12:00	71:00	0	0.00	0.00
							<u>0.00</u>	<u>0.00</u>

**Comments**

Funding for replacement of exterior windows. Unfunded at the request of the Association.



**CH: Appliances - Kitchen**

<b>Item Number</b>	158	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse Furnishings and Appliance	<b>Basis Cost</b>	8,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0158		01/01/2022	01/01/2026	3:00	4:00	1	8,500.00	9,065.79
							8,500.00	9,065.79

**Comments**

Funding for replacement of 1 water heater, 2 ovens, 1 stove, 1 microwave, 2 refrigerators, 1 dishwasher, 2 sinks with garbage disposals, and cabinets as needed.

**CH: Furnishings - Banquet Hall**

<b>Item Number</b>	156	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Clubhouse Furnishings and Appliance	<b>Basis Cost</b>	15,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0156		01/01/2009	01/01/2030	7:00	21:00	1	15,000.00	17,433.88
							15,000.00	17,433.88

**Comments**

Funding for replacement of the furnishings located in the Banquet Hall, including chairs, tables

**CH: Furnishings - Living Room/Entry**

<b>Item Number</b>	150	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Clubhouse Furnishings and Appliance	<b>Basis Cost</b>	8,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0150		01/01/2021	01/01/2036	13:00	15:00	1	8,500.00	11,238.17
							<u>8,500.00</u>	<u>11,238.17</u>

**Comments**

Funding for replacement of furniture in the Clubhouse Lounge.

**CH: Furnishings - Meeting Room**

<b>Item Number</b>	151	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse Furnishings and Appliance	<b>Basis Cost</b>	5,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0151		01/01/2007	01/01/2032	9:00	25:00	1	5,000.00	6,066.40
							<u>5,000.00</u>	<u>6,066.40</u>

**Comments**

Funding for replacement of Clubhouse Meeting Room furniture (tables and chairs).

Chairs were purchased 2007. Furniture appeared to be in generally good condition for its age.

**CH: Furnishings - Multi-Purpose Room**

<b>Item Number</b>	174	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Clubhouse Furnishings and Appliance	<b>Basis Cost</b>	5,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0174		01/01/2017	01/01/2032	9:00	15:00	1	5,000.00	6,066.40
							<u>5,000.00</u>	<u>6,066.40</u>

**Comments**

Funding replacement for tables, chairs, shelving, and other furnishings located in the multi-purpose room adjacent to the meeting room.

**CH: Furnishings - Office**

<b>Item Number</b>	152	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Clubhouse Furnishings and Appliance	<b>Basis Cost</b>	12,150.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0152		01/01/2008	01/01/2027	4:00	19:00	1	12,150.00	13,240.13
							<u>12,150.00</u>	<u>13,240.13</u>

**Comments**

Funding for replacement of office furnishings - desks, chairs, cabinets, binding machinery, and filing cabinets as needed.

**CH: Flooring - Banquet Hall**

<b>Item Number</b>	145	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	2.75
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0145		01/01/2009	01/01/2026	3:00	17:00	1,750	4,812.50	5,132.84
							<u>4,812.50</u>	<u>5,132.84</u>

**Comments**

Funding for replacement of carpet located at perimeter of the Clubhouse Banquet Hall. Original parquet floors to be maintained with operating budget.

**CH: Flooring - Entry Tile**

<b>Item Number</b>	176	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	15.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0176		01/01/2010	01/01/2023	0:00	13:00	400	6,200.00	6,200.00
							<u>6,200.00</u>	<u>6,200.00</u>

**Comments**

Funding for replacement of the tile flooring located at the entry of the Clubhouse.

**CH: Flooring - Living Room**

<b>Item Number</b>	139	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	2.75
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0139		01/01/2009	01/01/2024	1:00	15:00	1,750	4,812.50	4,916.99
							<u>4,812.50</u>	<u>4,916.99</u>

**Comments**

Funding for replacement of carpet in the Clubhouse Lounge area.

**CH: Flooring - Meeting Room**

<b>Item Number</b>	140	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	2.75
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0140		01/01/2021	01/01/2031	8:00	10:00	500	1,375.00	1,632.81
							<u>1,375.00</u>	<u>1,632.81</u>

**Comments**

Funding for replacement of carpet located in the Clubhouse Meeting Room.

**CH: Flooring - Multi-Purpose Room**

<b>Item Number</b>	175	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	2.75
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0175		01/01/2017	01/01/2032	9:00	15:00	750	2,062.50	2,502.39
							<u>2,062.50</u>	<u>2,502.39</u>

**Comments**

Funding for replacement of multi-purpose room flooring with carpet squares.

**CH: Flooring - Office**

<b>Item Number</b>	141	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	6,664.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0141		01/01/2016	01/01/2026	3:00	10:00	1	6,664.00	7,107.58
							<u>6,664.00</u>	<u>7,107.58</u>

**Comments**

Funding for replacement of flooring located in the Clubhouse Office.

Asbestos abatement of approximately \$3500.

**CH: Flooring - Restrooms**

<b>Item Number</b>	144	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	10.54
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0144		01/01/2010	01/01/2035	12:00	25:00	240	2,529.60	3,273.40
							<u>2,529.60</u>	<u>3,273.40</u>

**Comments**

Funding for replacement of the tile flooring located in the Clubhouse Restrooms.

**CH: Interior Lighting Fixtures**

<b>Item Number</b>	147	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	7,920.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0147		01/01/2007	01/01/2035	12:00	28:00	1	7,920.00	10,248.80
							<u>7,920.00</u>	<u>10,248.80</u>

**Comments**

Funding for replacement of the Clubhouse interior lighting fixtures.

Lighting is LED or T8.

**CH: Interior Paint**

<b>Item Number</b>	148	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	18,326.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0148		01/01/2012	01/01/2023	0:00	11:00	1	18,326.00	18,326.00
							18,326.00	18,326.00

**Comments**

**CH: Kitchen Renovation**

<b>Item Number</b>	146	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	50,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0146		01/01/2009	01/01/2026	3:00	17:00	1	50,000.00	53,328.20
							50,000.00	53,328.20

**Comments**

Funding for renovation of the Clubhouse Kitchen including tile floor, ceiling, lights, countertops, and cabinets. Does not include any appliances.

According to previous reserve studies the kitchen was lightly renovated in 2009 at a cost of \$25,480 (including appliances). Formica countertops/backsplash,



**CH: Restroom Renovations**

<b>Item Number</b>	149	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Clubhouse Interior	<b>Basis Cost</b>	83,848.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0149		01/01/2007	01/01/2032	9:00	25:00	1	83,848.00	101,731.04
							<u>83,848.00</u>	<u>101,731.04</u>

**Comments**

Funding for renovations/upgrades to the Clubhouse Restrooms. This will include the floor and wall tile, all new fixtures, and new doors per the Association.

According to information provided by the Association, the restrooms were remodeled in 2007 for \$61,356.14

**CA: Camino Park Fence, Wood**

<b>Item Number</b>	1	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	6,550.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001		01/01/2008	01/01/2030	7:00	22:00	1	6,550.00	7,612.80
							<u>6,550.00</u>	<u>7,612.80</u>

**Comments**

Funding for replacement of the wood fence installed at Camino Park. Installed in 2008 for \$4,695.17 according to previous reserve study.

**CA: Concrete Flatwork**

<b>Item Number</b>	3	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	3,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003		01/01/2022	01/01/2032	9:00	10:00	1	3,000.00	3,639.84
							<u>3,000.00</u>	<u>3,639.84</u>

**Comments**

Funding for partial replacement of concrete flatwork and sidewalks as needed.

According to previous reserve study, sidewalk repairs occurred in 2011 for \$2,389.

**CA: Gazebo Roofing**

<b>Item Number</b>	4	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	1,750.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004		01/01/2022	01/01/2042	19:00	20:00	1	1,750.00	2,632.02
							<u>1,750.00</u>	<u>2,632.02</u>

**Comments**

Funding for replacement of the Gazebo Roof.

Gazebo was purchased in 2001 for \$6,190.

**CA: Gazebo Structure**

<b>Item Number</b>	5	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	2,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005		01/01/2022	01/01/2023	0:00	1:00	1	2,000.00	2,000.00
							<u>2,000.00</u>	<u>2,000.00</u>

**Comments**

Funding for repairs to the Gazebo structure and cladding as needed.

The Gazebo was purchased in 2001 for \$6,190. Staining to the wood structure is maintained by the Association's golf superintendant.

Estimated at 470 SF of structure, including siding and wood posts.

**CA: Irrigation - Beaver Park**

<b>Item Number</b>	186	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	1,750.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0186		01/01/1964	01/01/2030	7:00	66:00	1	1,750.00	2,033.95
							<u>1,750.00</u>	<u>2,033.95</u>

**Comments**

Funding for replacement of the Beaver Park irrigation system. Estimated area of approx. 5,000 square feet.

**CA: Irrigation - Camino Park**

<b>Item Number</b>	7	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	1,750.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007		01/01/2005	01/01/2025	2:00	20:00	1	1,750.00	1,826.82
							<u>1,750.00</u>	<u>1,826.82</u>

**Comments**

Funding for replacement of the Camino Park irrigation system. Estimated area of approx. 5,000 square feet.

**CA: Irrigation - Gazebo Park**

<b>Item Number</b>	185	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	1,750.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0185		01/01/2005	01/01/2030	7:00	25:00	1	1,750.00	2,033.95
							<u>1,750.00</u>	<u>2,033.95</u>

**Comments**

Funding for replacement of the Gazebo Park irrigation system. Estimated area of approx. 5,000 square feet.

**CA: Irrigation - Monaco Park**

<b>Item Number</b>	187	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	1,750.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0187		01/01/1964	01/01/2030	7:00	66:00	1	1,750.00	2,033.95
							<u>1,750.00</u>	<u>2,033.95</u>

**Comments**

Funding for replacement of the Monaco Park irrigation system. Estimated area of approx. 5,000 square feet.

**CA: Light Poles Repairs**

<b>Item Number</b>	6	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	5,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006		01/01/2021	01/01/2036	13:00	15:00	1	5,000.00	5,000.00
							<u>5,000.00</u>	<u>5,000.00</u>

**Comments**

Funding for repairs to common area globe lights mounted on poles throughout the property as needed.

**CA: Plant/Landscape Upgrades**

<b>Item Number</b>	8	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Common Area Grounds	<b>Basis Cost</b>	4,752.77
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008		01/01/2022	01/01/2023	0:00	1:00	1	4,752.77	4,752.77
							<u>4,752.77</u>	<u>4,752.77</u>

**Comments**

Funding for annual plant/landscape upgrades throughout the property.

**CC: Security Camera System**

<b>Item Number</b>	127	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Crown Center Equipment	<b>Basis Cost</b>	6,225.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0127		01/01/2013	01/01/2025	2:00	12:00	1	6,225.00	6,498.26
							<u>6,225.00</u>	<u>6,498.26</u>

**Comments**

Funding for replacement of the existing security system (cameras/DVR were installed in 2013 by Nighthawk for \$5,125) with a commercially installed system to ensure footage is available as required.

**CC: Cladding - Replacement**

<b>Item Number</b>	173	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	40 Years
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	17.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0173		01/01/2007	01/01/2057	34:00	50:00	2,500	43,750.00	90,816.19
							<u>43,750.00</u>	<u>90,816.19</u>

**Comments**

Funding for replacement of exterior cladding at the Crown Center.

**CC: Exterior Lighting Fixtures**

<b>Item Number</b>	87	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	1,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0087		01/01/2022	01/01/2042	19:00	20:00	1	1,500.00	2,256.01
							<u>1,500.00</u>	<u>2,256.01</u>

**Comments**

Funding for replacement of exterior lighting fixtures at the Crown Center building.

**CC: Exterior Paint**

<b>Item Number</b>	88	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	2.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0088		01/01/2018	01/01/2026	3:00	8:00	2,500	6,250.00	6,666.03
							<u>6,250.00</u>	<u>6,666.03</u>

**Comments**

Funding for repainting the Crown Center exterior cladding and trim, including sealant repair/replacement as needed.

**CC: Front Doors**

<b>Item Number</b>	84	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	7,726.45
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0084		01/01/2010	01/01/2035	12:00	25:00	1	7,726.45	9,998.34
							<u>7,726.45</u>	<u>9,998.34</u>

**Comments**

Funding for replacement of the front doors at the Crown Center.

According to the Association, the front doors at the Crown Center were replaced with an aluminum and glass front door with side glass panel and an ADA actuator system. The total cost was \$6,534. The door was \$3,794 and the actuator was \$2,740.



**CC: Gutters/Downspouts**

<b>Item Number</b>	86	<b>Measurement Basis</b>	LF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	7.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0086		01/01/2020	01/01/2045	22:00	25:00	371	2,782.50	4,463.47
							<u>2,782.50</u>	<u>4,463.47</u>

**Comments**

Funding for replacement of gutters and downspouts at Crown Center building.

**CC: Irrigation**

<b>Item Number</b>	188	<b>Measurement Basis</b>	Allow
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	6,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0188		01/01/1964	01/01/2035	12:00	71:00	1	6,500.00	8,411.26
							<u>6,500.00</u>	<u>8,411.26</u>

**Comments**

Funding for replacement of the irrigation system adjacent to the Crown Center/Aquatic Center.

**CC: Roofing**

<b>Item Number</b>	89	<b>Measurement Basis</b>	Square
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	550.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0089		01/01/2020	01/01/2045	22:00	25:00	26	14,300.00	22,938.95
							14,300.00	22,938.95

**Comments**

Funding for replacement of Crown Center roof.

**CC: Windows**

<b>Item Number</b>	85	<b>Measurement Basis</b>	Unfund
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Crown Center Exterior	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0085			01/01/2035	12:00	65:00	0	0.00	0.00

**Comments**

Funding for replacement of windows at the Crown Center. Currently funded through maintenance as needed.

**CC: Equipment - Fitness Room**

<b>Item Number</b>	95	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Crown Center Interior	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0095		01/01/2023	01/01/2026	3:00	3:00	1	2,500.00	2,666.41
							<u>2,500.00</u>	<u>2,666.41</u>

**Comments**

Funding allowance for replacement of various exercise equipment located in the Crown Center Fitness room as needed. There are approximately 15 different exercise machines.

**CC: Flooring - Crown Room**

<b>Item Number</b>	90	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Crown Center Interior	<b>Basis Cost</b>	8,559.10
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0090		01/01/2012	01/01/2027	4:00	15:00	1	8,559.10	9,327.04
							<u>8,559.10</u>	<u>9,327.04</u>

**Comments**

Funding for replacement of flooring in the Crown Room. Carpet glued to slab foundation.

Replaced in 2012 for \$6,558

**CC: Flooring - Fitness Room**

<b>Item Number</b>	91	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Crown Center Interior	<b>Basis Cost</b>	4.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0091		01/01/2012	01/01/2023	0:00	11:00	384	1,728.00	1,728.00
							<u>1,728.00</u>	<u>1,728.00</u>

**Comments**

Funding for replacement of the carpet in the Crown Center Fitness Room.

Flooring is reaching the end of its useful life.

**CC: Furnishings**

<b>Item Number</b>	97	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Crown Center Interior	<b>Basis Cost</b>	12,336.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0097		01/01/2000	01/01/2028	5:00	28:00	1	12,336.00	13,734.70
							<u>12,336.00</u>	<u>13,734.70</u>

**Comments**

Funding for replacement of tables, chairs, couches, and various furnishings located in the Crown Center Crown Room.

The Association plans to reupholster heavy furniture rather than fully replace.

**CC: Kitchen - Renovation**

<b>Item Number</b>	96	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Crown Center Interior	<b>Basis Cost</b>	15,420.90
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0096		01/01/1998	01/01/2028	5:00	30:00	1	15,420.90	17,169.38
							<u>15,420.90</u>	<u>17,169.38</u>

**Comments**

Funding for replacement of furniture and equipment in the Crown Center Kitchen. Includes cabinets, refrigerator, stove, microwave, sink, and garbage disposal.

Remodeled in 1998 for \$9,826.

**CC: Restrooms - Crown Room**

<b>Item Number</b>	99	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Crown Center Interior	<b>Basis Cost</b>	9,253.16
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0099		01/01/2012	01/01/2037	14:00	25:00	1	9,253.16	12,499.59
							<u>9,253.16</u>	<u>12,499.59</u>

**Comments**

Funding for renovations to Crown Center restrooms. Includes installation of new fixtures, cabinets, and flooring.

Records indicate this was completed in 2012.

**GC: Cage Structure**

<b>Item Number</b>	50	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	5,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0050		01/01/2010	01/01/2028	5:00	18:00	1	5,500.00	6,123.61
							<u>5,500.00</u>	<u>6,123.61</u>

**Comments**

Funding for repairs to the Golf Cage Structure as needed.

**GC: Cart Paths - Replacement**

<b>Item Number</b>	53	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	4.14
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-004-0053	Phase 4	01/01/1998	01/01/2025	2:00	27:00	13,729	56,838.06	59,333.12
920-002-0053	Phase 2	01/01/1998	01/01/2023	0:00	25:00	13,729	56,838.06	56,838.06
920-003-0053	Phase 3	01/01/1998	01/01/2024	1:00	26:00	13,729	56,838.06	58,072.19
920-001-0053	Phase 1	01/01/2020	01/01/2045	22:00	25:00	13,729	56,838.06	91,175.20
							<u>227,352.24</u>	<u>265,418.57</u>

**Comments**

Funding for full replacement of golf cart paths (removal and replacement of existing paving) in 4 phases. Estimated 54,915 total SF, divided into 4 equal 13,729 SF phases.

**GC: Drainage - Fairway #1**

<b>Item Number</b>	58	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	17,913.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0058		01/01/2011	01/01/2036	13:00	25:00	1	17,913.00	23,683.45
							17,913.00	23,683.45

**Comments**

Funding for repairs to the drainage at fairway #1 every 25 years.

Repairs completed in 2011 for \$13,390.

**GC: Drainage Program**

<b>Item Number</b>	57	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	33,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-008-0057			01/01/2030	7:00	7:00	1	33,000.00	38,354.54
920-009-0057			01/01/2031	8:00	8:00	1	33,000.00	39,187.34
920-010-0057			01/01/2032	9:00	9:00	1	33,000.00	40,038.22
920-007-0057			01/01/2029	6:00	6:00	1	33,000.00	37,539.44
920-011-0057			01/01/2033	10:00	10:00	1	33,000.00	40,907.57
920-003-0057			01/01/2025	2:00	2:00	1	33,000.00	34,448.63
920-006-0057			01/01/2028	5:00	5:00	1	33,000.00	36,741.66
920-001-0057			01/01/2023	0:00	1:00	1	33,000.00	33,000.00
920-002-0057			01/01/2024	1:00	1:00	1	33,000.00	33,716.53
920-004-0057			01/01/2026	3:00	3:00	1	33,000.00	35,196.61
920-005-0057			01/01/2027	4:00	4:00	1	33,000.00	35,960.84
							363,000.00	405,091.38

**Comments**

Funding for improvements to the drainage at the Golf Course.

Improvements to occur annually through 2033 at an estimated cost of \$33,000 per year.

**GC: Fairway Seeding Program**

<b>Item Number</b>	59	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	10,794.30
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0059		01/01/2005	01/01/2025	2:00	20:00	1	10,794.30	11,268.15
							<u>10,794.30</u>	<u>11,268.15</u>

**Comments**

Funding for fairway seeding program as detailed by the golf superintendent in the previous reserve study.

**GC: Fuel Tank**

<b>Item Number</b>	51	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	40,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0051		01/01/2012	01/01/2032	9:00	20:00	1	40,000.00	48,531.17
							<u>40,000.00</u>	<u>48,531.17</u>

**Comments**

Funding for replacement of the fuel tank/pump located outside the Maintenance Shed.

According to the grounds superintendent, the Association should consider modification of the fuel tank to a 300/300 gallon split tank so unleaded and diesel can both be stored safely.



**GC: Pond Dredging**

<b>Item Number</b>	60	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	30,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0060		01/01/2022	01/01/2032	9:00	10:00	1	30,000.00	36,398.38
							<u>30,000.00</u>	<u>36,398.38</u>

**Comments**

Funding to dredge the pond.

The Association should obtain a bid to determine an actual cost for this project.

**GC: Pond Fountain**

<b>Item Number</b>	61	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	5,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0061		01/01/2020	01/01/2025	2:00	5:00	1	5,000.00	5,219.49
							<u>5,000.00</u>	<u>5,219.49</u>

**Comments**

Funding for replacement of the pond fountain.

**GC: Railroad Tie Replacement**

<b>Item Number</b>	64	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	4,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0064		01/01/2022	01/01/2027	4:00	5:00	1	4,500.00	4,903.75
							4,500.00	4,903.75

**Comments**

Funding for replacement of railroad ties located throughout the golf course with new materials as needed.

**GC: Sanding Program**

<b>Item Number</b>	62	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	21 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	7,200.00
<b>Tracking</b>	Logistical		
<b>Method</b>	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-015-0062			01/01/2037	14:00	21:00	1	7,200.00	9,726.09
920-013-0062			01/01/2035	12:00	21:00	1	7,200.00	9,317.09
920-014-0062			01/01/2036	13:00	21:00	1	7,200.00	9,519.39
920-016-0062			01/01/2038	15:00	21:00	1	7,200.00	9,937.27
920-017-0062			01/01/2039	16:00	21:00	1	7,200.00	10,153.04
920-020-0062			01/01/2042	19:00	21:00	1	7,200.00	10,828.87
920-012-0062			01/01/2034	11:00	21:00	1	7,200.00	9,119.08
920-019-0062			01/01/2041	18:00	21:00	1	7,200.00	10,598.74
920-021-0062			01/01/2043	20:00	21:00	1	7,200.00	11,064.00
920-018-0062			01/01/2040	17:00	21:00	1	7,200.00	10,373.49
920-011-0062			01/01/2033	10:00	21:00	1	7,200.00	8,925.29
920-010-0062			01/01/2032	9:00	21:00	1	7,200.00	8,735.61
920-001-0062			01/01/2023	0:00	21:00	1	7,200.00	7,200.00
920-002-0062			01/01/2024	1:00	21:00	1	7,200.00	7,356.33
920-004-0062			01/01/2026	3:00	21:00	1	7,200.00	7,679.26
920-003-0062			01/01/2025	2:00	21:00	1	7,200.00	7,516.06
920-005-0062			01/01/2027	4:00	21:00	1	7,200.00	7,846.00
920-009-0062			01/01/2031	8:00	21:00	1	7,200.00	8,549.96
920-007-0062			01/01/2029	6:00	21:00	1	7,200.00	8,190.42
920-008-0062			01/01/2030	7:00	21:00	1	7,200.00	8,368.26
920-006-0062			01/01/2028	5:00	21:00	1	7,200.00	8,016.36
							151,200.00	189,020.61

**Comments**

Funding for sanding improvement at the golf course to occur annually through 2043.



**GC: USGA Green Survey**

<b>Item Number</b>	63	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	3,458.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0063		01/01/2023	01/01/2033	10:00	10:00	1	3,458.00	4,286.62
							<u>3,458.00</u>	<u>4,286.62</u>

**Comments**

Funding for a United States Golf Association (USGA) Green Survey for the golf course.

**GC: Well Pump**

<b>Item Number</b>	52	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Course Grounds	<b>Basis Cost</b>	5,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052		01/01/2014	01/01/2024	1:00	10:00	1	5,000.00	5,108.57
							<u>5,000.00</u>	<u>5,108.57</u>

**Comments**

Funding for replacement of the well pump.

**GC: GSP Irrigation**

<b>Item Number</b>	66	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	13,781.90
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0066		01/01/2019	01/01/2025	2:00	6:00	1	13,781.90	14,386.89
							<u>13,781.90</u>	<u>14,386.89</u>

**Comments**

Funding to upgrade the GSP irrigation.

**GC: Irrigation - Rainbird Freedom**

<b>Item Number</b>	69	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	14,650.86
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0069		01/01/2003	01/01/2028	5:00	25:00	1	14,650.86	16,312.03
							<u>14,650.86</u>	<u>16,312.03</u>

**Comments**

Funding for replacement of the rainbird freedom irrigation remote control.

This item may not be replaced due to obsolescence.

**GC: Irrigation - Weather Station**

<b>Item Number</b>	70	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	19,630.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0070		01/01/2004	01/01/2024	1:00	20:00	1	19,630.00	20,056.23
							<u>19,630.00</u>	<u>20,056.23</u>

**Comments**

Funding for installing a rainbird weather station. There currently is not one installed.

**GC: Irrigation Controllers**

<b>Item Number</b>	67	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	7,249.90
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0067		01/01/2001	01/01/2024	1:00	23:00	12	86,998.80	88,887.82
							<u>86,998.80</u>	<u>88,887.82</u>

**Comments**

Funding for replacement of irrigation controllers.

According to the association, there are 12 circuit boards.

**GC: Irrigation Pond Intake Screen**

<b>Item Number</b>	71	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	2,400.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0071		01/01/2022	01/01/2032	9:00	10:00	1	2,400.00	2,911.87
							<u>2,400.00</u>	<u>2,911.87</u>

**Comments**

Funding for replacement of the intake screens on the irrigation pond.

Intake screen was purchased in 2012 for \$1,200.

**GC: Irrigation Pump Station**

<b>Item Number</b>	68	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	110,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0068		01/01/2020	01/01/2032	9:00	12:00	1	110,000.00	133,460.72
							<u>110,000.00</u>	<u>133,460.72</u>

**Comments**

Funding for replacement of the pump station. This replacement includes the pumps, motor, control panels, and any other equipment associated with the pump station.

**GC: Irrigation System - Repairs**

<b>Item Number</b>	72	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	16,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0072		01/01/2022	01/01/2023	0:00	1:00	1	16,500.00	16,500.00
							<u>16,500.00</u>	<u>16,500.00</u>

**Comments**

Funding for repairs to the irrigation system at the golf course.

According to the Association, the sprinkler heads were not installed with a sand base, causing the heads to sink. This has resulted in trip hazards and the irrigation not performing as intended.

**GC: Irrigation System - Upgrade**

<b>Item Number</b>	73	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Golf Course Irrigation	<b>Basis Cost</b>	1,250,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0073		01/01/2001	01/01/2032	9:00	31:00	1	1,250,000.00	1,516,599.13
							<u>1,250,000.00</u>	<u>1,516,599.13</u>

**Comments**

Funding to replace/upgrade the irrigation system at the golf course.



**GC: Exterior Cladding - Maintenance Shop**

<b>Item Number</b>	78	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	40 Years
<b>Category</b>	Golf Course Maintenance Shop	<b>Basis Cost</b>	17.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0078		01/01/2015	01/01/2045	22:00	30:00	1,080	18,900.00	30,317.91
							<u>18,900.00</u>	<u>30,317.91</u>

**Comments**

Funding for replacement of plywood and batten siding. For budgeting purposes plan for complete replacement over 30 years, whether done at once or incrementally between now and then.

**GC: Exterior Paint - Maintenance Shop**

<b>Item Number</b>	75	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Golf Course Maintenance Shop	<b>Basis Cost</b>	3,133.90
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0075		01/01/2022	01/01/2029	6:00	7:00	1	3,133.90	3,565.00
							<u>3,133.90</u>	<u>3,565.00</u>

**Comments**

Funding for painting the exterior of the maintenance shed. Cost was \$2,461 in 2013.

**GC: Garage Doors - Replacement**

<b>Item Number</b>	181	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Golf Course Maintenance Shop	<b>Basis Cost</b>	2,750.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0181		01/01/1964	01/01/2023	0:00	59:00	2	5,500.00	5,500.00
							5,500.00	5,500.00

**Comments**

**GC: Gutters/Downspouts**

<b>Item Number</b>	189	<b>Measurement Basis</b>	LF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Golf Course Maintenance Shop	<b>Basis Cost</b>	7.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0189		01/01/2004	01/01/2029	6:00	25:00	90	675.00	767.85
							675.00	767.85

**Comments**

Funding for replacement of the gutters and downspouts for the maintenance shop.

**GC: HVAC**

<b>Item Number</b>	182	<b>Measurement Basis</b>	Allow
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Course Maintenance Shop	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0182		01/01/1985	01/01/2028	5:00	43:00	1	2,500.00	2,783.46
							2,500.00	2,783.46

**Comments**

Funding for replacement of electric furnace located in the Maintenance Shop.

**GC: Roofing, Flat**

<b>Item Number</b>	76	<b>Measurement Basis</b>	Square
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Course Maintenance Shop	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0076		01/01/2013	01/01/2028	5:00	15:00	16	16,000.00	17,814.14
							16,000.00	17,814.14

**Comments**

Funding for replacing the flat membrane roof at the Maintenance shed with metal roofing to prevent damage from golf ball strikes.

**GC: Roofing, Pitched**

<b>Item Number</b>	77	<b>Measurement Basis</b>	Square
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Golf Course Maintenance Shop	<b>Basis Cost</b>	581.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0077		01/01/2004	01/01/2029	6:00	25:00	21	12,201.00	13,879.36
							<u>12,201.00</u>	<u>13,879.36</u>

**Comments**

Funding for replacement of pitched roof shingles with 30-year architectural composition shingles.

**GC: Exterior Cladding - Pump House**

<b>Item Number</b>	81	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Golf Course Pump House	<b>Basis Cost</b>	7.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0081		01/01/1998	01/01/2025	2:00	27:00	1,024	7,680.00	8,017.13
							<u>7,680.00</u>	<u>8,017.13</u>

**Comments**

Funding for replacement of the composite panels on the pump house.

**GC: Exterior Paint - Pump House**

<b>Item Number</b>	82	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Course Pump House	<b>Basis Cost</b>	2.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0082		01/01/1998	01/01/2025	2:00	27:00	1,024	2,560.00	2,672.38
							<u>2,560.00</u>	<u>2,672.38</u>

**Comments**

Funding for the pump house exterior painting, including some sealant repair/replacement as needed.

**GC: Roofing - Pump House**

<b>Item Number</b>	79	<b>Measurement Basis</b>	Sq
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Golf Course Pump House	<b>Basis Cost</b>	550.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0079		01/01/2022	01/01/2047	24:00	25:00	3	1,650.00	2,762.99
							<u>1,650.00</u>	<u>2,762.99</u>

**Comments**

Funding for replacement of the asphalt roofing located on the pump house.

**GC: Skylight Replacement - Pump House**

<b>Item Number</b>	80	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Golf Course Pump House	<b>Basis Cost</b>	1,075.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0080		01/01/2022	01/01/2047	24:00	25:00	1	1,075.00	1,800.13
							<u>1,075.00</u>	<u>1,800.13</u>

**Comments**

Funding for replacement of the pump house skylight.

**GE: Aerifiers - Fairway**

<b>Item Number</b>	16	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	30,745.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016		01/01/2014	01/01/2029	6:00	15:00	1	30,745.00	34,974.25
							<u>30,745.00</u>	<u>34,974.25</u>

**Comments**

Ryan Fairway Aerifier

A six-foot wide Aerifier which is towed by the tractor and is used to aerify fairways. It has tines of various sizes up to four inches.

**GE: Aerifiers - Toro Greens**

<b>Item Number</b>	17	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	29,444.03
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017		01/01/2014	01/01/2029	6:00	15:00	1	29,444.03	33,494.32
							<u>29,444.03</u>	<u>33,494.32</u>

**Comments**

Toro 648 Green Aerifier

This aerifier is used for aerating the greens, tees, and approaches. This equipment is self-propelled. It can use tine sizes of 3/8", 1/2", and 5/8". The tine sizes can be easily changed.

**GE: Golf Carts - Replacement**

<b>Item Number</b>	18	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	4,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018		01/01/2018	01/01/2028	5:00	10:00	10	45,000.00	50,102.27
							<u>45,000.00</u>	<u>50,102.27</u>

**Comments**

Funding for replacement of the golf carts owned by the Association.

Replacement carts range from \$3,000 to \$8,000 depending on features and can last up to 10 years if properly maintained.

**GE: Misc - Ditch Witch Trencher**

<b>Item Number</b>	19	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	10,642.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019		01/01/1992	01/01/2025	2:00	33:00	1	10,642.00	11,109.16
							<u>10,642.00</u>	<u>11,109.16</u>

**Comments**

Funding for replacement of Ditch Witch Trencher

**GE: Misc - Fertilizer Spreader**

<b>Item Number</b>	20	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	4,111.80
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020		01/01/2019	01/01/2039	16:00	20:00	1	4,111.80	5,798.23
							<u>4,111.80</u>	<u>5,798.23</u>

**Comments**

Funding for replacement of 3-point hitch spreader for fertilizing.



**GE: Misc - Marshall Cart**

<b>Item Number</b>	22	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	5,321.25
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022		01/01/2018	01/01/2028	5:00	10:00	1	5,321.25	5,924.59
							5,321.25	5,924.59

**Comments**

Funding for replacement of the golf course Marshall cart.

**GE: Misc - Pressure Washer**

<b>Item Number</b>	23	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	2,004.86
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023		01/01/2022	01/01/2037	14:00	15:00	1	2,004.86	2,708.26
							2,004.86	2,708.26

**Comments**

Funding for replacement of the pressure washer.

**GE: Misc - Reel Sharpener**

<b>Item Number</b>	24	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	53,212.20
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024		01/01/2006	01/01/2025	2:00	19:00	1	53,212.20	55,548.09
							<u>53,212.20</u>	<u>55,548.09</u>

**Comments**

**GE: Misc - Ryan Sod Cutter**

<b>Item Number</b>	25	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	6,168.80
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025		01/01/1990	01/01/2025	2:00	35:00	1	6,168.80	6,439.60
							<u>6,168.80</u>	<u>6,439.60</u>

**Comments**

Funding for replacement of the Ryan Sod Cutter.

This machine cuts strips of turf 18" wide and any depth so it can be removed without harm to grass roots. It was purchased new in 1990.

**GE: Misc - Seel 250**

<b>Item Number</b>	26	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	11,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026		01/01/2018	01/01/2038	15:00	20:00	1	11,000.00	15,181.94
							<u>11,000.00</u>	<u>15,181.94</u>

**Comments**

Funding for replacement of Seel 250 gallon sprayer.

**GE: Misc - Thatcher**

<b>Item Number</b>	27	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	3,855.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027		01/01/2000	01/01/2025	2:00	25:00	1	3,855.50	4,024.75
							<u>3,855.50</u>	<u>4,024.75</u>

**Comments**

Funding for replacement of the thatcher.

**GE: Misc - Top Dresser Ty-Crop**

<b>Item Number</b>	28	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	18,505.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028		01/01/2016	01/01/2028	5:00	12:00	1	18,505.00	20,603.17
							<u>18,505.00</u>	<u>20,603.17</u>

**Comments**

**GE: Misc - Turbo Blower**

<b>Item Number</b>	29	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	9,311.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029		01/01/2007	01/01/2024	1:00	17:00	1	9,311.50	9,513.68
							<u>9,311.50</u>	<u>9,513.68</u>

**Comments**

**GE: Misc - Turf Vacuum**

<b>Item Number</b>	30	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	37,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030		01/01/2022	01/01/2034	11:00	12:00	1	37,000.00	46,861.96
							<u>37,000.00</u>	<u>46,861.96</u>

**Comments**

**GE: Mowers - 20" Rotary Honda**

<b>Item Number</b>	31	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	1,419.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031		01/01/2020	01/01/2025	2:00	5:00	1	1,419.00	1,481.29
							<u>1,419.00</u>	<u>1,481.29</u>

**Comments**

Funding for replacement of the 20" Rotary Honda.

**GE: Mowers - 3100 Toro**

<b>Item Number</b>	32	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	38,578.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032		01/01/2022	01/01/2037	14:00	15:00	1	38,578.00	52,112.92
							<u>38,578.00</u>	<u>52,112.92</u>

**Comments**

Funding for replacement of the 3000 Toro Tee mower.

**GE: Mowers - 3150 Toro**

<b>Item Number</b>	33	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	38,578.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-003-0033		01/01/2018	01/01/2028	5:00	10:00	1	38,578.00	42,952.12
920-002-0033		01/01/2018	01/01/2028	5:00	10:00	1	38,578.00	42,952.12
920-001-0033		01/01/2009	01/01/2023	0:00	14:00	1	38,578.00	38,578.00
							<u>115,734.00</u>	<u>124,482.24</u>

**Comments**

Funding for replacement of the 3100 Toro Tee mowers (x3).

**GE: Mowers - 40" Toro Rotary**

<b>Item Number</b>	34	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	6,756.20
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034		01/01/2009	01/01/2025	2:00	16:00	1	6,756.20	7,052.78
							6,756.20	7,052.78

**Comments**

Funding for replacement of the 40" Toro Rotary mower.

**GE: Mowers - 7 Gang Toro**

<b>Item Number</b>	35	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	31,927.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0035		01/01/2013	01/01/2028	5:00	15:00	1	31,927.50	35,547.56
							31,927.50	35,547.56

**Comments**

Funding for replacement of the 7 Gang Toro Mower.

**GE: Mowers - 72" Toro 32800**

<b>Item Number</b>	36	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	31,535.90
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0036		01/01/2013	01/01/2026	3:00	13:00	1	31,535.90	33,635.06
							<u>31,535.90</u>	<u>33,635.06</u>

**Comments**

Funding for replacement of the Toro 32800.

**GE: Mowers - Fairway JD 3235B**

<b>Item Number</b>	37	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	74,497.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0037		01/01/2022	01/01/2027	4:00	5:00	1	74,497.50	81,181.60
							<u>74,497.50</u>	<u>81,181.60</u>

**Comments**

Funding for replacement of John Deere Fairway Mower 3225B



**GE: Mowers - Fairway JD 3235C**

<b>Item Number</b>	38	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	74,497.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0038		01/01/2023	01/01/2033	10:00	10:00	1	74,497.50	92,348.84
							<u>74,497.50</u>	<u>92,348.84</u>

**Comments**

Funding for replacement of John Deere Fairway Mower 3235C

**GE: Mowers - Triplex JD**

<b>Item Number</b>	39	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	34,437.40
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0039		01/01/2002	01/01/2023	0:00	21:00	1	34,437.40	34,437.40
920-002-0039		01/01/2007	01/01/2025	2:00	18:00	1	34,437.40	35,949.12
							<u>68,874.80</u>	<u>70,386.52</u>

**Comments**

Funding for replacement of John Deere Triplex Mowers (x2)

**GE: Tools & Small Equipment**

<b>Item Number</b>	40	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	3,084.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0040		01/01/2022	01/01/2023	0:00	1:00	1	3,084.00	3,084.00
							<u>3,084.00</u>	<u>3,084.00</u>

**Comments**

Funding allowance for replacement of miscellaneous golf course tools and small equipment.

**GE: Tractors - Kubota**

<b>Item Number</b>	41	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	28,239.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0041		01/01/2021	01/01/2041	18:00	20:00	1	28,239.00	41,569.13
920-001-0041		01/01/2015	01/01/2035	12:00	20:00	1	28,239.00	36,542.40
							<u>56,478.00</u>	<u>78,111.53</u>

**Comments**

Funding for replacement of Kubota heavy duty tractor/loader. It is used with the blade and a front-loader bucket for construction work.

**GE: Transporters - Cushman Heavy**

<b>Item Number</b>	43	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	27,759.54
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0043		01/01/2004	01/01/2024	1:00	20:00	1	27,759.54	28,362.29
920-002-0043		01/01/2011	01/01/2026	3:00	15:00	1	27,759.54	29,607.33
							<u>55,519.08</u>	<u>57,969.62</u>

**Comments**

Funding for replacement of the Cushman 530 Truckster (x2)

This equipment is a medium-duty 1,000 pound vehicle used as utility haulers for sand, fertilizer, and other materials. It has power take-off (PTO) capabilities for other attachments. It also has a dump-box for easy unloading.

**GE: Transporters - Dump Truck**

<b>Item Number</b>	44	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	47,300.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0044		01/01/1998	01/01/2029	6:00	31:00	1	47,300.00	53,806.53
							<u>47,300.00</u>	<u>53,806.53</u>

**Comments**

Funding for replacement of the One Ton Heavy Duty Dump Truck

This is a heavy-duty truck equipped with a hydraulic dump-box and dual tires. It is used to move heavy amounts of material and debris to various locations. It is a 1978 Chevy purchased from the state in 1991 for \$5,000. The truck was overhauled in 1998. Motor rebuilt, new belts, hoses, etc.

**GE: Transporters - JD Gator HPX**

<b>Item Number</b>	45	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	17,889.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0045		01/01/2018	01/01/2030	7:00	12:00	1	17,889.00	20,791.65
							<u>17,889.00</u>	<u>20,791.65</u>

**Comments**

Funding for replacement of John Deere Gator HPX

**GE: Transporters - JD Gator Turf**

<b>Item Number</b>	47	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	17,600.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0047		01/01/2022	01/01/2034	11:00	12:00	1	17,600.00	22,291.10
920-001-0047		01/01/2018	01/01/2030	7:00	12:00	1	17,600.00	20,455.75
							<u>35,200.00</u>	<u>42,746.85</u>

**Comments**

Funding for replacement of John Deere Gator

This is a light-duty vehicle with hydraulic dump-boxes with a capacity of 600 lbs. It is used to move material and personnel to job sites. It also hauls small equipment. It does not have PTO capability.

**GE: Transporters - Toroworkman**

<b>Item Number</b>	48	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Golf Equipment	<b>Basis Cost</b>	9,680.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0048		01/01/2016	01/01/2028	5:00	12:00	1	9,680.00	10,777.55
							9,680.00	10,777.55

**Comments**

**LAC: Ceramic Kiln**

<b>Item Number</b>	160	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Library / Arts & Crafts Equipment	<b>Basis Cost</b>	4,655.61
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0160	Kiln 2	01/01/2018	01/01/2038	15:00	20:00	1	4,655.61	6,425.56
920-001-0160	Kiln 1	01/01/2000	01/01/2028	5:00	28:00	1	4,655.61	5,183.48
							9,311.22	11,609.04

**Comments**

Funding for replacement of ceramic kilns located in the Pottery room in the Arts & Crafts building.

**LAC: Ceramic Kiln - Small**

<b>Item Number</b>	177	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Library / Arts & Crafts Equipment	<b>Basis Cost</b>	3,072.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0177		01/01/1964	01/01/2028	5:00	64:00	1	3,072.00	3,420.31
							<u>3,072.00</u>	<u>3,420.31</u>

**Comments**

Funding for replacement of smaller mechanical kiln.

**LAC: HVAC**

<b>Item Number</b>	183	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Library / Arts & Crafts Equipment	<b>Basis Cost</b>	4,730.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0183		01/01/2005	01/01/2030	7:00	25:00	2	9,460.00	10,994.97
							<u>9,460.00</u>	<u>10,994.97</u>

**Comments**

Funding for replacement of HVAC located in the Library / Arts & Crafts Building.

**LAC: Wood Shop Equipment**

<b>Item Number</b>	159	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Library / Arts & Crafts Equipment	<b>Basis Cost</b>	500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0159		01/01/2022	01/01/2023	0:00	1:00	1	500.00	500.00
							500.00	500.00

**Comments**

Funding for discretionary replacement of wood shop equipment, such as chop saws, sanders, table saw, dust collector, air cleaner, etc. as needed.

**LAC: Cladding - Replacement**

<b>Item Number</b>	166	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Library / Arts & Crafts Exterior	<b>Basis Cost</b>	17.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0166		01/01/2015	01/01/2045	22:00	30:00	2,045	35,787.50	57,407.53
							35,787.50	57,407.53

**Comments**

Funding for replacement of cladding installed at the Library and Arts & Crafts building with Hardie plank lap. Some original T1-11 has been replaced with Hardie plank lap cladding. The remaining original T1-11 will be replaced eventually with Hardie plank lap cladding.

Square footage reflects a total estimate, however it is likely that not all will be replaced at the same time. For budgeting purposes, plan for all siding to be replaced in 30 years time, either all at once or gradually.

**LAC: Roofing**

<b>Item Number</b>	223	<b>Measurement Basis</b>	Sq
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Library / Arts & Crafts Exterior	<b>Basis Cost</b>	550.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0223		01/01/2014	01/01/2039	16:00	25:00	78	42,900.00	60,495.20
							<u>42,900.00</u>	<u>60,495.20</u>

**Comments**

Funding for replacement of the asphalt shingle roof of the Library and Arts & Crafts building.

**LAC: Furnishings - Computer Room**

<b>Item Number</b>	153	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Library / Arts & Crafts Furnishings	<b>Basis Cost</b>	3,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0153		01/01/2015	01/01/2030	7:00	15:00	1	3,500.00	4,067.91
							<u>3,500.00</u>	<u>4,067.91</u>

**Comments**

Funding for replacement of various tables and chairs in the computer club room.



**LAC: Furnishings - Red Cross Room**

<b>Item Number</b>	154	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Library / Arts & Crafts Furnishings	<b>Basis Cost</b>	1,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0154		01/01/2009	01/01/2031	8:00	22:00	1	1,500.00	1,781.24
							<u>1,500.00</u>	<u>1,781.24</u>

**Comments**

Funding for replacement of various tables, chairs, and blinds located in the "Red Cross Room" located in the Library / Arts & Crafts building.

**LAC : Furnishings - Library**

<b>Item Number</b>	171	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	8,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0171		01/01/2015	01/01/2030	7:00	15:00	1	8,500.00	9,879.20
							<u>8,500.00</u>	<u>9,879.20</u>

**Comments**

Funding for replacement of various furnishings in the Library including shelving, tables, chairs, etc.

**LAC: Flooring - Computer Room**

<b>Item Number</b>	142	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	2.75
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0142		01/01/2000	01/01/2024	1:00	24:00	1,000	2,750.00	2,809.71
							<u>2,750.00</u>	<u>2,809.71</u>

**Comments**

Funding for replacement of flooring located in the Clubhouse Computer Room.

**LAC: Flooring - Hallway**

<b>Item Number</b>	163	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	4.43
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0163		01/01/2016	01/01/2031	8:00	15:00	800	3,544.00	4,208.48
							<u>3,544.00</u>	<u>4,208.48</u>

**Comments**

Funding for replacement of the Library / Arts & Crafts hallway tile flooring.

**LAC: Flooring - Library**

<b>Item Number</b>	161	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	4.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0161		01/01/2020	01/01/2030	7:00	10:00	1,750	7,875.00	9,152.79
							<u>7,875.00</u>	<u>9,152.79</u>

**Comments**

Funding for replacement of flooring in Library with carpet tiles. Some areas have already been replaced.

**LAC: Flooring - Pottery Room**

<b>Item Number</b>	162	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	4.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0162		01/01/2004	01/01/2024	1:00	20:00	860	3,870.00	3,954.03
							<u>3,870.00</u>	<u>3,954.03</u>

**Comments**

Funding for replacement of the vinyl flooring located in the Pottery Room.

**LAC: Flooring - Red Cross Room**

<b>Item Number</b>	143	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0143		01/01/2010	01/01/2023	0:00	13:00	1	1,000.00	1,000.00
							<u>1,000.00</u>	<u>1,000.00</u>

**Comments**

Funding for replacement of carpet located in "Red Cross" room adjacent to the computer room.

**LAC: Furnishings - Pottery Room**

<b>Item Number</b>	170	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	4,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0170		01/01/2010	01/01/2025	2:00	15:00	1	4,500.00	4,697.54
							<u>4,500.00</u>	<u>4,697.54</u>

**Comments**

Funding for replacement of various furnishing located in the Pottery room. Tables, chairs, etc.

**LAC: Interior Lighting Fixtures**

<b>Item Number</b>	164	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	3,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0164		01/01/2015	01/01/2035	12:00	20:00	1	3,500.00	4,529.14
							<u>3,500.00</u>	<u>4,529.14</u>

**Comments**

Funding for replacement of Library / Arts & Crafts building interior lighting fixtures as needed.

**LAC: Restroom Renovations**

<b>Item Number</b>	165	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Library / Arts & Crafts Interior	<b>Basis Cost</b>	30,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0165		01/01/1994	01/01/2030	7:00	36:00	1	30,000.00	34,867.76
							<u>30,000.00</u>	<u>34,867.76</u>

**Comments**

Funding for renovation of Library/Arts & Crafts building restrooms. Includes plumbing upgrades, ADA upgrades, flooring, and fixtures.

**OP: Chemical Controller**

<b>Item Number</b>	101	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	7,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0101		01/01/2018	01/01/2028	5:00	10:00	1	7,500.00	8,350.38
							<u>7,500.00</u>	<u>8,350.38</u>

**Comments**

Funding for replacement of the Outdoor Pool's chemical controller.

**OP: Fence - Replacement**

<b>Item Number</b>	102	<b>Measurement Basis</b>	LF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	30.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0102		01/01/2014	01/01/2044	21:00	30:00	262	7,860.00	12,340.45
							<u>7,860.00</u>	<u>12,340.45</u>

**Comments**

Funding for replacement of the fence surrounding the pool adjacent to the Clubhouse.

According to the Association, the fence was repaired in 2014 at a cost of \$6,345

**OP: Outdoor Furniture**

<b>Item Number</b>	178	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0178		01/01/2022	01/01/2025	2:00	3:00	1	2,500.00	2,609.74
							2,500.00	2,609.74

**Comments**

**OP: Plaster**

<b>Item Number</b>	103	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	30,368.75
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0103		01/01/2020	01/01/2035	12:00	15:00	1	30,368.75	39,298.38
							30,368.75	39,298.38

**Comments**

Funding for re-plastering the pool surface.

Original copper piping under the pool may require replacement due to age. If replacement is required, major renovation of the pool will be required. Forensic recommends determining a scope and obtaining bids for a full renovation of the pool.

**OP: Pool Replacement**

<b>Item Number</b>	224	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	50 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	900,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0224		01/01/1964	01/01/2025	2:00	61:00	1	900,000.00	900,000.00
							<u>900,000.00</u>	<u>900,000.00</u>

**Comments**

Funding for major renovation and/or replacement of the outdoor pool. Final scope to be determined after consultation with pool contractor.

**OP: Pump - Replacement**

<b>Item Number</b>	104	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	1,356.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0104		01/01/2018	01/01/2028	5:00	10:00	1	1,356.00	1,509.75
							<u>1,356.00</u>	<u>1,509.75</u>

**Comments**

Funding for replacement of the outdoor pool pump.



**OP: Shower - Replacement**

<b>Item Number</b>	105	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	1,695.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0105		01/01/2020	01/01/2055	32:00	35:00	1	1,695.00	3,370.52
							1,695.00	3,370.52

**Comments**

Funding for replacement of the outdoor pool shower.

**OP: Water Heater - Replacement**

<b>Item Number</b>	172	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Outdoor Pool	<b>Basis Cost</b>	5,387.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0172		01/01/2011	01/01/2025	2:00	14:00	1	5,387.00	5,623.48
							5,387.00	5,623.48

**Comments**

Funding for replacement of the Outdoor pool water heater.

According to previous reserve studies, the swimming pool heater was purchased in 2000 for \$3,550, and replaced in 2011 for \$3921.

**PS: Furnishings & Equipment**

<b>Item Number</b>	115	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Pro Shop Equipment	<b>Basis Cost</b>	8,314.90
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0115		01/01/2014	01/01/2024	1:00	10:00	1	8,314.90	8,495.44
							<u>8,314.90</u>	<u>8,495.44</u>

**Comments**

Funding for replacement of furniture and equipment located in the Pro Shop. Includes tables, chairs, television, desks, office chairs, computer, copier, cabinets, etc... as needed.

**PS: HVAC**

<b>Item Number</b>	116	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Pro Shop Equipment	<b>Basis Cost</b>	4,730.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0116		01/01/2016	01/01/2031	8:00	15:00	1	4,730.00	5,616.85
							<u>4,730.00</u>	<u>5,616.85</u>

**Comments**

Funding for replacement of the HVAC system servicing the Pro Shop.

**PS: Cladding - Replacement**

<b>Item Number</b>	110	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	40 Years
<b>Category</b>	Pro Shop Exterior	<b>Basis Cost</b>	17.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0110		01/01/2003	01/01/2030	7:00	27:00	1,800	31,500.00	36,611.15
							<u>31,500.00</u>	<u>36,611.15</u>

**Comments**

Funding for replacement of exterior wood cladding with Hardie plank lap cladding.

**PS: Exterior Paint**

<b>Item Number</b>	112	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Pro Shop Exterior	<b>Basis Cost</b>	2.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0112		01/01/2016	01/01/2024	1:00	8:00	3,840	9,600.00	9,808.45
							<u>9,600.00</u>	<u>9,808.45</u>

**Comments**

Funding for painting the Pro Shop exterior, including sealant replacement as needed.

**PS: Gutters/Downspouts**

<b>Item Number</b>	109	<b>Measurement Basis</b>	LF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Pro Shop Exterior	<b>Basis Cost</b>	12.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0109		01/01/2014	01/01/2044	21:00	30:00	371	4,637.50	7,281.02
							<u>4,637.50</u>	<u>7,281.02</u>

**Comments**

Funding for replacement of downspouts and gutters located on the Pro Shop building. Replacement should coincide with roofing.

**PS: Roofing**

<b>Item Number</b>	113	<b>Measurement Basis</b>	Square
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Pro Shop Exterior	<b>Basis Cost</b>	581.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0113		01/01/2014	01/01/2039	16:00	25:00	60	34,860.00	49,157.64
							<u>34,860.00</u>	<u>49,157.64</u>

**Comments**

Funding for replacement of the asphalt shingle roofing on the Pro Shop building.

Recent roofing work in 2014 was a new layer of shingles, not a complete tear off.

**PS: Sign**

<b>Item Number</b>	114	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Pro Shop Exterior	<b>Basis Cost</b>	3,405.60
<b>Tracking Method</b>	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0114		01/01/2013	01/01/2033	10:00	20:00	1	3,405.60	4,221.66
							3,405.60	4,221.66

**Comments**

Funding for replacement of the Pro Shop sign.

Replaced in 2013 for \$2,880.

**PS: Flooring**

<b>Item Number</b>	117	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Pro Shop Interior	<b>Basis Cost</b>	2.89
<b>Tracking Method</b>	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0117		01/01/2014	01/01/2029	6:00	15:00	2,949	8,522.61	9,694.97
							8,522.61	9,694.97

**Comments**

Funding for replacement of the flooring in the Pro Shop.

**PS: Locker Room/Restroom - Renovation**

<b>Item Number</b>	119	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Pro Shop Interior	<b>Basis Cost</b>	100,000.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0119		01/01/2014	01/01/2034	11:00	20:00	1	100,000.00	126,653.95
							<u>100,000.00</u>	<u>126,653.95</u>

**Comments**

Funding for complete renovations to men's and women's locker room located in the Pro Shop.

**PS: Renovation**

<b>Item Number</b>	120	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Pro Shop Interior	<b>Basis Cost</b>	5,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0120		01/01/2014	01/01/2029	6:00	15:00	1	5,500.00	6,256.57
							<u>5,500.00</u>	<u>6,256.57</u>

**Comments**

Funding for renovations to the Pro Shop.

**PS: Storage - Concrete Floor**

<b>Item Number</b>	118	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Pro Shop Interior	<b>Basis Cost</b>	3.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0118		01/01/2000	01/01/2024	1:00	24:00	900	2,700.00	2,758.63
							2,700.00	2,758.63

**Comments**

Funding for application of epoxy coating to concrete flooring located in the storage area of the Pro Shop.

**S: BECA - Aquatic Center**

<b>Item Number</b>	9	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Services	<b>Basis Cost</b>	2,400.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009		01/01/2022	01/01/2025	2:00	3:00	1	2,400.00	2,505.35
							2,400.00	2,505.35

**Comments**

Funding for a Building Envelope Condition Assessment (BECA) for the Aquatic Center.

Forensic recommends a BECA be performed every 2 to 4 years to help identify needed repairs.

**S: BECA - Clubhouse, Proshop, Lib, A&C**

<b>Item Number</b>	10	<b>Measurement Basis</b>	Ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Services	<b>Basis Cost</b>	3,500.00
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010		01/01/2022	01/01/2025	2:00	3:00	1	3,500.00	3,653.64
							<u>3,500.00</u>	<u>3,653.64</u>

**Comments**

Funding for a Building Envelope Condition Assessment (BECA) for the Clubhouse, Proshop, and Library / Arts & Craft building.

Forensic recommends a BECA be performed every 2 to 4 years to help identify needed repairs.

**SB: Gutters & Downspouts**

<b>Item Number</b>	180	<b>Measurement Basis</b>	LF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Shuffleboard Building	<b>Basis Cost</b>	7.50
<b>Tracking</b>	Logistical		
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0180		01/01/2014	01/01/2034	11:00	20:00	115	862.50	1,092.39
							<u>862.50</u>	<u>1,092.39</u>

**Comments**



**SB: Roofing, Corrugated Fiberglass**

<b>Item Number</b>	14	<b>Measurement Basis</b>	Lum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Shuffleboard Building	<b>Basis Cost</b>	6,073.75
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014		01/01/2019	01/01/2039	16:00	20:00	1	6,073.75	8,564.87
							6,073.75	8,564.87

**Comments**

Funding for replacement of the corrugated fiberglass roofing panels installed at the Shuffleboard building.

According to previous reserve study, these were installed in 2009 at a cost of \$2,395.

**SB: Roofing, Shingle**

<b>Item Number</b>	13	<b>Measurement Basis</b>	SF
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Shuffleboard Building	<b>Basis Cost</b>	562.58
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013		01/01/2014	01/01/2034	11:00	20:00	22.5	12,658.05	16,031.92
							12,658.05	16,031.92

**Comments**

Funding for replacement of the Shuffleboard building roof shingles.

**SB: Siding, Corrugated Fiberglass**

<b>Item Number</b>	15	<b>Measurement Basis</b>	Lsum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Shuffleboard Building	<b>Basis Cost</b>	6,149.67
<b>Tracking</b>	Logistical		
<b>Method</b>	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015		01/01/2019	01/01/2039	16:00	20:00	1	6,149.67	8,671.92
							<u>6,149.67</u>	<u>8,671.92</u>

**Comments**

Funding for replacement of the corrugated fiberglass siding panels installed at the Shuffleboard building.

# APPENDIX A

## MAINTENANCE SCHEDULE

## MAINTENANCE SCHEDULE

The following recommendations are intended to provide easy-to-follow guidelines for the Association to follow regarding the maintenance and preservation of the Association's common elements. They are based on industry standard best practices, refined by Forensic experience.

Each component is unique, and is subject to unique conditions, which may require an accelerated maintenance, renewal, or replacement schedule. The Association should inspect and replace these components as needed.

Association should contact their community manager and/or maintenance manager if they discover or believe there to be water leakage or premature deterioration of a component or assembly.

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>BUILDING APPURTENANCES</b>		
<b>Decks and Railings</b>	Inspect for debris build-up and organic growth. Debris retains moisture, which accelerates decay and water damage, and buildup hides repair needs. Clean deck and railing surfaces appropriate	Semi-annually (spring and fall)
<b>Deck Surfaces</b>	Deck surfaces should be inspected after cleaning. On waterproof deck coatings, look for peeling or worn areas. Deck coatings often require maintenance every few years to maintain their effectiveness. On wood surfaces, look for deteriorated finish coat and decay. On concrete, look for cracks and erosion.	Annually (spring)
<b>Deck Framing</b>	Deck framing should be inspected for decay, particularly under treads, at bases in contact with the ground, and other areas where moisture can accumulate. Older buildings often have framing that would not meet modern standards, so maintaining existing components can save expensive replacements which must meet modern building codes.	Bi-Annually (spring)
<b>Decks and Railings</b>	Inspect for loose, missing, or cracked components, decay, and trip hazards. Note that older railings are unlikely to meet modern standards for safe height and infill spacing, so maintenance is even more important.	Annually (spring)
<b>Metal Railings</b>	Inspect metal components for rust or paint failure. Clean rust and loose material from metal using wire brush, dust cloth, and vacuum. Refinishing is generally needed periodically to prevent corrosion, particularly in wetter climates. A qualified contractor should be retained to refinish railings properly for anything more than minor repairs and touchups.	Annually (spring)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>EXTERIOR SEALANTS AND FINISHES</b>		
<b>Exterior Finish Paint</b>	<p>Inspect for cracking, peeling, blistering, or other evidence of paint failure. Prep and clean loose material from wall surface using a dust cloth and vacuum. Apply compatible touch-up paint to entire wall surface in between architectural breaks (corner to corner or joint to joint). Spray and back-roll paint using a low-pressure sprayer (30-50 psi) with a 50° fan-shaped tip. Brush trims, edges, and protruding surfaces.</p> <p>Always test an inconspicuous surface first to confirm color matching of new finishes to existing finishes. Protect adjacent building components and landscaping that may be damaged by paint overspray.</p>	Annually (fall)
<b>Exterior Sealant Joints</b>	<p>At all windows, doors, garage doors, decks, balconies, railings, scuppers, wall penetrations, siding to trim junctions, and other building exterior dynamic and static sealant joints:</p> <p>Inspect for sealant failure (open voids) or degradation (“chalking” or cracking). Re-seal “pinhole” sealant failure areas with compatible sealant materials.</p>	Semi-annually (spring and fall)
<b>Exterior Sealant Joints</b>	<p>At more extensive areas of sealant failure or degradation, remove existing sealant and clean debris and loose material from joint using a wire brush, dust cloth, and vacuum. Install new sealant that is compatible with adjacent materials (Sonolastic 750 VLM by Sonneborn is recommended). Sealant joints should be dimensioned, installed, and tooled per ASTM C1193 specifications. Dynamic sealant joints featuring a closed-cell backer rod should be installed between dissimilar materials per ASTM E2112 specifications.</p> <p>Despite industry standards and manufacturer instructions, contractors frequently fail to properly dimension and construct dynamic sealant joints, which often leads to premature adhesion failure which can allow water infiltration.</p> <p>Regularly monitor sealant repair areas for recurrence of failure, degradation, or staining.</p>	
<b>Exterior Sealant Joints (temporary)</b>	Remove and replace temporary sealant joint applications (installed during winter) as necessary.	Annually (spring)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>Fluid-Applied Traffic Coatings</b>	Inspect for cracking, peeling, blistering, or other evidence of failure. Consult and follow manufacturer instructions for inspection and maintenance schedules. Warranties often depend on adhering to the reapplication schedule.	Annually (fall)
<b>EXTERIOR WALLS</b>		
<b>Electrical Outlets</b>	Inspect for damaged covers and loose receptacles.. Test ground fault circuit interrupters and reset.	Semi-annually (spring and fall)
<b>Exterior Lighting Fixtures</b>	Inspect for operability and electrical shorts. Replace lamps as necessary.	Semi-annually (summer and winter)
<b>Wall Penetrations</b>	Inspect wall penetration seals and gaskets for cracks or damage and repair or replace as needed. For any repair involving electrical connections, a licensed electrician should be used.	Semi-annually (spring and fall)
<b>Exterior Walls (General)</b>	<p>Inspect exterior wall surfaces for organic growth or graffiti. Clean wall surfaces as necessary with a compatible granulated soap/mild detergent applied using a low-pressure sprayer (30-50 psi) with a 50° fan-shaped tip. Never use muriatic acid or petroleum-based cleaners or solvents.</p> <p>Scrub problematic wall surfaces vigorously with a stiff bristle brush (do not use a wire brush) and rinse thoroughly using a garden hose or low-pressure sprayer (200-300 psi) with a 25° - 50° fan-shaped tip. Do not allow cleaning solution to dry on building components.</p> <p>Always test an inconspicuous surface first to confirm the effect that scrubbing and application of cleaning solution will have on various building components. Protect adjacent building components and landscaping that may be damaged by cleaning solution.</p>	Semi-annually (spring and fall)
<b>Exterior Wall Surfaces</b>	Inspect exterior wall surfaces for damaged, loose, or missing components, decay, storm damage, or other weather-resistance deficiencies.	Semi-annually (spring and fall)
<b>Finish coats</b>	Finish coat maintenance is important to preserving the weather – resistance and value of exterior surfaces. Repainting of exterior walls should be scheduled to occur after exterior cleaning and repairs and after maintenance of sealants.	

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>Interior Surfaces</b>	Inspect accessible interior surfaces for microbial growth, moisture staining, or evidence of water leakage to the interior. Regularly monitor locations that exhibit wetness/dampness, color differences, swelling/warping, blistering/cracking, abnormal odors, or failure of previous repairs.	Semi-annually (spring and fall)
<b>Building Enclosure Condition Assessment</b>	Have a building enclosure condition assessment conducted to identify problems and develop solutions.	Bi-annually
<b>Animals</b>	Inspect exterior wall surfaces for presence of bird or insect nests.	Semi-annually (spring and fall)
<b>Foundations</b>	Inspect for cracking, spalling, settlement, or damage caused by salt/de-icing chemicals. Patch or repair as necessary, following American Concrete Institute (ACI) concrete repair protocol. Regularly monitor concrete repair areas for recurrence of cracking or spalling. Ensure all crawlspace vents are kept open all year-round.	Annually (spring)
<b>Hose Bibs</b>	Inspect all vent screens for openings that could allow rodent access and repair as needed. Disconnect hoses and drain hose bibs when not in use and prior to winter weather. Winterize hose bibs as necessary in advance of freezing temperatures.	Annually (fall)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>FENESTRATION UNITS</b>		
<b>Windows and Doors (General)</b>	Inspect weather stripping for continuity and air leakage. Replace if worn.	Annually (fall)
<b>Glazing</b>	Inspect for missing, cracked, or broken glazing components, or other damage to window or door unit, including evidence of forced entry. Have repairs done by qualified contractor.	Annually (fall)
<b>Hardware</b>	Inspect window and door hardware for operability and closer adjustment. Lubricate operable window and door hinges.	Annually (spring)
<b>Interior Surfaces</b>	Inspect interior surfaces for microbial growth, moisture staining, or evidence of water leakage to the interior.	Semi-annually (spring and fall)
<b>Exterior Surfaces</b>	Clean exterior surfaces with compatible cleaning solution.	Semi-annually (spring and fall)
<b>Window Screens</b>	Repair holes in window screens and wash screens with compatible cleaning solution.	Annually (spring)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>ROOFS</b>		
<b>Exhaust Vents</b>	Inspect for proper operation of dampers or louvers, blockage by debris, or evidence of birds/rodents. Clean exhaust vents and screens as necessary.	Monthly
<b>Gutters and Downspouts</b>	Inspect for debris build-up and organic growth. Clean gutters and downspouts as necessary.	Semi-annually (spring and fall)
<b>Gutters and Downspouts</b>	Identify and regularly monitor locations affected by recurring debris-build up or standing water.	Semi-annually (spring and fall)
<b>Gutters and Downspouts</b>	Inspect for damaged, loose, or missing components, as well as leaking joints.	Semi-annually (spring and fall)
<b>Roof Surfaces (General)</b>	<p>Inspect roof surfaces for organic growth or debris build-up.</p> <p>Clean roof surfaces as necessary per roofing manufacturer recommendations. Be careful to avoid water infiltration to roof and wall assemblies while cleaning. Never use muriatic acid or petroleum-based cleaners or solvents.</p> <p>Rinse thoroughly using a garden hose or low-pressure sprayer (200-300 psi) with a 25° - 50° fan-shaped tip from above. Do not allow cleaning solution to dry on building components.</p> <p>Always test an inconspicuous surface first to confirm the effect that scrubbing and application of cleaning solution will have on various building components.</p> <p>Protect adjacent building components and landscaping that may be damaged by cleaning solution.</p>	Semi-annually (spring and fall)
<b>Roof Surfaces</b>	Inspect roof surfaces for damaged, loose, or missing components, storm damage, or other weather-resistance deficiencies.	Semi-annually (spring and fall)
<b>Roof Surfaces</b>	Inspect roof surfaces for presence of bird or insect nests.	Semi-annually (spring and fall)
<b>SITework</b>		
<b>Asphalt Paving</b>	Patch all cracks in asphalt greater than 1/4" in width with hot-applied crack sealer.	Annually (spring)
<b>Asphalt Paving</b>	Monitor oil leaks that will disintegrate asphalt. Repair source of leak.	Annually (spring)
<b>Catch Basins and Trench Drains</b>	Inspect for debris build-up and organic growth. Clean catch basins or trench drains regularly. Inspect for positive drainage.	Semi-annually (spring and fall)



COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>Concrete Flatwork</b>	Inspect for debris build-up and organic growth. Clean concrete flatwork surfaces as necessary.	Semi-annually (spring and fall)
<b>Concrete Flatwork</b>	Inspect for cracking, spalling, settlement, trip hazards, or damage caused by salt/de-icing chemicals. Patch or repair as necessary.	Annually (spring)
<b>Fencing and Railings</b>	Inspect metal components for rust or paint failure. Clean rust and loose material from metal using wire brush, dust cloth, and vacuum. Prep and repaint with two coats of compatible rust-inhibiting primer.  Following application of primer and finish, apply compatible clear coat waterproof sealer to areas of work to help prevent additional corrosion.	Annually (spring)
<b>Fencing and Railings</b>	Inspect base of wood fence pickets for debris build-up and clearance to soil. Remove debris and modify soil as necessary to maintain adequate clearance.	Semi-annually (spring and fall)
<b>Gates</b>	Inspect metal components for rust or paint failure. Clean rust and loose material from metal using wire brush, dust cloth, and vacuum. Prep and repaint with two coats of compatible rust-inhibiting primer.  Following application of primer and finish, apply compatible clear coat waterproof sealer to areas of work to help prevent additional corrosion.	Annually (spring)
<b>Irrigation Systems</b>	Blow out sprinkler lines and inspect backflow devices for operability.	Annually (fall)
<b>Irrigation Systems</b>	Inspect electronic timers for operability and electric shorts.	Annually (spring)
<b>Irrigation Systems</b>	Redirect sprinkler heads away from building surfaces.	Annually (spring)
<b>Landscaping</b>	Inspect soil finish grade for proper drainage away from structure. Fill in low areas as necessary to allow for 5% minimum positive slope away from structure.	Semi-annually (spring and fall)
<b>Landscaping</b>	Inspect soil finish grade for blockage of masonry veneer weep provisions at base of wall locations.	Semi-annually (spring and fall)
<b>Landscaping</b>	Inspect for plants growing on or too close to structure. Trim or remove plants as necessary to maintain minimum 6" clearance to structure.	Semi-annually (spring and fall)
<b>Light Poles</b>	Inspect light poles for operability. Replace lamps as necessary.	Semi-annually (summer and winter)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>Exterior Metal</b>	Inspect metal components for rust or paint failure. Clean rust and loose material from metal using wire brush, dust cloth, and vacuum. Prep and repaint with two coats of compatible rust-inhibiting primer. Following application of primer and finish, apply compatible clear coat waterproof sealer to areas of work to help prevent additional corrosion.	Annually (spring)
<b>Mailboxes</b>	Inspect for loose, missing or cracked components, rot, sharp edges, and other damage. Repair or replace as necessary.	Annually (spring)
<b>Retaining Walls (Masonry)</b>	Inspect wall surfaces for loose or missing masonry units.	Annually (spring)
<b>Retaining Walls</b>	If visual evidence indicates the wall has shifted over time, consult a structural engineer or qualified contractor.	
<b>Masonry</b>	Inspect masonry joints for failed mortar and cracking. Consult a qualified masonry contractor for an estimate of means and costs.	Annually (spring)
<b>Masonry</b>	Inspect masonry surfaces for presence of efflorescent staining. Clean efflorescence from wall surfaces as necessary with solution consisting of 1 part white household vinegar to 5 parts water, applied using a low-pressure sprayer (30-50 psi) with a 50° fan-shaped tip. Never use muriatic acid or petroleum-based cleaners or solvents.  Scrub problematic wall surfaces vigorously with a stiff bristle brush (do not use a wire brush) and rinse thoroughly with clean water using a garden hose or low-pressure sprayer (200-300 psi) with a 25° - 50° fan-shaped tip. Do not allow cleaning solution to dry on building components.  Always test an inconspicuous surface first to confirm the effect that scrubbing and application of cleaning solution will have on various building components. Protect adjacent building components and landscaping that may be damaged by cleaning solution.	Annually (spring)
<b>Masonry</b>	Avoid use of de-icing chemicals on surfaces immediately adjacent to masonry veneer.	Throughout winter

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
<b>COMMON AREAS</b>		
<b>Deck Furnishings</b>	Inspect for loose, missing, or cracked components, rot, sharp edges, and other damage.	Annually (spring)
<b>Metal</b>	Inspect metal components for rust or paint failure. Clean rust and loose material from metal using wire brush, dust cloth, and vacuum.  Prep and repaint with two coats of compatible rust-inhibiting primer.  Following application of primer and finish, apply compatible clear coat waterproof sealer to areas of work to help prevent additional corrosion.	Annually (spring)
<b>HVAC Units</b>	Inspect exhaust vent fans for operability, electrical shorts, and debris-build up. Follow all manufacturer instructions for Clean or replace HVAC system filters.	Semi-annually (prior to summer and winter)
<b>Interior Walls and Ceilings</b>	Inspect for microbial growth, moisture-staining, holes, cracking, graffiti, or other damage. Regularly monitor locations that exhibit wetness/dampness, color differences, swelling/warping, blistering/cracking, abnormal odors, or failure of previous repairs. Have a building enclosure condition assessment conducted by a consultant to identify problems and develop solutions.	Annually (summer)
<b>Interior Furnishings</b>	Inspect for loose, missing, or cracked components, sharp edges, and other damage. Repair or replace as needed.	Annually (summer)
<b>Interior Lighting Fixtures</b>	Inspect for operability and electrical shorts. Replace lamps as necessary.	
<b>Water Heaters</b>	Consult manufacturer service guide for the unit for required maintenance schedules.  Gas: Monitor for any signs of restricted exhaust venting, particularly when other appliances are operating. Ensure CO monitors are in place and operational by testing as indicated by manufacturer. Heat-Pump: Air filters generally must be cleaned every two weeks for maximum efficiency. Condensate must be properly routed to a secondary drain.	Year-round
<b>Water Heaters</b>	Ensure Temperature-Pressure Relief Valve is not releasing liquid (sign of failure) and outflow is plumbed to a safe secondary drain location.	Annually
<b>Water Heaters</b>	Drip pans and drains should be monitored for moisture regularly.	Year-round

# APPENDIX B

## IMPORTANT INFORMATION

## PURPOSE OF REPORT

### A MULTI-PURPOSE TOOL

This reserve study report is an important part of the Association's budgetary process. Following the recommendations contained within this report should ensure the Association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, this reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding
- A reserve study is required by your accountant during the preparation of the Association's annual audit.
- A reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners
- The reserve study report is also a detailed inventory of the Association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements
- The reserve study report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the reserve study includes measurements and cost estimates of the Association's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the Association, and may be used as a "consumers' guide" by prospective purchasers
- The reserve study report provides a record of the time, cost, and quantities of past reserve replacements. At times, the Association's management company and Boards of Directors are transitory, which may result in the loss of these important records.

## STANDARD TERMS AND DEFINITIONS

**Adjustment to Useful Life** – Once the Estimated Useful Life (EUL) is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

**Annual Assessment Increase** – This represents the percentage rate at which the Association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aid those Associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

**Annual Fixed Reserves** – An optional figure, which if used, will override the normal process of allocating reserves to each asset.

**Budget Year Beginning/Ending** – The budgetary year for which the report is prepared. For Associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

**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. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

**Component Inventory** – The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of Property design and organizational documents, a review of established Property precedents, and discussion with appropriate Association representative(s).

**Condition Assessment** – The task of evaluating the current condition of the component based on observed or reported characteristics.

**Current Replacement Cost** – The estimated Replacement Cost effective at the beginning of the fiscal year for which the report is being prepared.

**Estimated Useful Life (EUL)** – The estimated useful life of a component based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular component. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

**Financial Analysis** – The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**Funding Plan** – An Association's plan to provide income to a Reserve Fund to offset anticipated expenditures from that fund.

**Funding Principles** –

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

**Future Replacement Cost** – The estimated cost to repair or replace the component at the end of its estimated useful life based upon the current replacement cost and inflation.

**Inflation** – This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

- Interest Contribution (After Taxes)** – The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.
- Investment Yield Before Taxes** – The average interest rate anticipated by the Association based upon its current investment practices.
- Life and Valuation Estimates** – The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.
- Number of Units and/or Phases** – As applicable, the number of units and/or phases included in this version of the report.
- 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.
- Placed-In-Service Date** – The month and year that the component was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.
- Projected Reserve Balance** – The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.
- Remaining Useful Life (RUL)** – The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.
- Replacement Cost** – The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.
- Replacement Year** – The year that the component is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.
- Reserve Balance** – Actual or projected funds as of a particular point in time that the Association has identified for use to defray the future repair or replacement of those major components which the Association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based upon information provided and not audited.
- Reserve Provider** – An individual who prepares Reserve Studies.
- Reserve Study** – A budget planning tool which identifies 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 consists of two parts: the Physical Analysis and the Financial Analysis.

## OVERVIEW OF CAPITAL PLANNING TOOLS

### INTRODUCTION

Preparing the annual budget and overseeing the Association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the Association's activities.

### FUNDING OPTIONS

When a major repair or replacement is required in a community, an Association has essentially four options available to address the expenditure:

- **Option 1** – The first, and only logical means that the Board of Directors has to ensure its ability to maintain the components for which it is obligated, is by assessing an adequate level of reserves as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the “community” as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution

- **Option 2** – The second option is for the association to acquire a loan from a lending institution in order to affect the required repairs. In many cases, banks will lend to an association using “future homeowner assessments” as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.
- **Option 3** – The third option, too often used, is simply to defer the required repair or replacement. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.
- **Option 4** – The fourth option is to pass a “special assessment” to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major “reserve” expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.



## TYPES OF RESERVE STUDIES

Most reserve studies fit into one of three categories:

- **Full Reserve Study (Level I)** – The reserve provider reviews community bylaws and original construction documents (when available) to produce a component inventory, a condition assessment (based upon on-site visual observations), and life and value estimates to determine both a “fund status” and “funding plan.”
- **Update with Site Inspection (Level II)** – The reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”
- **Update without Site Inspection (Level III)** – The reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

## THE RESERVE STUDY: A PHYSICAL AND FINANCIAL ANALYSIS

There are two components of a reserve study – a physical analysis and a financial analysis:

- **Physical Analysis** – During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.
- **Financial Analysis** – The financial analysis assesses the association’s reserve balance or “fund status” (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the “funding plan”.

## DEVELOPING A COMPONENT LIST

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

## OPERATIONAL EXPENSES

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of operational expenses include:

- **Utilities** – Electricity, gas, water, telephone, cable TV
- **Administrative** – Supplies, bank service charges, dues & publications, licenses/permits/fees, insurance(s)
- **Services** – Landscaping, pool maintenance, street sweeping, accounting, reserve study
- **Repair Expenses** – Tile roof repairs, equipment repairs, minor concrete repairs, operating contingency

## RESERVE EXPENSES

These are major expenses that occur other than annually, and which must be budgeted for in advance to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant components that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next if they were not reserved for in advance.

Examples of reserve expenses include:

- Roof Replacements
- Park/Play Equipment
- Painting
- Pool/Spa Re-plastering
- Deck Resurfacing
- Pool Equipment Replacement
- Fencing Replacement
- Pool Furniture Replacement
- Asphalt Seal Coating
- Tennis Court Resurfacing
- Asphalt Repairs
- Lighting Replacement
- Asphalt Overlays
- Insurance(s)
- Equipment Replacement
- Reserve Study
- Interior Furnishings

## BUDGETING NORMALLY EXCLUDED

Repairs or replacements of components which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded. Construction defects and other conditions which result in major performance deficiencies cannot be modeled or accurately budgeted for as part of a standard reserve fund analysis.

## PREPARING THE RESERVE STUDY

Once the reserve components have been identified and quantified, their respective replacement costs, useful lives, and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or components, or expenditures of reserve funds. The association can assist in simplifying the reserve study update process by keeping accurate records of these changes throughout the year.

## FUNDING METHODS

From the simplest to the most complex, reserve study providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards – the cash flow method and the component method:

- **Cash Flow Method** – Develops 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 actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration.
- **Component Method** – Develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options. This assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Component Funding Model Projection is based upon the component methodology.

## FUNDING STRATEGIES

**Current Assessment Funding Model** – This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association’s current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time

## RESERVE STUDY METHODOLOGY

### PHYSICAL ANALYSIS METHODOLOGY

Throughout the course of Forensic's physical analysis of the Property, the following methods were employed:

- **Review of Background Information** – The following background information was reviewed by Forensic as part of the Reserve Study preparation for the Property:
  - Previous reserve study report
  - Declarations and governing documents provided by HOA board
- **Component Inventory Generation** – The component inventory was developed to include commonly-owned building components or systems, all or part of which will normally require major maintenance, repair, or replacement in more than 1 and less than 30 years, as well as the finish paint application for those included components.

Please note that the inventory specifically did not include the components or systems listed in the “Reserve Study Exclusions” section of this report, as well as the following

- Items that can be funded from the general budget
  - Common elements whose responsibility does not include all of the unit owners
  - Items with an expected useful life (EUL) and/or remaining useful life (RUL) greater than 30 years
  - Items that lack a predictable EUL and/or RUL
  - Items with a replacement cost less than the minimum threshold of \$1,000
- **Visual Site Inspection** – In order to evaluate and document the current physical condition of the Property, Forensic performed a visual review of the unconcealed and accessible surfaces of the components listed in the “Component Inventory” section of this report. For multiple components, Forensic reviewed a sufficient representative sample of that component (as determined by our professional judgment) in order to make quantity or useful life determinations.

At no time during Forensic's time on site at the Property were destructive or invasive testing methods employed in order to observe the condition of concealed building components or systems. As such, the concealed conditions associated with the components listed in the “Component Inventory” section of this report are not included as part of this Reserve Study.

- **Component Quantity Determinations** – Forensic utilized multiple methods to determine component quantities (depending on the component), including field take-off estimates, partial take-offs from construction drawings, and evaluation of the component quantities provided in previous reserve studies.
- **Component Useful Life Determinations** – Forensic utilized multiple methods to determine component EUL values (depending on the component), including typical useful life tables provided by Fannie Mae, databases provided by Reserve Analyst software, product manufacturer literature, modification of the component quantities provided in previous reserve studies, and Forensic's professional judgment. RUL values were determined by subtracting the current age of each component (based on the in-service date provided by the Association or previous reserve study) from the EUL.

## FINANCIAL ANALYSIS METHODOLOGY

Throughout the course of Forensic’s financial analysis of the Property, the following methods were employed:

- **Financial Parameter Determinations** – In order to perform the financial analysis component of this Reserve Study, Forensic relied upon the values provided by the Association for the fiscal year start/end dates, reserve fund starting balance, reserve fund contribution rate, interest rate, and tax rate. Forensic determined an appropriate inflation rate based upon the 12-month moving average inflation rate, as provided by the U.S. Bureau of Labor Statistics. The 30-year planning horizon incorporated in this Reserve Study is based upon State of Oregon requirements.
- **Component Replacement Cost Determinations** – Forensic utilized multiple methods to determine component current replacement cost values (depending on the component), including current RS Means data for Facility Repair and Maintenance and Commercial Renovation, product manufacturer and vendor literature, adjustment of costing information provided in previous reserve studies, and Forensic’s professional judgment. Future replacement cost values were determined by projecting the current replacement cost values out to their RUL replacement year(s), as modified by the inflation rate determined by Forensic.

**Funding Model Projections and Computations** – Forensic utilized the mathematical modeling capabilities of F7 software to generate the Annual Expenditure Summary, Current Assessment Funding Model Projection, and the Suggested Funding Model Projection via the “Cash Flow Method.”

## DISCLOSURES AND LIMITATIONS

### GENERAL INFORMATION

Forensic's Reserve Study of the Property has been prepared in general conformance with the following industry association standards:

- ASTM E 2018-08 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process," (2008).
- Community Associations Institute (CAI) Research Foundation, "Best Practices: Report #1 Reserve Studies/Management"
- Community Associations Institute (CAI), "National Reserve Study Standards," (2009)
- Fannie Mae "Expected Useful Life Tables," developed by On-Sight Insight of Needham, MA
- "Fannie Mae Physical Needs Assessment Guidance to the Property Evaluator"

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### COMPLIANCE WITH STATE REGULATIONS

This Reserve Study was prepared in general compliance with all applicable state requirements. Please refer to the appropriate appendix to this report for detailed information regarding specific state requirements. Note that this Reserve Study was prepared by a building envelope consultant, suitably qualified by knowledge, skill, and experience to act as a Reserve Study Professional. Please refer to the appropriate appendix to this report for detailed information regarding provider qualifications.

### CONFLICTS OF INTEREST

Forensic has no financial interest in the Association. Forensic is unaware of any potential conflict of interest that may negatively impact the veracity or accuracy of this report.

### BASIC ASSUMPTIONS

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

It has been assumed, unless otherwise noted in this report, that components will not be subjected to extraordinary usage or be exposed to any problematic operational environments, that all components have been designed and constructed properly, and that each estimated useful life (EUL) will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on components, which have an indeterminable but potential liability to the Association. The decision for the inclusion of these as well as all components considered is left to the Association.

It has also been assumed that the Association will employ a high standard of ongoing maintenance to facilitate EUL expectations for individual components, and that those components have been constructed and placed in service in such a manner as to facilitate reasonable access for ongoing maintenance and inspection purposes.

## RESERVE STUDY UPDATES

We recommend that your reserve study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the components under consideration. All of the information collected during our inspection of the Property and computations made subsequently in preparing this Reserve Study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year. A visual site inspection is recommended every three (3) years in order to more accurately update your Reserve Study.

In addition, any of the parameters and estimates used in this Reserve Study may be changed at your request, after which we will provide a revised Study as an additional service billed on an hourly basis.

This Reserve Study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as describe.

## DOCUMENT REVISIONS

Forensic reserves the rights to amend, modify, and/or re-issue this document as more information is reviewed or as additional Property site visits proceed. This document is intended solely for use by our client and should, in any event, be reproduced only in its entirety, with the "Disclaimers and Limitations" section included.

We appreciate your confidence in Forensic and we look forward to addressing any questions or concerns that you may have regarding the contents of this reserve study. Please do not hesitate to contact Forensic at (503) 772-1114 or [info@forensicbuilding.com](mailto:info@forensicbuilding.com) if we can be of further assistance. Thank you.

Respectfully submitted,

## FORENSIC BUILDING CONSULTANTS



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