

King City Civic Association



FY 2024 RESERVE STUDY AND MAINTENANCE SCHEDULE

PREPARED FOR:

King City Civic Association

PROJECT NUMBER:

23-146

REPORT DATE:

November 9, 2023

PREPARED BY:

FORENSIC
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EXECUTIVE SUMMARY

Client Name:	King City Civic Association	Property Name:	King City Civic Association (Property)
Client Address:	15245 SW 116 th Ave Portland, OR 97224	Property Address:	15245 SW 116 th Ave Portland, OR 97224
Report Type:	Level 3 Reserve Study & Maintenance Plan	Report Date:	November 9, 2023

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 is limited to information provided by the Association, previous reserve study updates, and other reports which provide information on the current condition of the components included in this study. Note that this study's scope is limited to the following:

- **Update without Site Visit (Level III)** – The reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

GENERAL ASSESSMENT OF RESERVE FUND STATUS

CURRENT RESERVE FUND BALANCE

The fiscal year 2024 reserve fund beginning balance is estimated to be \$1,976,366.76 and is currently approximately 53% 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 risk for special assessment should any unplanned expenses or component failures occur.

This reserve study does not fund any components related to the Aquatic Center that is currently under litigation. It also does not provide funding for replacement of windows and doors, which will likely be a large expense when they are replaced. The Association is in the process of gathering information on the exterior envelope, including windows, to include in future reserve studies.

RECOMMENDED RESERVE FUND CONTRIBUTION

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 contribution of \$443,000 in fiscal year 2024 is recommended to meet the above criteria. This plan will require annual increases of 1%. The fiscal year 2053 ending balance is projected to be approximately \$6,124,699, which will represent a 98% funding level.

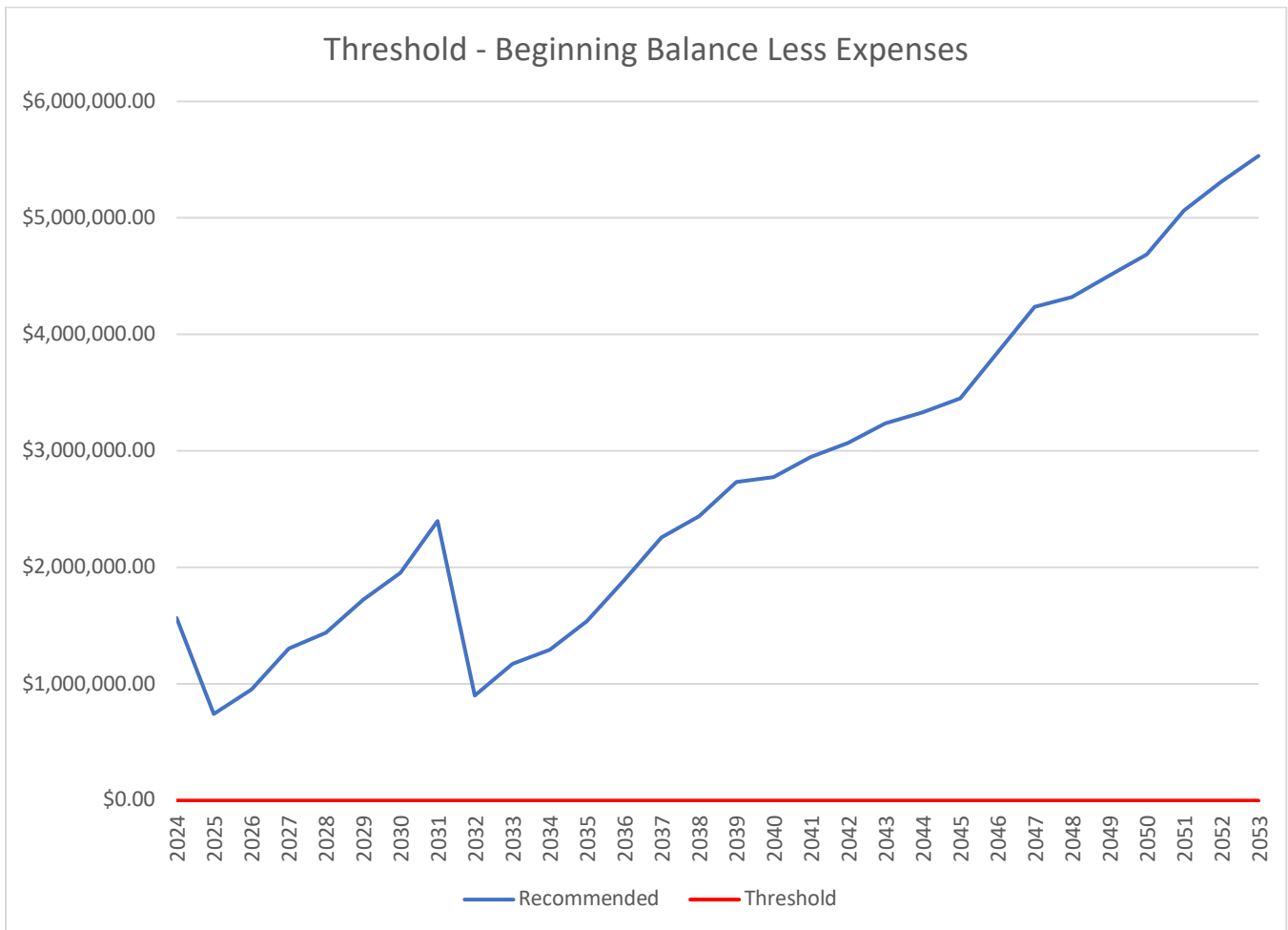
Recommended Total Annual Reserve Fund Contributions	
FY 2024	\$ 443,000
FY 2025 - FY 2053	1% annual increases

See 'Recommended Cash Flow – Annual' for more information.

RESERVE FUND CONTRIBUTION ANALYSIS

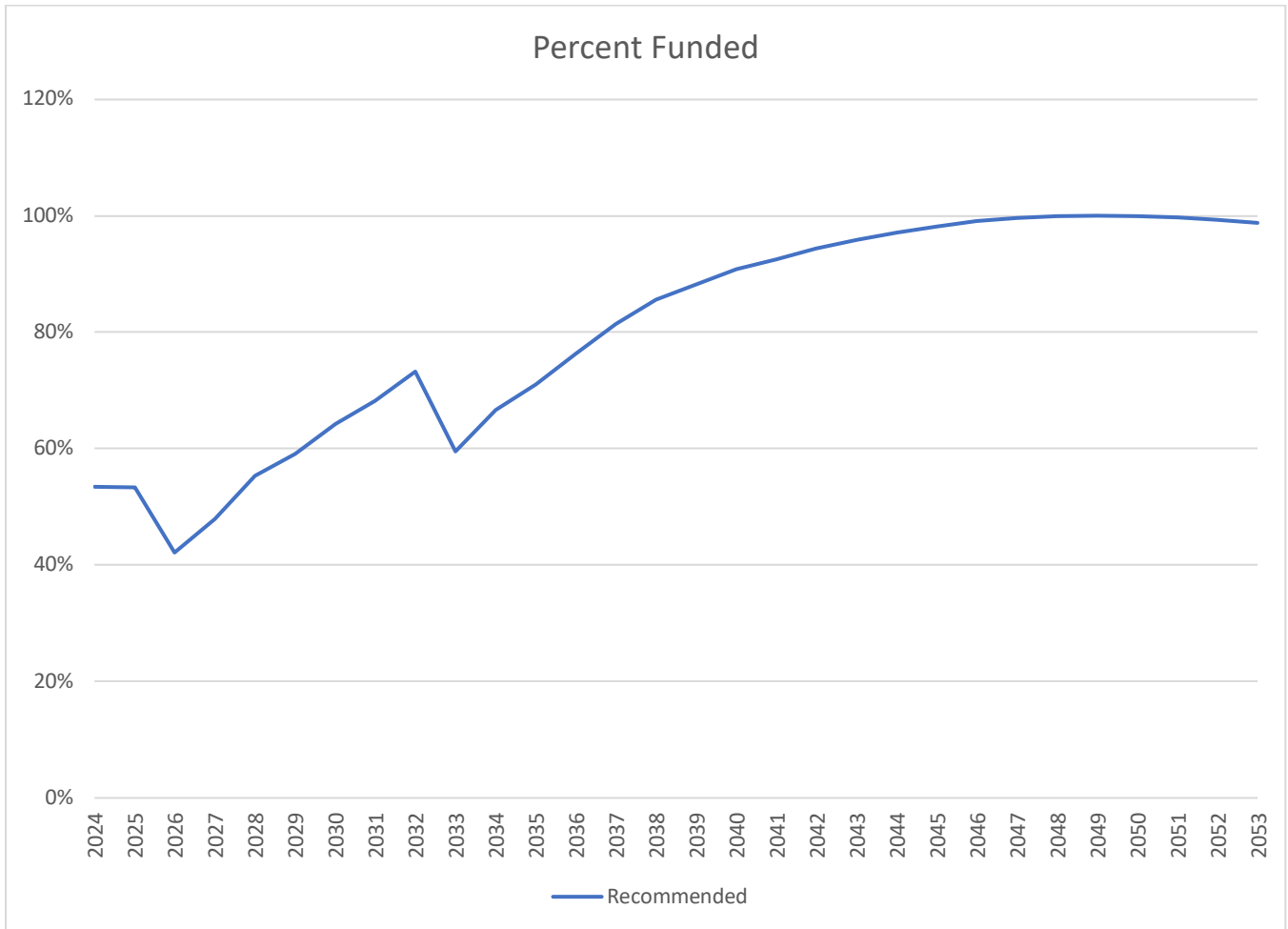
THRESHOLD ANALYSIS

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 2047 as illustrated in the graph below.



RECOMMENDED CASH FLOW – ANNUAL

The recommended cash flow projections provided in this spreadsheet have been calculated based on the recommended cash flow detailed under 'General Assessment of Reserve Fund Status'.

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
100% Funded	3,697,487	3,769,356	2,821,663	2,934,028	3,178,943	3,221,477	3,411,956	3,551,768	3,921,291	2,313,936
Percent Funded	53.45%	53.28%	42.13%	47.92%	55.27%	59.05%	64.18%	68.17%	73.26%	59.54%
Begin Balance	1,976,366	2,008,577	1,188,902	1,406,085	1,757,056	1,902,497	2,189,793	2,421,397	2,872,985	1,377,927
Contribution	443,000	447,430	451,904	456,423	460,987	465,597	470,253	474,956	479,705	484,502
Percent Change	N/A	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Interest	180	101	118	153	168	196	219	263	122	142
Less Expenditures	410,970	1,267,206	234,840	105,605	315,715	178,497	238,868	23,632	1,974,885	205,710
Ending Balance	2,008,577	1,188,902	1,406,085	1,757,056	1,902,497	2,189,793	2,421,397	2,872,985	1,377,927	1,656,861

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
100% Funded	2,486,384	2,511,683	2,663,872	2,932,453	3,228,844	3,342,265	3,574,479	3,558,337	3,681,579	3,755,443
Percent Funded	66.63%	71.02%	76.26%	81.42%	85.56%	88.25%	90.84%	92.56%	94.36%	95.83%
Begin Balance	1,656,861	1,783,917	2,031,700	2,387,712	2,762,673	2,949,558	3,247,205	3,293,883	3,474,258	3,599,017
Contribution	489,347	494,241	499,183	504,175	509,217	514,309	519,452	524,647	529,893	535,192
Percent Change	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Interest	155	179	214	251	270	299	305	322	335	352
Less Expenditures	362,447	246,638	143,386	129,466	322,603	216,962	473,079	344,594	405,469	360,642
Less Deferred Expend	0	0	0	0	0	0	0	0	0	0
Ending Balance	1,783,917	2,031,700	2,387,712	2,762,673	2,949,558	3,247,205	3,293,883	3,474,258	3,599,017	3,773,919

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
100% Funded	3,885,575	3,944,015	4,036,521	4,410,305	4,799,668	4,880,610	5,073,226	5,273,142	5,681,363	5,973,347
Percent Funded	97.12%	98.18%	99.08%	99.68%	99.93%	100.03%	99.97%	99.74%	99.32%	98.75%
Begin Balance	3,773,919	3,872,386	3,999,572	4,396,343	4,796,525	4,882,493	5,071,821	5,259,824	5,642,937	5,898,910
Contribution	540,544	545,949	551,409	556,923	562,492	568,117	573,798	579,536	585,332	591,185
Percent Change	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Interest	362	374	412	452	462	480	498	536	561	584
Less Expenditures	442,439	419,138	155,050	157,194	476,987	379,269	386,294	196,959	329,921	365,981
Less Deferred Expend	0	0	0	0	0	0	0	0	0	0
Ending Balance	3,872,386	3,999,572	4,396,343	4,796,525	4,882,493	5,071,821	5,259,824	5,642,937	5,898,910	6,124,699

RESERVE STUDY PARAMETERS

EXPLANATORY NOTES

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

Level of Service:	Level 1 (Full Reserve Study – With Site Visit)	Description:	Reserve Study includes Component Inventory, Life and Valuation Estimates, Fund Status & Funding Plan
Fiscal Year Start:	January 1, 2024	Fiscal Year End:	December 31, 2024
Model Interest Rate:	0.01 %	Inflation Rate:	2.15 %
Estimated 2024 Reserve Fund Starting Balance:	\$ 6,124,699	Previous Fiscal Year Contribution:	\$531,000
Funding Parameters:	Maintain positive thresholds and build to 100% funding	Number of Units:	644
Property Occupancy Type:	N/A - Common Property of Civic Association	Date of Original Construction:	1964
General Description of Property:			
<ul style="list-style-type: none"> The Property is a civic association with buildings that consist of a clubhouse, library and arts & 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. Amenities funded by the Association include a golf course, outdoor pool, and four small parks. 			

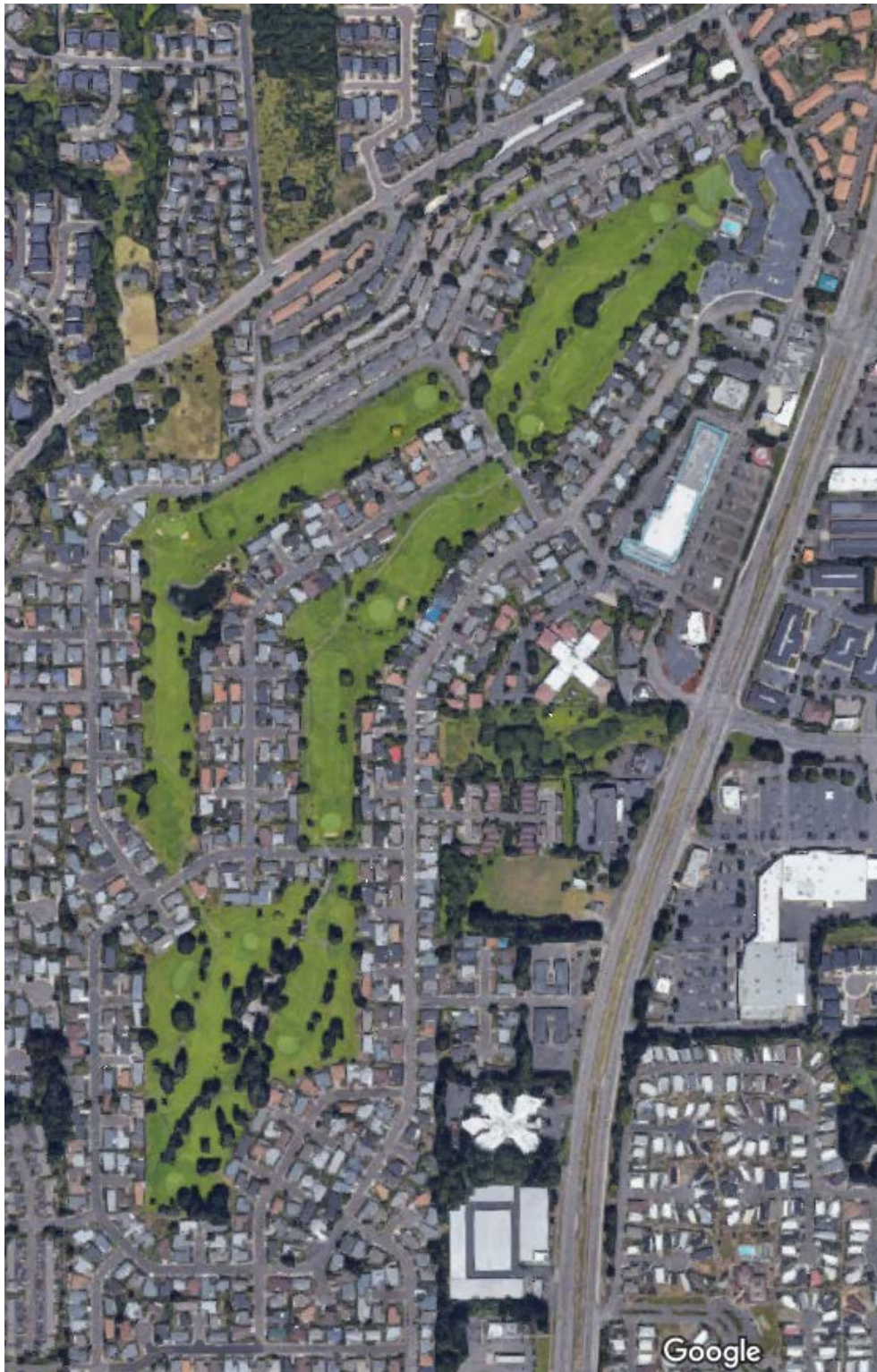
NOTE REGARDING INFLATION

Unprecedented inflation levels over the last fiscal year have proven problematic regarding future inflation models. While inflation since last fiscal year has been approximately 4.3%, 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

Interior Component (Aesthetic):	Maximum 100% extension of expected useful life (EUL)	Exterior Component (Aesthetic):	Maximum 50% extension of expected useful life (EUL)
Interior Component (Performance):	Maximum 50% extension of expected useful life (EUL)	Exterior Component (Performance):	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			Replace				Adj	Rem	
Component	Code	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Aquatic Center Equipment									
AC: Battery Back Up Replacement	910-000-0190		01/01/2028	\$ 0.00	0 Unfund	\$ 0	5:00	4:00	\$ 0
AC: Lap Pool - Chemical Controller	910-000-0193		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Lap Pool - Filter	910-000-0194		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Lap Pool - Heater	910-000-0195		01/01/2026	0.00	0 Unfund	0	8:00	2:00	0
AC: Lap Pool - Pumps	910-000-0196		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Lap Pool - Replaster	910-000-0197		01/01/2033	0.00	0 Unfund	0	15:00	9:00	0
AC: Lap Pool - UV System	910-000-0198		01/01/2025	0.00	0 Unfund	0	7:00	1:00	0
AC: Large Pool - Chemical Controller	910-000-0200		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Large Pool - Filter	910-000-0199		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Large Pool - Heater	910-000-0201		01/01/2026	0.00	0 Unfund	0	8:00	2:00	0
AC: Large Pool - Pumps	910-000-0202		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Large Pool - Replaster	910-000-0203		01/01/2033	0.00	0 Unfund	0	15:00	9:00	0
AC: Large Pool - UV System	910-000-0204		01/01/2025	0.00	0 Unfund	0	7:00	1:00	0
AC: Locker Room - HVAC	910-000-0205		01/01/2033	0.00	0 Unfund	0	15:00	9:00	0
AC: Pool Exhaust	910-000-0207		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Power Washer & Deck Cleaner	910-000-0208		01/01/2024	0.00	0 Unfund	0	6:00	0:00	0
AC: Pressure Washer	910-000-0209		01/01/2033	0.00	0 Unfund	0	15:00	9:00	0
AC: Seresco Dehumidifier	910-000-0211		01/01/2033	0.00	0 Unfund	0	15:00	9:00	0
AC: Spa - Chemical Controller	910-000-0213		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Spa - Filter	910-000-0214		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Spa - Heater	910-000-0215		01/01/2026	0.00	0 Unfund	0	8:00	2:00	0
AC: Spa - Pumps	910-000-0217		01/01/2028	0.00	0 Unfund	0	10:00	4:00	0
AC: Spa - Replaster	910-000-0216		01/01/2033	0.00	0 Unfund	0	15:00	9:00	0
AC: Spa - UV System	910-000-0218		01/01/2025	0.00	0 Unfund	0	7:00	1:00	0
AC: Water Heater	910-000-0220		01/01/2030	0.00	0 Unfund	0	12:00	6:00	0
						0			0
Aquatic Center Exterior									
AC: Cladding - Replacement	910-000-0212		01/01/2058	\$ 0.00	0 Unfund	\$ 0	40:00	34:00	\$ 0
AC: Exterior Paint - Cladding	910-000-0222		01/01/2026	0.00	0 Unfund	0	8:00	2:00	0
AC: Roofing	910-000-0210		01/01/2043	0.00	0 Unfund	0	25:00	19:00	0
						0			0
Aquatic Center Interior									
AC: Concrete Deck - Partial Replaceme	910-000-0219		01/01/2043	\$ 0.00	0 Unfund	\$ 0	25:00	19:00	\$ 0
AC: Interior Lighting	910-000-0191		01/01/2038	0.00	0 Unfund	0	20:00	14:00	0

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Aquatic Center Interior									
AC: Interior Painting - Pool Area	910-000-0192		01/01/2028	\$ 0.00	0 Unfund	\$ 0	10:00	4:00	\$ 0
AC: Men Locker Room - Renovation	910-000-0206		01/01/2038	0.00	0 Unfund	0	20:00	14:00	0
AC: Women Locker Room - Renovation	910-000-0221		01/01/2038	0.00	0 Unfund	0	20:00	14:00	0
						0			0
Clubhouse Equipment									
CH: Accessible Entry System	910-000-0125		01/01/2036	\$ 56,849.52	1 Total	\$ 56,850	15:00	12:00	\$ 73,566
CH: Burnisher	910-000-0122		01/01/2025	1,600.33	1 Ea	1,600	16:00	1:00	1,635
CH: Clubhouse Computers	910-000-0228		01/01/2033	18,780.32	1 Lsum	18,780	10:00	9:00	22,786
CH: HVAC	910-000-0133		01/01/2032	58,025.76	1 Lsum	58,026	20:00	8:00	68,905
CH: Multi Site Security Cameras	910-000-0229		01/01/2038	8,221.20	1 Total	8,221	15:00	14:00	11,106
CH: Security Cameras	910-000-0226		01/01/2024	8,000.00	1 Total	8,000	10:00	0:00	8,000
CH: Water Heater - Replacement	910-000-0169		01/01/2026	2,600.00	1 Ea	2,600	3:00	2:00	2,714
						154,077			188,711
Clubhouse Exterior									
CH: Banquet Room Window/Door	910-000-0234		01/01/2024	\$ 0.00	1 BID	\$ 0	1:00	0:00	\$ 0
CH: Cladding - Replacement	910-000-0136		01/01/2041	18.20	6,225 SF	113,295	30:00	17:00	163,231
CH: Exterior Lighting Fixtures	910-000-0128		01/01/2040	1,895.92	1 Lsum	1,896	20:00	16:00	2,674
CH: Exterior Paint - Cladding	910-000-0130		01/01/2026	2.60	12,845 SF	33,397	10:00	2:00	34,863
CH: Gutters/Downspouts	910-000-0132		01/01/2040	7.80	725 LF	5,655	25:00	16:00	7,974
CH: Irrigation System	910-000-0184		01/01/2035	9,880.00	1 Allow	9,880	71:00	11:00	12,513
CH: Parking Lot - Asphalt Overlay	910-000-0134		01/01/2042	1.20	87,314 SF	104,777	42:00	18:00	154,236
CH: Parking Lot - Asphalt Seal Coat	910-000-0135		01/01/2024	0.40	87,314 SF	34,926	5:00	0:00	34,926
CH: Roofing	910-000-0131		01/01/2040	572.00	254 Sq	145,288	25:00	16:00	204,877
CH: Sliders & Windows East/West	910-000-0237		01/01/2024	25,000.00	1 Lsum	25,000	30:00	0:00	25,000
CH: Window Replacement	910-000-0138		01/01/2035	0.00	0 Unfund	0	71:00	11:00	0
						474,113			640,295
Clubhouse Furnishings and Appliances									
CH: Appliances - Kitchen	910-000-0158		01/01/2026	\$ 8,840.00	1 Lsum	\$ 8,840	4:00	2:00	\$ 9,228
CH: Furnishings - Banquet Hall	910-000-0156		01/01/2030	15,600.00	1 Lsum	15,600	21:00	6:00	17,746
CH: Furnishings - Living Room/Entry	910-000-0150		01/01/2024	18,000.00	1 Lsum	18,000	15:00	0:00	18,000
CH: Furnishings - Meeting Room	910-000-0151		01/01/2032	5,200.00	1 Lsum	5,200	25:00	8:00	6,175
CH: Furnishings - Multi-Purpose Room	910-000-0174		01/01/2032	5,200.00	1 Lsum	5,200	15:00	8:00	6,175
CH: Furnishings - Office	910-000-0152		01/01/2027	12,636.00	1 Lsum	12,636	19:00	3:00	13,477
						65,476			70,801

COMPONENT LIST – SUMMARY

Components			Replace				Adj	Rem	
Component	Code	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Clubhouse Interior									
CH: Banquet Room Ceiling	910-000-0235		01/01/2024	\$ 25,000.00	1 Lsum	\$ 25,000	1:00	0:00	\$ 25,000
CH: Banquet Room Sound System	910-000-0238		01/01/2024	13,000.00	1 Lsum	13,000	10:00	0:00	13,000
CH: Flooring - Banquet Hall	910-000-0145		01/01/2026	2.86	1,750 SF	5,005	17:00	2:00	5,225
CH: Flooring - Entry Tile	910-000-0176		01/01/2033	16.12	400 SF	6,448	23:00	9:00	7,823
CH: Flooring - Living Room	910-000-0139		01/01/2024	15,000.00	1 Lsum	15,000	15:00	0:00	15,000
CH: Flooring - Meeting Room	910-000-0140		01/01/2031	2.86	500 SF	1,430	10:00	7:00	1,662
CH: Flooring - Multi-Purpose Room	910-000-0175		01/01/2032	2.86	750 SF	2,145	15:00	8:00	2,547
CH: Flooring - Office	910-000-0141		01/01/2026	6,930.56	1 Lsum	6,931	10:00	2:00	7,235
CH: Flooring - Restrooms	910-000-0144		01/01/2035	10.96	240 SF	2,630	25:00	11:00	3,332
CH: Interior Lighting Fixtures	910-000-0147		01/01/2035	8,236.80	1 Lsum	8,237	28:00	11:00	10,432
CH: Interior Paint	910-000-0148		01/01/2024	19,059.04	1 Lsum	19,059	12:00	0:00	19,059
CH: Kitchen Renovation	910-000-0146		01/01/2026	52,000.00	1 Lsum	52,000	17:00	2:00	54,283
CH: Restroom Renovations	910-000-0149		01/01/2032	87,201.92	1 Lsum	87,202	25:00	8:00	103,552
						<u>244,087</u>			<u>268,149</u>
Common Area Grounds									
CA: Camino Park Fence, Wood	910-000-0001		01/01/2030	\$ 6,812.00	1 Lsum	\$ 6,812	22:00	6:00	\$ 7,749
CA: Concrete Flatwork	910-000-0003		01/01/2026	5,200.00	1 Lsum	5,200	3:00	2:00	5,428
CA: Gazebo Rehab	910-000-0005		01/01/2043	7,800.00	1 Lsum	7,800	20:00	19:00	11,731
CA: Irrigation - Beaver Park	910-000-0186		01/01/2030	1,820.00	1 Lsum	1,820	66:00	6:00	2,070
CA: Irrigation - Camino Park	910-000-0007		01/01/2025	1,820.00	1 Lsum	1,820	20:00	1:00	1,860
CA: Irrigation - Gazebo Park	910-000-0185		01/01/2030	1,820.00	1 Lsum	1,820	25:00	6:00	2,070
CA: Irrigation - Monaco Park	910-000-0187		01/01/2030	1,820.00	1 Lsum	1,820	66:00	6:00	2,070
						<u>27,092</u>			<u>32,979</u>
Crown Center Equipment									
CC: Security Camera System	910-000-0127		01/01/2025	\$ 6,474.00	1 Lsum	\$ 6,474	12:00	1:00	\$ 6,615
						<u>6,474</u>			<u>6,615</u>
Crown Center Exterior									
CC: Cladding - Replacement	910-000-0173		01/01/2057	\$ 18.20	2,500 SF	\$ 45,500	50:00	33:00	\$ 92,442
CC: Exterior Lighting Fixtures	910-000-0087		01/01/2042	1,560.00	1 Lsum	1,560	20:00	18:00	2,296
CC: Exterior Paint	910-000-0088		01/01/2026	2.60	2,500 SF	6,500	8:00	2:00	6,785
CC: Front Doors	910-000-0084		01/01/2035	8,035.51	1 Lsum	8,036	25:00	11:00	10,177
CC: Furnace Access Door	910-000-0227		01/01/2053	2,964.00	1 Total	2,964	30:00	29:00	5,526
CC: Gutters/Downspouts	910-000-0086		01/01/2045	7.80	371 LF	2,894	25:00	21:00	4,543
CC: Irrigation	910-000-0188		01/01/2035	6,760.00	1 Allow	6,760	71:00	11:00	8,562

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Crown Center Exterior									
CC: Roofing	910-000-0089		01/01/2045	\$ 572.00	26 Square	\$ 14,872	25:00	21:00	\$ 23,350
CC: Windows	910-000-0085		01/01/2035	0.00	0 Unfund	0	65:00	11:00	0
						89,085			153,681
Crown Center Interior									
CC: Equipment - Fitness Room	910-000-0095		01/01/2026	\$ 2,600.00	1 Lsum	\$ 2,600	3:00	2:00	\$ 2,714
CC: Flooring - Crown Room	910-000-0090		01/01/2027	8,901.46	1 Lsum	8,901	15:00	3:00	9,494
CC: Flooring - Fitness Room	910-000-0091		01/01/2038	10,959.52	1 Lsum	10,960	15:00	14:00	14,805
CC: Furnace / AC	910-000-0225		01/01/2043	7,228.00	1 Total	7,228	20:00	19:00	10,871
CC: Furnishings	910-000-0097		01/01/2028	12,829.44	1 Lsum	12,829	28:00	4:00	13,981
CC: Kitchen - Renovation	910-000-0096		01/01/2028	16,037.74	1 Lsum	16,038	30:00	4:00	17,477
CC: Restrooms - Crown Room	910-000-0099		01/01/2037	9,623.29	1 Lsum	9,623	25:00	13:00	12,723
						68,179			82,064
Golf Course Grounds									
GC: Bowling Green Gutters	910-000-0239		01/01/2024	\$ 10,000.00	1 Lsum	\$ 10,000	25:00	0:00	\$ 10,000
GC: Bowling Green Wood Border	910-000-0233		01/01/2024	0.00	1 BID	0	25:00	0:00	0
GC: Cage Structure	910-000-0050		01/01/2028	5,720.00	1 Lsum	5,720	18:00	4:00	6,233
GC: Cart Paths - Repair & Replace	920-001-0053	Phase 1	01/01/2045	62,400.00	1 Lsum	62,400	25:00	21:00	97,970
GC: Cart Paths - Repair & Replace	920-002-0053	Phase 2	01/01/2048	62,400.00	1 Lsum	62,400	25:00	24:00	104,491
GC: Cart Paths - Repair & Replace	920-003-0053	Phase 3	01/01/2024	62,400.00	1 Lsum	62,400	26:00	0:00	62,400
GC: Cart Paths - Repair & Replace	920-004-0053	Phase 4	01/01/2025	62,400.00	1 Lsum	62,400	27:00	1:00	63,755
GC: Fairway Seeding Program	910-000-0059		01/01/2025	11,226.07	1 Lsum	11,226	20:00	1:00	11,470
GC: Fuel Tank	910-000-0051		01/01/2032	41,600.00	1 Lsum	41,600	20:00	8:00	49,400
GC: Pond Dredging	910-000-0060		01/01/2032	31,200.00	1 Lsum	31,200	10:00	8:00	37,050
GC: Pond Fountain	910-000-0061		01/01/2025	5,200.00	1 Lsum	5,200	5:00	1:00	5,313
GC: Rebuild #1 Tee / RR Ties	910-000-0231		01/01/2024	60,554.00	1 Lsum	60,554	1:00	0:00	60,554
GC: Well Pump	910-000-0052		01/01/2024	5,200.00	1 Lsum	5,200	10:00	0:00	5,200
						420,300			513,836
Golf Course Irrigation									
GC: Bowling Green Irrigation	910-000-0232		01/01/2024	\$ 18,096.00	1 Lsum	\$ 18,096	60:00	0:00	\$ 18,096
GC: GSP Irrigation	910-000-0066		01/01/2025	14,333.18	1 Lsum	14,333	6:00	1:00	14,644
GC: Irrigation - Rainbird Freedom	910-000-0069		01/01/2048	15,600.00	1 Lsum	15,600	25:00	24:00	26,123
GC: Irrigation Pond Intake Screen	910-000-0071		01/01/2032	2,496.00	1 Lsum	2,496	10:00	8:00	2,964
GC: Irrigation Pump Station	910-000-0068		01/01/2032	114,400.00	1 Lsum	114,400	12:00	8:00	135,849
GC: Irrigation System - Upgrade	910-000-0073		01/01/2032	1,300,000.00	1 Lsum	1,300,000	31:00	8:00	1,543,744

COMPONENT LIST – SUMMARY

Components			Replace				Adj	Rem	
Component	Code	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Golf Course Irrigation						1,464,925			1,741,420
Golf Course Maintenance Shop									
GC: Exterior Cladding - Maintenance S	910-000-0078		01/01/2045	\$ 18.20	1,080 SF	\$ 19,656	30:00	21:00	\$ 30,861
GC: Exterior Paint - Maintenance Shop	910-000-0075		01/01/2029	3,259.26	1 Lsum	3,259	7:00	5:00	3,629
GC: Garage Doors - Replacement	910-000-0181		01/01/2043	2,538.64	2 Ea	5,077	20:00	19:00	7,636
GC: Gutters/Downspouts	910-000-0189		01/01/2029	7.80	90 LF	702	25:00	5:00	782
GC: HVAC	910-000-0182		01/01/2028	2,600.00	1 Allow	2,600	43:00	4:00	2,833
GC: Roofing, Flat	910-000-0076		01/01/2028	1,040.00	16 Square	16,640	15:00	4:00	18,133
GC: Roofing, Pitched	910-000-0077		01/01/2029	604.24	21 Square	12,689	25:00	5:00	14,128
						60,624			78,001
Golf Course Pump House									
GC: Exterior Cladding - Pump House	910-000-0081		01/01/2025	\$ 7.80	1,024 SF	\$ 7,987	27:00	1:00	\$ 8,161
GC: Exterior Paint - Pump House	910-000-0082		01/01/2025	2.60	1,024 SF	2,662	27:00	1:00	2,720
GC: Roofing - Pump House	910-000-0079		01/01/2047	572.00	3 Sq	1,716	25:00	23:00	2,812
GC: Skylight Replacement - Pump Hous	910-000-0080		01/01/2047	1,118.00	1 Lsum	1,118	25:00	23:00	1,832
						13,484			15,526
Golf Equipment									
GE: Aerifiers - Fairway	910-000-0016		01/01/2029	\$ 31,974.80	1 Ea	\$ 31,975	15:00	5:00	\$ 35,600
GE: Aerifiers - Toro Greens	910-000-0017		01/01/2029	30,621.79	1 Ea	30,622	15:00	5:00	34,094
GE: Golf Carts - Replacement	910-000-0018		01/01/2028	4,680.00	10 Ea	46,800	10:00	4:00	50,999
GE: Misc - Ditch Witch Trencher	910-000-0019		01/01/2025	11,067.68	1 Ea	11,068	33:00	1:00	11,308
GE: Misc - Fertilizer Spreader	910-000-0020		01/01/2039	4,276.27	1 Ea	4,276	20:00	15:00	5,902
GE: Misc - Marshall Cart	910-000-0022		01/01/2028	5,534.10	1 Ea	5,534	10:00	4:00	6,031
GE: Misc - Pressure Washer	910-000-0023		01/01/2037	2,085.05	1 Ea	2,085	15:00	13:00	2,757
GE: Misc - Reel Sharpener	910-000-0024		01/01/2025	55,340.69	1 Ea	55,341	19:00	1:00	56,542
GE: Misc - Ryan Sod Cutter	910-000-0025		01/01/2025	6,415.55	1 Ea	6,416	35:00	1:00	6,555
GE: Misc - Seal 250	910-000-0026		01/01/2038	11,440.00	1 Ea	11,440	20:00	14:00	15,454
GE: Misc - Thatcher	910-000-0027		01/01/2025	4,009.72	1 Ea	4,010	25:00	1:00	4,097
GE: Misc - Top Dresser Ty-Crop	910-000-0028		01/01/2028	19,245.20	1 Ea	19,245	12:00	4:00	20,972
GE: Misc - Turbo Blower	910-000-0029		01/01/2025	9,683.96	1 Ea	9,684	18:00	1:00	9,894
GE: Misc - Turf Vacuum	910-000-0030		01/01/2034	38,480.00	1 Ea	38,480	12:00	10:00	47,701
GE: Mowers - 20" Rotary Honda	910-000-0031		01/01/2025	1,475.76	1 Ea	1,476	5:00	1:00	1,508
GE: Mowers - 3150 Toro	920-001-0033		01/01/2025	47,715.20	1 Ea	47,715	16:00	1:00	48,751
GE: Mowers - 3150 Toro	920-002-0033		01/01/2028	47,715.20	1 Ea	47,715	10:00	4:00	51,996

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Golf Equipment									
GE: Mowers - 3150 Toro	920-003-0033		01/01/2028	\$ 47,715.20	1 Ea	\$ 47,715	10:00	4:00	\$ 51,996
GE: Mowers - 3150 Toro	920-004-0033		01/01/2033	47,715.20	1 Ea	47,715	10:00	9:00	57,892
GE: Mowers - 40" Toro Rotary	910-000-0034		01/01/2025	7,026.45	1 Ea	7,026	16:00	1:00	7,179
GE: Mowers - 7 Gang Toro	910-000-0035		01/01/2028	33,204.60	1 Ea	33,205	15:00	4:00	36,184
GE: Mowers - 72" Toro 32800	910-000-0036		01/01/2026	32,797.34	1 Ea	32,797	13:00	2:00	34,237
GE: Mowers - Fairway JD 3235B	910-000-0037		01/01/2027	77,477.40	1 Ea	77,477	5:00	3:00	82,635
GE: Mowers - Fairway JD 3235C	910-000-0038		01/01/2033	77,477.40	1 Ea	77,477	10:00	9:00	94,002
GE: Mowers - Triplex JD	920-001-0039		01/01/2025	35,814.90	1 Ea	35,815	23:00	1:00	36,593
GE: Mowers - Triplex JD	920-002-0039		01/01/2026	35,814.90	1 Ea	35,815	19:00	2:00	37,387
GE: Tractors - Kubota	920-001-0041		01/01/2035	29,368.56	1 Ea	29,369	20:00	11:00	37,196
GE: Tractors - Kubota	920-002-0041		01/01/2041	29,368.56	1 Ea	29,369	20:00	17:00	42,313
GE: Transporter Heavy Duty	920-001-0043		01/01/2024	33,280.00	1 Lsum	33,280	20:00	0:00	33,280
GE: Transporter Heavy Duty	920-002-0043		01/01/2026	33,280.00	1 Lsum	33,280	15:00	2:00	34,741
GE: Transporters - Dump Truck	910-000-0044		01/01/2029	49,192.00	1 Ea	49,192	31:00	5:00	54,770
GE: Transporters - JD Gator HPX	910-000-0045		01/01/2030	18,604.56	1 Ea	18,605	12:00	6:00	21,164
GE: Transporters - JD Gator Turf	920-001-0047		01/01/2030	18,304.00	1 Ea	18,304	12:00	6:00	20,822
GE: Transporters - JD Gator Turf	920-002-0047		01/01/2034	18,304.00	1 Ea	18,304	12:00	10:00	22,690
GE: Transporters - Toroworkman	910-000-0048		01/01/2028	10,067.20	1 Ea	10,067	12:00	4:00	10,970
						1,008,693			1,126,211
Library / Arts & Crafts Equipment									
LAC: Ceramic Kiln	920-001-0160	Kiln 1	01/01/2028	\$ 4,841.83	1 Ea	\$ 4,842	28:00	4:00	\$ 5,276
LAC: Ceramic Kiln	920-002-0160	Kiln 2	01/01/2038	4,841.83	1 Ea	4,842	20:00	14:00	6,541
LAC: Ceramic Kiln - Small	910-000-0177		01/01/2028	3,194.88	1 Ea	3,195	64:00	4:00	3,482
LAC: HVAC	910-000-0183		01/01/2030	4,919.20	2 Ea	9,838	25:00	6:00	11,192
						22,717			26,490
Library / Arts & Crafts Exterior									
LAC: Cladding - Replacement	910-000-0166		01/01/2045	\$ 18.20	2,045 SF	\$ 37,219	30:00	21:00	\$ 58,435
LAC: Roofing	910-000-0223		01/01/2039	572.00	78 Sq	44,616	25:00	15:00	61,578
						81,835			120,013
Library / Arts & Crafts Furnishings									
LAC: Furnishings - Computer Room	910-000-0153		01/01/2030	\$ 3,640.00	1 Lsum	\$ 3,640	15:00	6:00	\$ 4,141
LAC: Furnishings - Red Cross Room	910-000-0154		01/01/2031	1,560.00	1 Lsum	1,560	22:00	7:00	1,813
						5,200			5,954

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Library / Arts & Crafts Interior									
LAC : Furnishings - Library	910-000-0171		01/01/2030	\$ 8,840.00	1 Lsum	\$ 8,840	15:00	6:00	\$ 10,056
LAC: Flooring - Computer Room	910-000-0142		01/01/2029	2.86	1,000 SF	2,860	29:00	5:00	3,184
LAC: Flooring - Hallway	910-000-0163		01/01/2031	4.61	800 SF	3,688	15:00	7:00	4,286
LAC: Flooring - Library	910-000-0161		01/01/2030	4.68	1,750 SF	8,190	10:00	6:00	9,317
LAC: Flooring - Pottery Room	910-000-0162		01/01/2029	4.68	860 SF	4,025	25:00	5:00	4,481
LAC: Flooring - Red Cross Room	910-000-0143		01/01/2028	1,040.00	1 Lsum	1,040	18:00	4:00	1,133
LAC: Furnishings - Pottery Room	910-000-0170		01/01/2025	4,680.00	1 Lsum	4,680	15:00	1:00	4,782
LAC: Interior Lighting Fixtures	910-000-0164		01/01/2035	3,640.00	1 Lsum	3,640	20:00	11:00	4,610
LAC: Restroom Renovations	910-000-0165		01/01/2030	31,200.00	1 Lsum	31,200	36:00	6:00	35,492
						68,163			77,341
Outdoor Pool									
OP: Chemical Controllor	910-000-0101		01/01/2028	\$ 7,800.00	1 Ea	\$ 7,800	10:00	4:00	\$ 8,500
OP: Fence - Replacement	910-000-0102		01/01/2044	31.20	262 LF	8,174	30:00	20:00	12,561
OP: Outdoor Furniture	910-000-0178		01/01/2025	2,600.00	1 Lsum	2,600	3:00	1:00	2,656
OP: Plaster	910-000-0103		01/01/2035	31,583.50	1 Lsum	31,584	15:00	11:00	40,002
OP: Pool Replacement	910-000-0224		01/01/2025	936,000.00	1 Lsum	936,000	61:00	1:00	936,000
OP: Pump - Replacement	910-000-0104		01/01/2025	2,912.00	1 Lsum	2,912	7:00	1:00	2,975
OP: Shower - Replacement	910-000-0105		01/01/2055	1,762.80	1 Lsum	1,763	35:00	31:00	3,431
OP: Water Heater - Replacement	910-000-0172		01/01/2025	5,602.48	1 Ea	5,602	14:00	1:00	5,724
						996,435			1,011,850
Pro Shop Equipment									
PS: Furnishings & Equipment	910-000-0115		01/01/2024	\$ 8,647.50	1 Lsum	\$ 8,648	10:00	0:00	\$ 8,648
PS: HVAC	910-000-0116		01/01/2031	4,919.20	1 Ea	4,919	15:00	7:00	5,717
PS: Security Cameras	910-000-0230		01/01/2038	4,591.60	1 Lsum	4,592	15:00	14:00	6,203
						18,158			20,567
Pro Shop Exterior									
PS: Cladding - Replacement	910-000-0110		01/01/2030	\$ 18.20	1,800 SF	\$ 32,760	27:00	6:00	\$ 37,266
PS: Exterior Paint	910-000-0112		01/01/2025	2.60	3,840 SF	9,984	9:00	1:00	10,201
PS: Gutters/Downspouts	910-000-0109		01/01/2044	13.00	371 LF	4,823	30:00	20:00	7,411
PS: Roofing	910-000-0113		01/01/2039	604.24	60 Square	36,254	25:00	15:00	50,037
PS: Sign	910-000-0114		01/01/2033	3,541.82	1 Ea	3,542	20:00	9:00	4,297
						87,363			109,213

COMPONENT LIST – SUMMARY

Components			Replace				Adj	Rem	
Component	Code	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Pro Shop Interior									
PS: Bathroom Remodel & Repair	910-000-0236		01/01/2024	\$ 52,000.00	1 Lsum	\$ 52,000	1:00	0:00	\$ 52,000
PS: Flooring	910-000-0117		01/01/2029	3.01	2,949 SF	8,876	15:00	5:00	9,883
PS: Locker Room/Restroom - Renovati	910-000-0119		01/01/2034	104,000.00	1 Lsum	104,000	20:00	10:00	128,921
PS: Renovation	910-000-0120		01/01/2029	5,720.00	1 Lsum	5,720	15:00	5:00	6,369
PS: Storage - Concrete Floor	910-000-0118		01/01/2024	3.12	900 SF	2,808	24:00	0:00	2,808
						<u>173,404</u>			<u>199,980</u>
Services									
S: BECA - Aquatic Center	910-000-0009		01/01/2025	\$ 2,496.00	1 Ea	\$ 2,496	3:00	1:00	\$ 2,550
S: BECA - Clubhouse, Proshop, Lib, A&	910-000-0010		01/01/2025	3,640.00	1 Ea	3,640	3:00	1:00	3,719
						<u>6,136</u>			<u>6,269</u>
Shuffleboard Building									
SB: Gutters & Downspouts	910-000-0180		01/01/2034	\$ 7.80	115 LF	\$ 897	20:00	10:00	\$ 1,112
SB: Roofing, Corrugated Fiberglass	910-000-0014		01/01/2039	6,316.70	1 Lum	6,317	20:00	15:00	8,718
SB: Roofing, Shingle	910-000-0013		01/01/2034	585.08	22.5 SF	13,164	20:00	10:00	16,319
SB: Siding, Corrugated Fiberglass	910-000-0015		01/01/2039	6,395.66	1 Lsum	6,396	20:00	15:00	8,827
						<u>26,774</u>			<u>34,976</u>
						<u>5,582,795</u>			<u>6,530,943</u>

EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2024					
01/01/2024	CH: Banquet Room Ceiling	910-000-0235		1:00	\$ 25,000.00
01/01/2024	CH: Banquet Room Sound System	910-000-0238	01/01/2014	10:00	13,000.00
01/01/2024	CH: Flooring - Living Room	910-000-0139	01/01/2009	15:00	15,000.00
01/01/2024	CH: Furnishings - Living Room/Entry	910-000-0150	01/01/2009	15:00	18,000.00
01/01/2024	CH: Interior Paint	910-000-0148	01/01/2012	12:00	19,059.04
01/01/2024	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2019	5:00	34,925.60
01/01/2024	CH: Security Cameras	910-000-0226	01/01/2014	10:00	8,000.00
01/01/2024	CH: Sliders & Windows East/West	910-000-0237	01/01/1994	30:00	25,000.00
01/01/2024	GC: Bowling Green Gutters	910-000-0239	01/01/1999	25:00	10,000.00
01/01/2024	GC: Bowling Green Irrigation	910-000-0232	01/01/1964	60:00	18,096.00
01/01/2024	GC: Cart Paths - Repair & Replace	920-003-0053	01/01/1998	26:00	62,400.00
01/01/2024	GC: Rebuild #1 Tee / RR Ties	910-000-0231		1:00	60,554.00
01/01/2024	GC: Well Pump	910-000-0052	01/01/2014	10:00	5,200.00
01/01/2024	GE: Transporter Heavy Duty	920-001-0043	01/01/2004	20:00	33,280.00
01/01/2024	PS: Bathroom Remodel & Repair	910-000-0236		1:00	52,000.00
01/01/2024	PS: Furnishings & Equipment	910-000-0115	01/01/2014	10:00	8,647.50
01/01/2024	PS: Storage - Concrete Floor	910-000-0118	01/01/2000	24:00	2,808.00
					410,970.14
Year : 2025					
01/01/2025	CA: Irrigation - Camino Park	910-000-0007	01/01/2005	20:00	\$ 1,859.52
01/01/2025	CC: Security Camera System	910-000-0127	01/01/2013	12:00	6,614.57
01/01/2025	CH: Burnisher	910-000-0122	01/01/2009	16:00	1,635.08
01/01/2025	GC: Cart Paths - Repair & Replace	920-004-0053	01/01/1998	27:00	63,754.90
01/01/2025	GC: Exterior Cladding - Pump House	910-000-0081	01/01/1998	27:00	8,160.63
01/01/2025	GC: Exterior Paint - Pump House	910-000-0082	01/01/1998	27:00	2,720.21
01/01/2025	GC: Fairway Seeding Program	910-000-0059	01/01/2005	20:00	11,469.82
01/01/2025	GC: GSP Irrigation	910-000-0066	01/01/2019	6:00	14,644.40
01/01/2025	GC: Pond Fountain	910-000-0061	01/01/2020	5:00	5,312.91
01/01/2025	GE: Misc - Ditch Witch Trencher	910-000-0019	01/01/1992	33:00	11,307.99
01/01/2025	GE: Misc - Reel Sharpener	910-000-0024	01/01/2006	19:00	56,542.31
01/01/2025	GE: Misc - Ryan Sod Cutter	910-000-0025	01/01/1990	35:00	6,554.85
01/01/2025	GE: Misc - Thatcher	910-000-0027	01/01/2000	25:00	4,096.78
01/01/2025	GE: Misc - Turbo Blower	910-000-0029	01/01/2007	18:00	9,894.23
01/01/2025	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2020	5:00	1,507.80
01/01/2025	GE: Mowers - 3150 Toro	920-001-0033	01/01/2009	16:00	48,751.25
01/01/2025	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2009	16:00	7,179.02
01/01/2025	GE: Mowers - Triplex JD	920-001-0039	01/01/2002	23:00	36,592.55
01/01/2025	LAC: Furnishings - Pottery Room	910-000-0170	01/01/2010	15:00	4,781.62
01/01/2025	OP: Outdoor Furniture	910-000-0178	01/01/2022	3:00	2,656.45
01/01/2025	OP: Pool Replacement	910-000-0224	01/01/1964	61:00	936,000.00
01/01/2025	OP: Pump - Replacement	910-000-0104	01/01/2018	7:00	2,975.23

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<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2025	OP: Water Heater - Replacement	910-000-0172	01/01/2011	14:00	\$ 5,724.13
01/01/2025	PS: Exterior Paint	910-000-0112	01/01/2016	9:00	10,200.78
01/01/2025	S: BECA - Aquatic Center	910-000-0009	01/01/2022	3:00	2,550.20
01/01/2025	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2022	3:00	3,719.04
					1,267,206.27
Year : 2026					
01/01/2026	CA: Concrete Flatwork	910-000-0003	01/01/2023	3:00	\$ 5,428.27
01/01/2026	CC: Equipment - Fitness Room	910-000-0095	01/01/2023	3:00	2,714.13
01/01/2026	CC: Exterior Paint	910-000-0088	01/01/2018	8:00	6,785.34
01/01/2026	CH: Appliances - Kitchen	910-000-0158	01/01/2022	4:00	9,228.06
01/01/2026	CH: Exterior Paint - Cladding	910-000-0130	01/01/2016	10:00	34,863.05
01/01/2026	CH: Flooring - Banquet Hall	910-000-0145	01/01/2009	17:00	5,224.71
01/01/2026	CH: Flooring - Office	910-000-0141	01/01/2016	10:00	7,234.80
01/01/2026	CH: Kitchen Renovation	910-000-0146	01/01/2009	17:00	54,282.68
01/01/2026	CH: Water Heater - Replacement	910-000-0169	01/01/2023	3:00	2,714.13
01/01/2026	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2013	13:00	34,237.07
01/01/2026	GE: Mowers - Triplex JD	920-002-0039	01/01/2007	19:00	37,387.09
01/01/2026	GE: Transporter Heavy Duty	920-002-0043	01/01/2011	15:00	34,740.92
					234,840.25
Year : 2027					
01/01/2027	CC: Flooring - Crown Room	910-000-0090	01/01/2012	15:00	\$ 9,493.98
01/01/2027	CH: Furnishings - Office	910-000-0152	01/01/2008	19:00	13,477.10
01/01/2027	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2022	5:00	82,634.61
					105,605.69
Year : 2028					
01/01/2028	CC: Furnishings	910-000-0097	01/01/2000	28:00	\$ 13,980.53
01/01/2028	CC: Kitchen - Renovation	910-000-0096	01/01/1998	30:00	17,476.69
01/01/2028	GC: Cage Structure	910-000-0050	01/01/2010	18:00	6,233.21
01/01/2028	GC: HVAC	910-000-0182	01/01/1985	43:00	2,833.28
01/01/2028	GC: Roofing, Flat	910-000-0076	01/01/2013	15:00	18,132.98
01/01/2028	GE: Golf Carts - Replacement	910-000-0018	01/01/2018	10:00	50,999.01
01/01/2028	GE: Misc - Marshall Cart	910-000-0022	01/01/2018	10:00	6,030.63
01/01/2028	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2016	12:00	20,971.93
01/01/2028	GE: Mowers - 3150 Toro	920-002-0033	01/01/2018	10:00	51,996.33
01/01/2028	GE: Mowers - 3150 Toro	920-003-0033	01/01/2018	10:00	51,996.33
01/01/2028	GE: Mowers - 7 Gang Toro	910-000-0035	01/01/2013	15:00	36,183.80
01/01/2028	GE: Transporters - Toroworkman	910-000-0048	01/01/2016	12:00	10,970.45
01/01/2028	LAC: Ceramic Kiln	920-001-0160	01/01/2000	28:00	5,276.25
01/01/2028	LAC: Ceramic Kiln - Small	910-000-0177	01/01/1964	64:00	3,481.53
01/01/2028	LAC: Flooring - Red Cross Room	910-000-0143	01/01/2010	18:00	1,133.31

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<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2028	OP: Chemical Controller	910-000-0101	01/01/2018	10:00	\$ 8,499.84
01/01/2028	OP: Outdoor Furniture	910-000-0178	01/01/2025	3:00	2,833.28
01/01/2028	S: BECA - Aquatic Center	910-000-0009	01/01/2025	3:00	2,719.95
01/01/2028	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2025	3:00	3,966.59
					315,715.92

Year : 2029

01/01/2029	CA: Concrete Flatwork	910-000-0003	01/01/2026	3:00	\$ 5,789.60
01/01/2029	CC: Equipment - Fitness Room	910-000-0095	01/01/2026	3:00	2,894.80
01/01/2029	CH: Water Heater - Replacement	910-000-0169	01/01/2026	3:00	2,894.80
01/01/2029	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2022	7:00	3,628.81
01/01/2029	GC: Gutters/Downspouts	910-000-0189	01/01/2004	25:00	781.60
01/01/2029	GC: Roofing, Pitched	910-000-0077	01/01/2004	25:00	14,127.77
01/01/2029	GE: Aerifiers - Fairway	910-000-0016	01/01/2014	15:00	35,600.22
01/01/2029	GE: Aerifiers - Toro Greens	910-000-0017	01/01/2014	15:00	34,093.80
01/01/2029	GE: Transporters - Dump Truck	910-000-0044	01/01/1998	31:00	54,769.57
01/01/2029	LAC: Flooring - Computer Room	910-000-0142	01/01/2000	29:00	3,184.28
01/01/2029	LAC: Flooring - Pottery Room	910-000-0162	01/01/2004	25:00	4,481.15
01/01/2029	PS: Flooring	910-000-0117	01/01/2014	15:00	9,882.94
01/01/2029	PS: Renovation	910-000-0120	01/01/2014	15:00	6,368.56
					178,497.90

Year : 2030

01/01/2030	CA: Camino Park Fence, Wood	910-000-0001	01/01/2008	22:00	\$ 7,749.05
01/01/2030	CA: Irrigation - Beaver Park	910-000-0186	01/01/1964	66:00	2,070.36
01/01/2030	CA: Irrigation - Gazebo Park	910-000-0185	01/01/2005	25:00	2,070.36
01/01/2030	CA: Irrigation - Monaco Park	910-000-0187	01/01/1964	66:00	2,070.36
01/01/2030	CH: Furnishings - Banquet Hall	910-000-0156	01/01/2009	21:00	17,745.92
01/01/2030	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2024	6:00	39,729.92
01/01/2030	GC: GSP Irrigation	910-000-0066	01/01/2025	5:00	16,304.84
01/01/2030	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2025	5:00	1,678.76
01/01/2030	GE: Transporters - JD Gator HPX	910-000-0045	01/01/2018	12:00	21,163.78
01/01/2030	GE: Transporters - JD Gator Turf	920-001-0047	01/01/2018	12:00	20,821.88
01/01/2030	LAC : Furnishings - Library	910-000-0171	01/01/2015	15:00	10,056.02
01/01/2030	LAC: Flooring - Library	910-000-0161	01/01/2020	10:00	9,316.61
01/01/2030	LAC: Furnishings - Computer Room	910-000-0153	01/01/2015	15:00	4,140.71
01/01/2030	LAC: HVAC	910-000-0183	01/01/2005	25:00	11,191.76
01/01/2030	LAC: Restroom Renovations	910-000-0165	01/01/1994	36:00	35,491.84
01/01/2030	PS: Cladding - Replacement	910-000-0110	01/01/2003	27:00	37,266.43
					238,868.60

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Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2031					
01/01/2031	CH: Flooring - Meeting Room	910-000-0140	01/01/2021	10:00	\$ 1,662.03
01/01/2031	LAC: Flooring - Hallway	910-000-0163	01/01/2016	15:00	4,286.41
01/01/2031	LAC: Furnishings - Red Cross Room	910-000-0154	01/01/2009	22:00	1,813.12
01/01/2031	OP: Outdoor Furniture	910-000-0178	01/01/2028	3:00	3,021.87
01/01/2031	PS: HVAC	910-000-0116	01/01/2016	15:00	5,717.38
01/01/2031	S: BECA - Aquatic Center	910-000-0009	01/01/2028	3:00	2,901.00
01/01/2031	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2028	3:00	4,230.62
					23,632.43
Year : 2032					
01/01/2032	CA: Concrete Flatwork	910-000-0003	01/01/2029	3:00	\$ 6,174.97
01/01/2032	CC: Equipment - Fitness Room	910-000-0095	01/01/2029	3:00	3,087.49
01/01/2032	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2017	15:00	2,547.18
01/01/2032	CH: Furnishings - Meeting Room	910-000-0151	01/01/2007	25:00	6,174.97
01/01/2032	CH: Furnishings - Multi-Purpose Room	910-000-0174	01/01/2017	15:00	6,174.97
01/01/2032	CH: HVAC	910-000-0133	01/01/2012	20:00	68,905.30
01/01/2032	CH: Restroom Renovations	910-000-0149	01/01/2007	25:00	103,551.85
01/01/2032	CH: Water Heater - Replacement	910-000-0169	01/01/2029	3:00	3,087.49
01/01/2032	GC: Fuel Tank	910-000-0051	01/01/2012	20:00	49,399.79
01/01/2032	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2022	10:00	2,963.99
01/01/2032	GC: Irrigation Pump Station	910-000-0068	01/01/2020	12:00	135,849.44
01/01/2032	GC: Irrigation System - Upgrade	910-000-0073	01/01/2001	31:00	1,543,743.58
01/01/2032	GC: Pond Dredging	910-000-0060	01/01/2022	10:00	37,049.85
01/01/2032	GC: Pond Fountain	910-000-0061	01/01/2025	7:00	6,174.97
					1,974,885.84
Year : 2033					
01/01/2033	CH: Clubhouse Computers	910-000-0228	01/01/2023	10:00	\$ 22,785.77
01/01/2033	CH: Flooring - Entry Tile	910-000-0176	01/01/2010	23:00	7,823.22
01/01/2033	GE: Mowers - 3150 Toro	920-004-0033	01/01/2023	10:00	57,891.86
01/01/2033	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2023	10:00	94,001.73
01/01/2033	OP: Water Heater - Replacement	910-000-0172	01/01/2025	8:00	6,797.37
01/01/2033	PS: Exterior Paint	910-000-0112	01/01/2025	8:00	12,113.38
01/01/2033	PS: Sign	910-000-0114	01/01/2013	20:00	4,297.22
					205,710.55
Year : 2034					
01/01/2034	CC: Exterior Paint	910-000-0088	01/01/2026	8:00	\$ 8,057.55
01/01/2034	CH: Banquet Room Sound System	910-000-0238	01/01/2024	10:00	16,115.10
01/01/2034	CH: Exterior Paint - Cladding	910-000-0130	01/01/2026	8:00	41,399.70
01/01/2034	CH: Flooring - Living Room	910-000-0139	01/01/2024	10:00	18,594.35
01/01/2034	CH: Interior Paint	910-000-0148	01/01/2024	10:00	23,626.03

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<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2034	CH: Security Cameras	910-000-0226	01/01/2024	10:00	\$ 9,916.99
01/01/2034	GC: Well Pump	910-000-0052	01/01/2024	10:00	6,446.04
01/01/2034	GE: Misc - Turf Vacuum	910-000-0030	01/01/2022	12:00	47,700.71
01/01/2034	GE: Transporters - JD Gator Turf	920-002-0047	01/01/2022	12:00	22,690.07
01/01/2034	OP: Outdoor Furniture	910-000-0178	01/01/2031	3:00	3,223.02
01/01/2034	PS: Furnishings & Equipment	910-000-0115	01/01/2024	10:00	10,719.64
01/01/2034	PS: Locker Room/Restroom - Renovation	910-000-0119	01/01/2014	20:00	128,920.83
01/01/2034	S: BECA - Aquatic Center	910-000-0009	01/01/2031	3:00	3,094.10
01/01/2034	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2031	3:00	4,512.23
01/01/2034	SB: Gutters & Downspouts	910-000-0180	01/01/2014	20:00	1,111.94
01/01/2034	SB: Roofing, Shingle	910-000-0013	01/01/2014	20:00	16,318.77
					362,447.07
Year : 2035					
01/01/2035	CA: Concrete Flatwork	910-000-0003	01/01/2032	3:00	\$ 6,586.01
01/01/2035	CC: Equipment - Fitness Room	910-000-0095	01/01/2032	3:00	3,293.00
01/01/2035	CC: Front Doors	910-000-0084	01/01/2010	25:00	10,177.29
01/01/2035	CC: Irrigation	910-000-0188	01/01/1964	71:00	8,561.81
01/01/2035	CC: Security Camera System	910-000-0127	01/01/2025	10:00	8,199.58
01/01/2035	CH: Burnisher	910-000-0122	01/01/2025	10:00	2,026.88
01/01/2035	CH: Flooring - Restrooms	910-000-0144	01/01/2010	25:00	3,331.51
01/01/2035	CH: Interior Lighting Fixtures	910-000-0147	01/01/2007	28:00	10,432.23
01/01/2035	CH: Irrigation System	910-000-0184	01/01/1964	71:00	12,513.41
01/01/2035	CH: Water Heater - Replacement	910-000-0169	01/01/2032	3:00	3,293.00
01/01/2035	GC: Exterior Paint - Pump House	910-000-0082	01/01/2025	10:00	3,372.03
01/01/2035	GC: GSP Irrigation	910-000-0066	01/01/2030	5:00	18,153.54
01/01/2035	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2030	5:00	1,869.11
01/01/2035	GE: Mowers - 3150 Toro	920-001-0033	01/01/2025	10:00	60,433.19
01/01/2035	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2025	10:00	8,899.28
01/01/2035	GE: Tractors - Kubota	920-001-0041	01/01/2015	20:00	37,196.44
01/01/2035	LAC: Interior Lighting Fixtures	910-000-0164	01/01/2015	20:00	4,610.20
01/01/2035	OP: Plaster	910-000-0103	01/01/2020	15:00	40,001.75
01/01/2035	OP: Pump - Replacement	910-000-0104	01/01/2025	10:00	3,688.16
					246,638.42
Year : 2036					
01/01/2036	CH: Accessible Entry System	910-000-0125	01/01/2021	15:00	\$ 73,565.56
01/01/2036	CH: Appliances - Kitchen	910-000-0158	01/01/2026	10:00	11,439.31
01/01/2036	CH: Flooring - Office	910-000-0141	01/01/2026	10:00	8,968.42
01/01/2036	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2030	6:00	45,195.13
01/01/2036	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2029	7:00	4,217.61
					143,386.03

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<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
Year : 2037					
01/01/2037	CC: Restrooms - Crown Room	910-000-0099	01/01/2012	25:00	\$ 12,723.31
01/01/2037	GE: Misc - Pressure Washer	910-000-0023	01/01/2022	15:00	2,756.72
01/01/2037	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2027	10:00	102,435.79
01/01/2037	OP: Outdoor Furniture	910-000-0178	01/01/2034	3:00	3,437.56
01/01/2037	S: BECA - Aquatic Center	910-000-0009	01/01/2034	3:00	3,300.06
01/01/2037	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2034	3:00	4,812.58
					129,466.02
Year : 2038					
01/01/2038	CA: Concrete Flatwork	910-000-0003	01/01/2035	3:00	\$ 7,024.40
01/01/2038	CC: Equipment - Fitness Room	910-000-0095	01/01/2035	3:00	3,512.20
01/01/2038	CC: Flooring - Fitness Room	910-000-0091	01/01/2023	15:00	14,804.62
01/01/2038	CH: Multi Site Security Cameras	910-000-0229	01/01/2023	15:00	11,105.57
01/01/2038	CH: Water Heater - Replacement	910-000-0169	01/01/2035	3:00	3,512.20
01/01/2038	GE: Golf Carts - Replacement	910-000-0018	01/01/2028	10:00	63,219.57
01/01/2038	GE: Misc - Marshall Cart	910-000-0022	01/01/2028	10:00	7,475.71
01/01/2038	GE: Misc - Seel 250	910-000-0026	01/01/2018	20:00	15,453.67
01/01/2038	GE: Mowers - 3150 Toro	920-002-0033	01/01/2028	10:00	64,455.86
01/01/2038	GE: Mowers - 3150 Toro	920-003-0033	01/01/2028	10:00	64,455.86
01/01/2038	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2026	12:00	44,304.14
01/01/2038	LAC: Ceramic Kiln	920-002-0160	01/01/2018	20:00	6,540.56
01/01/2038	OP: Chemical Controller	910-000-0101	01/01/2028	10:00	10,536.59
01/01/2038	PS: Security Cameras	910-000-0230	01/01/2023	15:00	6,202.54
					322,603.49
Year : 2039					
01/01/2039	CH: Furnishings - Living Room/Entry	910-000-0150	01/01/2024	15:00	\$ 24,843.18
01/01/2039	GC: Pond Fountain	910-000-0061	01/01/2032	7:00	7,176.92
01/01/2039	GE: Misc - Fertilizer Spreader	910-000-0020	01/01/2019	20:00	5,902.01
01/01/2039	GE: Transporter Heavy Duty	920-001-0043	01/01/2024	15:00	45,932.28
01/01/2039	LAC: Flooring - Computer Room	910-000-0142	01/01/2029	10:00	3,947.30
01/01/2039	LAC: Roofing	910-000-0223	01/01/2014	25:00	61,577.96
01/01/2039	PS: Roofing	910-000-0113	01/01/2014	25:00	50,037.47
01/01/2039	SB: Roofing, Corrugated Fiberglass	910-000-0014	01/01/2019	20:00	8,718.16
01/01/2039	SB: Siding, Corrugated Fiberglass	910-000-0015	01/01/2019	20:00	8,827.14
					216,962.42
Year : 2040					
01/01/2040	CH: Exterior Lighting Fixtures	910-000-0128	01/01/2020	20:00	\$ 2,673.52
01/01/2040	CH: Gutters/Downspouts	910-000-0132	01/01/2015	25:00	7,974.37
01/01/2040	CH: Roofing	910-000-0131	01/01/2015	25:00	204,877.08
01/01/2040	GC: GSP Irrigation	910-000-0066	01/01/2035	5:00	20,211.86

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<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2040	GE: Misc - Ditch Witch Trencher	910-000-0019	01/01/2025	15:00	\$ 15,607.03
01/01/2040	GE: Misc - Reel Sharpener	910-000-0024	01/01/2025	15:00	78,038.37
01/01/2040	GE: Misc - Thatcher	910-000-0027	01/01/2025	15:00	5,654.28
01/01/2040	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2028	12:00	27,138.51
01/01/2040	GE: Misc - Turbo Blower	910-000-0029	01/01/2025	15:00	13,655.78
01/01/2040	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2035	5:00	2,081.03
01/01/2040	GE: Mowers - Triplex JD	920-001-0039	01/01/2025	15:00	50,504.19
01/01/2040	GE: Transporters - Toroworkman	910-000-0048	01/01/2028	12:00	14,196.21
01/01/2040	LAC: Flooring - Library	910-000-0161	01/01/2030	10:00	11,549.08
01/01/2040	LAC: Furnishings - Pottery Room	910-000-0170	01/01/2025	15:00	6,599.48
01/01/2040	OP: Outdoor Furniture	910-000-0178	01/01/2037	3:00	3,666.38
01/01/2040	S: BECA - Aquatic Center	910-000-0009	01/01/2037	3:00	3,519.72
01/01/2040	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2037	3:00	5,132.93
					473,079.82
Year : 2041					
01/01/2041	CA: Concrete Flatwork	910-000-0003	01/01/2038	3:00	\$ 7,491.97
01/01/2041	CC: Equipment - Fitness Room	910-000-0095	01/01/2038	3:00	3,745.98
01/01/2041	CH: Cladding - Replacement	910-000-0136	01/01/2011	30:00	163,231.27
01/01/2041	CH: Flooring - Meeting Room	910-000-0140	01/01/2031	10:00	2,060.29
01/01/2041	CH: Water Heater - Replacement	910-000-0169	01/01/2038	3:00	3,745.98
01/01/2041	GE: Mowers - Triplex JD	920-002-0039	01/01/2026	15:00	51,600.79
01/01/2041	GE: Tractors - Kubota	920-002-0041	01/01/2021	20:00	42,313.14
01/01/2041	GE: Transporter Heavy Duty	920-002-0043	01/01/2026	15:00	47,948.60
01/01/2041	OP: Water Heater - Replacement	910-000-0172	01/01/2033	8:00	8,071.85
01/01/2041	PS: Exterior Paint	910-000-0112	01/01/2033	8:00	14,384.58
					344,594.45
Year : 2042					
01/01/2042	CC: Exterior Lighting Fixtures	910-000-0087	01/01/2022	20:00	\$ 2,296.39
01/01/2042	CC: Exterior Paint	910-000-0088	01/01/2034	8:00	9,568.30
01/01/2042	CC: Flooring - Crown Room	910-000-0090	01/01/2027	15:00	13,103.36
01/01/2042	CH: Exterior Paint - Cladding	910-000-0130	01/01/2034	8:00	49,161.94
01/01/2042	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2032	10:00	3,157.54
01/01/2042	CH: Furnishings - Office	910-000-0152	01/01/2027	15:00	18,600.78
01/01/2042	CH: Parking Lot - Asphalt Overlay	910-000-0134	01/01/2000	42:00	154,236.34
01/01/2042	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2036	6:00	51,412.11
01/01/2042	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2032	10:00	3,674.23
01/01/2042	GC: Pond Dredging	910-000-0060	01/01/2032	10:00	45,927.86
01/01/2042	GE: Transporters - JD Gator HPX	910-000-0045	01/01/2030	12:00	27,386.78
01/01/2042	GE: Transporters - JD Gator Turf	920-001-0047	01/01/2030	12:00	26,944.34
					405,469.97

EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2043					
01/01/2043	CA: Gazebo Rehab	910-000-0005	01/01/2023	20:00	\$ 11,731.27
01/01/2043	CC: Furnace / AC	910-000-0225	01/01/2023	20:00	10,870.98
01/01/2043	CC: Furnishings	910-000-0097	01/01/2028	15:00	19,295.60
01/01/2043	CH: Clubhouse Computers	910-000-0228	01/01/2033	10:00	28,245.78
01/01/2043	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2036	7:00	4,901.96
01/01/2043	GC: Garage Doors - Replacement	910-000-0181	01/01/2023	20:00	7,636.28
01/01/2043	GC: Roofing, Flat	910-000-0076	01/01/2028	15:00	25,026.72
01/01/2043	GE: Mowers - 3150 Toro	920-004-0033	01/01/2033	10:00	71,764.11
01/01/2043	GE: Mowers - 7 Gang Toro	910-000-0035	01/01/2028	15:00	49,940.03
01/01/2043	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2033	10:00	116,526.74
01/01/2043	LAC: Flooring - Red Cross Room	910-000-0143	01/01/2028	15:00	1,564.17
01/01/2043	OP: Outdoor Furniture	910-000-0178	01/01/2040	3:00	3,910.42
01/01/2043	S: BECA - Aquatic Center	910-000-0009	01/01/2040	3:00	3,754.01
01/01/2043	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2040	3:00	5,474.59
					360,642.66
Year : 2044					
01/01/2044	CA: Concrete Flatwork	910-000-0003	01/01/2041	3:00	\$ 7,990.66
01/01/2044	CC: Equipment - Fitness Room	910-000-0095	01/01/2041	3:00	3,995.33
01/01/2044	CH: Banquet Room Sound System	910-000-0238	01/01/2034	10:00	19,976.66
01/01/2044	CH: Flooring - Living Room	910-000-0139	01/01/2034	10:00	23,049.99
01/01/2044	CH: Interior Paint	910-000-0148	01/01/2034	10:00	29,287.38
01/01/2044	CH: Security Cameras	910-000-0226	01/01/2034	10:00	12,293.33
01/01/2044	CH: Water Heater - Replacement	910-000-0169	01/01/2041	3:00	3,995.33
01/01/2044	GC: Irrigation Pump Station	910-000-0068	01/01/2032	12:00	175,794.61
01/01/2044	GC: Well Pump	910-000-0052	01/01/2034	10:00	7,990.66
01/01/2044	GE: Aerifiers - Fairway	910-000-0016	01/01/2029	15:00	49,134.59
01/01/2044	GE: Aerifiers - Toro Greens	910-000-0017	01/01/2029	15:00	47,055.47
01/01/2044	LAC: Flooring - Pottery Room	910-000-0162	01/01/2029	15:00	6,184.77
01/01/2044	OP: Fence - Replacement	910-000-0102	01/01/2014	30:00	12,561.32
01/01/2044	PS: Flooring	910-000-0117	01/01/2029	15:00	13,640.20
01/01/2044	PS: Furnishings & Equipment	910-000-0115	01/01/2034	10:00	13,288.32
01/01/2044	PS: Gutters/Downspouts	910-000-0109	01/01/2014	30:00	7,411.34
01/01/2044	PS: Renovation	910-000-0120	01/01/2029	15:00	8,789.73
					442,439.69
Year : 2045					
01/01/2045	CC: Gutters/Downspouts	910-000-0086	01/01/2020	25:00	\$ 4,543.36
01/01/2045	CC: Roofing	910-000-0089	01/01/2020	25:00	23,349.52
01/01/2045	CC: Security Camera System	910-000-0127	01/01/2035	10:00	10,164.39
01/01/2045	CH: Burnisher	910-000-0122	01/01/2035	10:00	2,512.57
01/01/2045	CH: Furnishings - Banquet Hall	910-000-0156	01/01/2030	15:00	24,492.50

EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2045	GC: Cart Paths - Repair & Replace	920-001-0053	01/01/2020	25:00	\$ 97,970.00
01/01/2045	GC: Exterior Cladding - Maintenance Shop	910-000-0078	01/01/2015	30:00	30,860.55
01/01/2045	GC: Exterior Paint - Pump House	910-000-0082	01/01/2035	10:00	4,180.05
01/01/2045	GC: Fairway Seeding Program	910-000-0059	01/01/2025	20:00	17,625.29
01/01/2045	GC: GSP Irrigation	910-000-0066	01/01/2040	5:00	22,503.55
01/01/2045	GE: Misc - Ryan Sod Cutter	910-000-0025	01/01/2025	20:00	10,072.62
01/01/2045	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2040	5:00	2,316.99
01/01/2045	GE: Mowers - 3150 Toro	920-001-0033	01/01/2035	10:00	74,914.39
01/01/2045	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2035	10:00	11,031.75
01/01/2045	LAC : Furnishings - Library	910-000-0171	01/01/2030	15:00	13,879.08
01/01/2045	LAC: Cladding - Replacement	910-000-0166	01/01/2015	30:00	58,435.02
01/01/2045	LAC: Furnishings - Computer Room	910-000-0153	01/01/2030	15:00	5,714.92
01/01/2045	OP: Pump - Replacement	910-000-0104	01/01/2035	10:00	4,571.93
					419,138.48
Year : 2046					
01/01/2046	CH: Appliances - Kitchen	910-000-0158	01/01/2036	10:00	\$ 14,180.44
01/01/2046	CH: Flooring - Office	910-000-0141	01/01/2036	10:00	11,117.47
01/01/2046	GC: Pond Fountain	910-000-0061	01/01/2039	7:00	8,341.44
01/01/2046	GE: Misc - Turf Vacuum	910-000-0030	01/01/2034	12:00	61,726.63
01/01/2046	GE: Transporters - JD Gator Turf	920-002-0047	01/01/2034	12:00	29,361.86
01/01/2046	LAC: Flooring - Hallway	910-000-0163	01/01/2031	15:00	5,916.00
01/01/2046	LAC: Furnishings - Red Cross Room	910-000-0154	01/01/2031	15:00	2,502.43
01/01/2046	OP: Outdoor Furniture	910-000-0178	01/01/2043	3:00	4,170.72
01/01/2046	PS: HVAC	910-000-0116	01/01/2031	15:00	7,891.00
01/01/2046	S: BECA - Aquatic Center	910-000-0009	01/01/2043	3:00	4,003.89
01/01/2046	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2043	3:00	5,839.01
					155,050.89
Year : 2047					
01/01/2047	CA: Concrete Flatwork	910-000-0003	01/01/2044	3:00	\$ 8,522.55
01/01/2047	CC: Equipment - Fitness Room	910-000-0095	01/01/2044	3:00	4,261.28
01/01/2047	CH: Furnishings - Multi-Purpose Room	910-000-0174	01/01/2032	15:00	8,522.55
01/01/2047	CH: Water Heater - Replacement	910-000-0169	01/01/2044	3:00	4,261.28
01/01/2047	GC: Roofing - Pump House	910-000-0079	01/01/2022	25:00	2,812.44
01/01/2047	GC: Skylight Replacement - Pump House	910-000-0080	01/01/2022	25:00	1,832.35
01/01/2047	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2037	10:00	126,981.81
					157,194.26
Year : 2048					
01/01/2048	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2042	6:00	\$ 58,484.30
01/01/2048	GC: Cage Structure	910-000-0050	01/01/2028	20:00	9,578.37
01/01/2048	GC: Cart Paths - Repair & Replace	920-002-0053	01/01/2023	25:00	104,491.28

EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2048	GC: HVAC	910-000-0182	01/01/2028	20:00	\$ 4,353.80
01/01/2048	GC: Irrigation - Rainbird Freedom	910-000-0069	01/01/2023	25:00	26,122.82
01/01/2048	GE: Golf Carts - Replacement	910-000-0018	01/01/2038	10:00	78,368.46
01/01/2048	GE: Misc - Marshall Cart	910-000-0022	01/01/2038	10:00	9,267.07
01/01/2048	GE: Mowers - 3150 Toro	920-002-0033	01/01/2038	10:00	79,901.00
01/01/2048	GE: Mowers - 3150 Toro	920-003-0033	01/01/2038	10:00	79,901.00
01/01/2048	LAC: Ceramic Kiln	920-001-0160	01/01/2028	20:00	8,107.84
01/01/2048	LAC: Ceramic Kiln - Small	910-000-0177	01/01/2028	20:00	5,349.95
01/01/2048	OP: Chemical Controller	910-000-0101	01/01/2038	10:00	13,061.41
					476,987.30
Year : 2049					
01/01/2049	GC: Bowling Green Gutters	910-000-0239	01/01/2024	25:00	\$ 17,108.99
01/01/2049	GC: Bowling Green Irrigation	910-000-0232	01/01/2024	25:00	30,960.43
01/01/2049	GC: Cart Paths - Repair & Replace	920-003-0053	01/01/2024	25:00	106,760.11
01/01/2049	LAC: Flooring - Computer Room	910-000-0142	01/01/2039	10:00	4,893.17
01/01/2049	OP: Outdoor Furniture	910-000-0178	01/01/2046	3:00	4,448.34
01/01/2049	OP: Water Heater - Replacement	910-000-0172	01/01/2041	8:00	9,585.28
01/01/2049	PS: Exterior Paint	910-000-0112	01/01/2041	8:00	17,081.62
01/01/2049	PS: Locker Room/Restroom - Renovation	910-000-0119	01/01/2034	15:00	177,933.51
01/01/2049	S: BECA - Aquatic Center	910-000-0009	01/01/2046	3:00	4,270.40
01/01/2049	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2046	3:00	6,227.67
					379,269.52
Year : 2050					
01/01/2050	CA: Camino Park Fence, Wood	910-000-0001	01/01/2030	20:00	\$ 11,907.70
01/01/2050	CA: Concrete Flatwork	910-000-0003	01/01/2047	3:00	9,089.85
01/01/2050	CC: Equipment - Fitness Room	910-000-0095	01/01/2047	3:00	4,544.93
01/01/2050	CC: Exterior Paint	910-000-0088	01/01/2042	8:00	11,362.31
01/01/2050	CH: Exterior Paint - Cladding	910-000-0130	01/01/2042	8:00	58,379.56
01/01/2050	CH: Water Heater - Replacement	910-000-0169	01/01/2047	3:00	4,544.93
01/01/2050	GC: Cart Paths - Repair & Replace	920-004-0053	01/01/2025	25:00	109,078.20
01/01/2050	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2043	7:00	5,697.34
01/01/2050	GC: GSP Irrigation	910-000-0066	01/01/2045	5:00	25,055.09
01/01/2050	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2045	5:00	2,579.70
01/01/2050	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2038	12:00	57,331.33
01/01/2050	LAC: Flooring - Library	910-000-0161	01/01/2040	10:00	14,316.51
01/01/2050	LAC: HVAC	910-000-0183	01/01/2030	20:00	17,198.00
01/01/2050	OP: Plaster	910-000-0103	01/01/2035	15:00	55,209.48
					386,294.93

EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2051					
01/01/2051	CH: Accessible Entry System	910-000-0125	01/01/2036	15:00	\$ 101,533.46
01/01/2051	CH: Flooring - Meeting Room	910-000-0140	01/01/2041	10:00	2,553.99
01/01/2051	CH: Kitchen Renovation	910-000-0146	01/01/2026	25:00	92,872.20
					196,959.65
Year : 2052					
01/01/2052	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2042	10:00	\$ 3,914.16
01/01/2052	CH: Furnishings - Meeting Room	910-000-0151	01/01/2032	20:00	9,488.87
01/01/2052	CH: HVAC	910-000-0133	01/01/2032	20:00	105,884.45
01/01/2052	GC: Fuel Tank	910-000-0051	01/01/2032	20:00	75,910.99
01/01/2052	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2042	10:00	4,554.66
01/01/2052	GC: Pond Dredging	910-000-0060	01/01/2042	10:00	56,933.25
01/01/2052	GE: Misc - Pressure Washer	910-000-0023	01/01/2037	15:00	3,804.76
01/01/2052	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2040	12:00	35,118.32
01/01/2052	GE: Transporters - Toroworkman	910-000-0048	01/01/2040	12:00	18,370.46
01/01/2052	OP: Outdoor Furniture	910-000-0178	01/01/2049	3:00	4,744.44
01/01/2052	S: BECA - Aquatic Center	910-000-0009	01/01/2049	3:00	4,554.66
01/01/2052	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2049	3:00	6,642.21
					329,921.23
Year : 2053					
01/01/2053	CA: Concrete Flatwork	910-000-0003	01/01/2050	3:00	\$ 9,694.91
01/01/2053	CC: Equipment - Fitness Room	910-000-0095	01/01/2050	3:00	4,847.45
01/01/2053	CC: Flooring - Fitness Room	910-000-0091	01/01/2038	15:00	20,432.99
01/01/2053	CC: Furnace Access Door	910-000-0227	01/01/2023	30:00	5,526.10
01/01/2053	CH: Clubhouse Computers	910-000-0228	01/01/2043	10:00	35,014.13
01/01/2053	CH: Flooring - Entry Tile	910-000-0176	01/01/2033	20:00	12,021.69
01/01/2053	CH: Multi Site Security Cameras	910-000-0229	01/01/2038	15:00	15,327.65
01/01/2053	CH: Water Heater - Replacement	910-000-0169	01/01/2050	3:00	4,847.45
01/01/2053	GC: Pond Fountain	910-000-0061	01/01/2046	7:00	9,694.91
01/01/2053	GE: Mowers - 3150 Toro	920-004-0033	01/01/2043	10:00	88,960.47
01/01/2053	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2043	10:00	144,449.27
01/01/2053	PS: Security Cameras	910-000-0230	01/01/2038	15:00	8,560.60
01/01/2053	PS: Sign	910-000-0114	01/01/2033	20:00	6,603.39
					365,981.01

EXPENDITURES MATRIX

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Clubhouse Equipment										
CH: Burnisher		1,635								
CH: Clubhouse Computers										22,786
CH: HVAC									68,905	
CH: Security Cameras	8,000									
CH: Water Heater - Replacement			2,714			2,895			3,087	
	8,000	1,635	2,714	0	0	2,895	0	0	71,993	22,786
Clubhouse Exterior										
CH: Exterior Paint - Cladding			34,863							
CH: Parking Lot - Asphalt Seal Coat	34,926						39,730			
CH: Sliders & Windows East/West	25,000									
	59,926	0	34,863	0	0	0	39,730	0	0	0
Clubhouse Furnishings and Appliances										
CH: Appliances - Kitchen			9,228							
CH: Furnishings - Banquet Hall							17,746			
CH: Furnishings - Living Room/Entry	18,000									
CH: Furnishings - Meeting Room									6,175	
CH: Furnishings - Multi-Purpose Room									6,175	
CH: Furnishings - Office				13,477						
	18,000	0	9,228	13,477	0	0	17,746	0	12,350	0
Clubhouse Interior										
CH: Banquet Room Ceiling	25,000									
CH: Banquet Room Sound System	13,000									
CH: Flooring - Banquet Hall			5,225							
CH: Flooring - Entry Tile										7,823
CH: Flooring - Living Room	15,000									
CH: Flooring - Meeting Room								1,662		
CH: Flooring - Multi-Purpose Room									2,547	
CH: Flooring - Office			7,235							
CH: Interior Paint	19,059									
CH: Kitchen Renovation			54,283							

EXPENDITURES MATRIX

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CH: Restroom Renovations									103,552	
	72,059	0	66,742	0	0	0	0	1,662	106,099	7,823
Common Area Grounds										
CA: Camino Park Fence, Wood							7,749			
CA: Concrete Flatwork			5,428			5,790			6,175	
CA: Irrigation - Beaver Park							2,070			
CA: Irrigation - Camino Park		1,860								
CA: Irrigation - Gazebo Park							2,070			
CA: Irrigation - Monaco Park							2,070			
	0	1,860	5,428	0	0	5,790	13,960	0	6,175	0
Crown Center Equipment										
CC: Security Camera System		6,615								
	0	6,615	0	0	0	0	0	0	0	0
Crown Center Exterior										
CC: Exterior Paint			6,785							
	0	0	6,785	0	0	0	0	0	0	0
Crown Center Interior										
CC: Equipment - Fitness Room			2,714			2,895			3,087	
CC: Flooring - Crown Room				9,494						
CC: Furnishings					13,981					
CC: Kitchen - Renovation					17,477					
	0	0	2,714	9,494	31,457	2,895	0	0	3,087	0
Golf Course Grounds										
GC: Bowling Green Gutters	10,000									
GC: Cage Structure					6,233					
GC: Cart Paths - Repair & Replace	62,400	63,755								
GC: Fairway Seeding Program		11,470								
GC: Fuel Tank									49,400	
GC: Pond Dredging									37,050	
GC: Pond Fountain		5,313							6,175	
GC: Rebuild #1 Tee / RR Ties	60,554									

EXPENDITURES MATRIX

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GC: Well Pump	5,200									
	138,154	80,538	0	0	6,233	0	0	0	92,625	0
Golf Course Irrigation										
GC: Bowling Green Irrigation	18,096									
GC: GSP Irrigation		14,644					16,305			
GC: Irrigation Pond Intake Screen									2,964	
GC: Irrigation Pump Station									135,849	
GC: Irrigation System - Upgrade									1,543,744	
	18,096	14,644	0	0	0	0	16,305	0	1,682,557	0
Golf Course Maintenance Shop										
GC: Exterior Paint - Maintenance Shop						3,629				
GC: Gutters/Downspouts						782				
GC: HVAC					2,833					
GC: Roofing, Flat					18,133					
GC: Roofing, Pitched						14,128				
	0	0	0	0	20,966	18,538	0	0	0	0
Golf Course Pump House										
GC: Exterior Cladding - Pump House		8,161								
GC: Exterior Paint - Pump House		2,720								
	0	10,881	0	0	0	0	0	0	0	0
Golf Equipment										
GE: Aerifiers - Fairway						35,600				
GE: Aerifiers - Toro Greens						34,094				
GE: Golf Carts - Replacement					50,999					
GE: Misc - Ditch Witch Trencher		11,308								
GE: Misc - Marshall Cart					6,031					
GE: Misc - Reel Sharpener		56,542								
GE: Misc - Ryan Sod Cutter		6,555								
GE: Misc - Thatcher		4,097								
GE: Misc - Top Dresser Ty-Crop					20,972					
GE: Misc - Turbo Blower		9,894								

EXPENDITURES MATRIX

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GE: Mowers - 20" Rotary Honda		1,508					1,679			
GE: Mowers - 3150 Toro		48,751			103,993					57,892
GE: Mowers - 40" Toro Rotary		7,179								
GE: Mowers - 7 Gang Toro					36,184					
GE: Mowers - 72" Toro 32800			34,237							
GE: Mowers - Fairway JD 3235B				82,635						
GE: Mowers - Fairway JD 3235C										94,002
GE: Mowers - Triplex JD		36,593	37,387							
GE: Transporter Heavy Duty	33,280		34,741							
GE: Transporters - Dump Truck						54,770				
GE: Transporters - JD Gator HPX							21,164			
GE: Transporters - JD Gator Turf							20,822			
GE: Transporters - Toroworkman					10,970					
	33,280	182,427	106,365	82,635	229,148	124,464	43,664	0	0	151,894
Library / Arts & Crafts Equipment										
LAC: Ceramic Kiln					5,276					
LAC: Ceramic Kiln - Small					3,482					
LAC: HVAC							11,192			
	0	0	0	0	8,758	0	11,192	0	0	0
Library / Arts & Crafts Furnishings										
LAC: Furnishings - Computer Room							4,141			
LAC: Furnishings - Red Cross Room								1,813		
	0	0	0	0	0	0	4,141	1,813	0	0
Library / Arts & Crafts Interior										
LAC : Furnishings - Library							10,056			
LAC: Flooring - Computer Room						3,184				
LAC: Flooring - Hallway								4,286		
LAC: Flooring - Library							9,317			
LAC: Flooring - Pottery Room						4,481				
LAC: Flooring - Red Cross Room					1,133					
LAC: Furnishings - Pottery Room		4,782								

EXPENDITURES MATRIX

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
LAC: Restroom Renovations							35,492			
	0	4,782	0	0	1,133	7,665	54,864	4,286	0	0
Outdoor Pool										
OP: Chemical Controller					8,500					
OP: Outdoor Furniture		2,656			2,833			3,022		
OP: Pool Replacement		936,000								
OP: Pump - Replacement		2,975								
OP: Water Heater - Replacement		5,724								6,797
	0	947,356	0	0	11,333	0	0	3,022	0	6,797
Pro Shop Equipment										
PS: Furnishings & Equipment	8,648									
PS: HVAC								5,717		
	8,648	0	0	0	0	0	0	5,717	0	0
Pro Shop Exterior										
PS: Cladding - Replacement							37,266			
PS: Exterior Paint		10,201								12,113
PS: Sign										4,297
	0	10,201	0	0	0	0	37,266	0	0	16,411
Pro Shop Interior										
PS: Bathroom Remodel & Repair	52,000									
PS: Flooring						9,883				
PS: Renovation						6,369				
PS: Storage - Concrete Floor	2,808									
	54,808	0	0	0	0	16,252	0	0	0	0
Services										
S: BECA - Aquatic Center		2,550			2,720			2,901		
S: BECA - Clubhouse, Proshop, Lib, A&		3,719			3,967			4,231		
	0	6,269	0	0	6,687	0	0	7,132	0	0
	410,970	1,267,206	234,840	105,606	315,716	178,498	238,869	23,632	1,974,886	205,711

EXPENDITURES MATRIX

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Clubhouse Equipment										
CH: Accessible Entry System			73,566							
CH: Burnisher		2,027								
CH: Clubhouse Computers										28,246
CH: Multi Site Security Cameras					11,106					
CH: Security Cameras	9,917									
CH: Water Heater - Replacement		3,293			3,512			3,746		
	9,917	5,320	73,566	0	14,618	0	0	3,746	0	28,246
Clubhouse Exterior										
CH: Cladding - Replacement								163,231		
CH: Exterior Lighting Fixtures							2,674			
CH: Exterior Paint - Cladding	41,400								49,162	
CH: Gutters/Downspouts							7,974			
CH: Irrigation System		12,513								
CH: Parking Lot - Asphalt Overlay									154,236	
CH: Parking Lot - Asphalt Seal Coat			45,195						51,412	
CH: Roofing							204,877			
	41,400	12,513	45,195	0	0	0	215,525	163,231	254,810	0
Clubhouse Furnishings and Appliances										
CH: Appliances - Kitchen			11,439							
CH: Furnishings - Living Room/Entry						24,843				
CH: Furnishings - Office									18,601	
	0	0	11,439	0	0	24,843	0	0	18,601	0
Clubhouse Interior										
CH: Banquet Room Sound System	16,115									
CH: Flooring - Living Room	18,594									
CH: Flooring - Meeting Room								2,060		
CH: Flooring - Multi-Purpose Room									3,158	
CH: Flooring - Office			8,968							
CH: Flooring - Restrooms		3,332								
CH: Interior Lighting Fixtures		10,432								

EXPENDITURES MATRIX

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
CH: Interior Paint	23,626									
	58,335	13,764	8,968	0	0	0	0	2,060	3,158	0
Common Area Grounds										
CA: Concrete Flatwork		6,586			7,024			7,492		
CA: Gazebo Rehab										11,731
	0	6,586	0	0	7,024	0	0	7,492	0	11,731
Crown Center Equipment										
CC: Security Camera System		8,200								
	0	8,200	0	0	0	0	0	0	0	0
Crown Center Exterior										
CC: Exterior Lighting Fixtures									2,296	
CC: Exterior Paint	8,058								9,568	
CC: Front Doors		10,177								
CC: Irrigation		8,562								
	8,058	18,739	0	0	0	0	0	0	11,865	0
Crown Center Interior										
CC: Equipment - Fitness Room		3,293			3,512			3,746		
CC: Flooring - Crown Room									13,103	
CC: Flooring - Fitness Room					14,805					
CC: Furnace / AC										10,871
CC: Furnishings										19,296
CC: Restrooms - Crown Room				12,723						
	0	3,293	0	12,723	18,317	0	0	3,746	13,103	30,167
Golf Course Grounds										
GC: Pond Dredging									45,928	
GC: Pond Fountain						7,177				
GC: Well Pump	6,446									
	6,446	0	0	0	0	7,177	0	0	45,928	0

EXPENDITURES MATRIX

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Golf Course Irrigation										
GC: GSP Irrigation		18,154					20,212			
GC: Irrigation Pond Intake Screen									3,674	
	0	18,154	0	0	0	0	20,212	0	3,674	0
Golf Course Maintenance Shop										
GC: Exterior Paint - Maintenance Shop			4,218							4,902
GC: Garage Doors - Replacement										7,636
GC: Roofing, Flat										25,027
	0	0	4,218	0	0	0	0	0	0	37,565
Golf Course Pump House										
GC: Exterior Paint - Pump House		3,372								
	0	3,372	0	0	0	0	0	0	0	0
Golf Equipment										
GE: Golf Carts - Replacement					63,220					
GE: Misc - Ditch Witch Trencher							15,607			
GE: Misc - Fertilizer Spreader						5,902				
GE: Misc - Marshall Cart					7,476					
GE: Misc - Pressure Washer				2,757						
GE: Misc - Reel Sharpener							78,038			
GE: Misc - Seel 250					15,454					
GE: Misc - Thatcher							5,654			
GE: Misc - Top Dresser Ty-Crop							27,139			
GE: Misc - Turbo Blower							13,656			
GE: Misc - Turf Vacuum	47,701									
GE: Mowers - 20" Rotary Honda		1,869					2,081			
GE: Mowers - 3150 Toro		60,433				128,912				71,764
GE: Mowers - 40" Toro Rotary		8,899								
GE: Mowers - 7 Gang Toro										49,940
GE: Mowers - 72" Toro 32800					44,304					
GE: Mowers - Fairway JD 3235B				102,436						
GE: Mowers - Fairway JD 3235C										116,527

EXPENDITURES MATRIX

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
GE: Mowers - Triplex JD							50,504	51,601		
GE: Tractors - Kubota		37,196						42,313		
GE: Transporter Heavy Duty						45,932		47,949		
GE: Transporters - JD Gator HPX									27,387	
GE: Transporters - JD Gator Turf	22,690								26,944	
GE: Transporters - Toroworkman							14,196			
	70,391	108,398	0	105,193	259,365	51,834	206,875	141,863	54,331	238,231
Library / Arts & Crafts Equipment										
LAC: Ceramic Kiln					6,541					
	0	0	0	0	6,541	0	0	0	0	0
Library / Arts & Crafts Exterior										
LAC: Roofing						61,578				
	0	0	0	0	0	61,578	0	0	0	0
Library / Arts & Crafts Interior										
LAC: Flooring - Computer Room						3,947				
LAC: Flooring - Library							11,549			
LAC: Flooring - Red Cross Room										1,564
LAC: Furnishings - Pottery Room							6,599			
LAC: Interior Lighting Fixtures		4,610								
	0	4,610	0	0	0	3,947	18,149	0	0	1,564
Outdoor Pool										
OP: Chemical Controller					10,537					
OP: Outdoor Furniture	3,223			3,438			3,666			3,910
OP: Plaster		40,002								
OP: Pump - Replacement		3,688								
OP: Water Heater - Replacement								8,072		
	3,223	43,690	0	3,438	10,537	0	3,666	8,072	0	3,910

EXPENDITURES MATRIX

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Pro Shop Equipment										
PS: Furnishings & Equipment	10,720									
PS: Security Cameras					6,203					
	10,720	0	0	0	6,203	0	0	0	0	0
Pro Shop Exterior										
PS: Exterior Paint								14,385		
PS: Roofing						50,037				
	0	0	0	0	0	50,037	0	14,385	0	0
Pro Shop Interior										
PS: Locker Room/Restroom - Renovati	128,921									
	128,921	0	0	0	0	0	0	0	0	0
Services										
S: BECA - Aquatic Center	3,094			3,300			3,520			3,754
S: BECA - Clubhouse, Proshop, Lib, A&	4,512			4,813			5,133			5,475
	7,606	0	0	8,113	0	0	8,653	0	0	9,229
Shuffleboard Building										
SB: Gutters & Downspouts	1,112									
SB: Roofing, Corrugated Fiberglass						8,718				
SB: Roofing, Shingle	16,319									
SB: Siding, Corrugated Fiberglass						8,827				
	17,431	0	0	0	0	17,545	0	0	0	0
	362,447	246,638	143,386	129,466	322,603	216,962	473,080	344,594	405,470	360,643

EXPENDITURES MATRIX

Category	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Clubhouse Equipment										
CH: Accessible Entry System								101,533		
CH: Burnisher		2,513								
CH: Clubhouse Computers										35,014
CH: HVAC									105,884	
CH: Multi Site Security Cameras										15,328
CH: Security Cameras	12,293									
CH: Water Heater - Replacement	3,995			4,261			4,545			4,847
	16,289	2,513	0	4,261	0	0	4,545	101,533	105,884	55,189
Clubhouse Exterior										
CH: Exterior Paint - Cladding							58,380			
CH: Parking Lot - Asphalt Seal Coat					58,484					
	0	0	0	0	58,484	0	58,380	0	0	0
Clubhouse Furnishings and Appliances										
CH: Appliances - Kitchen			14,180							
CH: Furnishings - Banquet Hall		24,493								
CH: Furnishings - Meeting Room									9,489	
CH: Furnishings - Multi-Purpose Room				8,523						
	0	24,493	14,180	8,523	0	0	0	0	9,489	0
Clubhouse Interior										
CH: Banquet Room Sound System	19,977									
CH: Flooring - Entry Tile										12,022
CH: Flooring - Living Room	23,050									
CH: Flooring - Meeting Room								2,554		
CH: Flooring - Multi-Purpose Room									3,914	
CH: Flooring - Office			11,117							
CH: Interior Paint	29,287									
CH: Kitchen Renovation								92,872		
	72,314	0	11,117	0	0	0	0	95,426	3,914	12,022

EXPENDITURES MATRIX

Category	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Common Area Grounds										
CA: Camino Park Fence, Wood							11,908			
CA: Concrete Flatwork	7,991			8,523			9,090			9,695
	7,991	0	0	8,523	0	0	20,998	0	0	9,695
Crown Center Equipment										
CC: Security Camera System		10,164								
	0	10,164	0	0	0	0	0	0	0	0
Crown Center Exterior										
CC: Exterior Paint							11,362			
CC: Furnace Access Door										5,526
CC: Gutters/Downspouts		4,543								
CC: Roofing		23,350								
	0	27,893	0	0	0	0	11,362	0	0	5,526
Crown Center Interior										
CC: Equipment - Fitness Room	3,995			4,261			4,545			4,847
CC: Flooring - Fitness Room										20,433
	3,995	0	0	4,261	0	0	4,545	0	0	25,280
Golf Course Grounds										
GC: Bowling Green Gutters						17,109				
GC: Cage Structure					9,578					
GC: Cart Paths - Repair & Replace		97,970			104,491	106,760	109,078			
GC: Fairway Seeding Program		17,625								
GC: Fuel Tank									75,911	
GC: Pond Dredging									56,933	
GC: Pond Fountain			8,341							9,695
GC: Well Pump	7,991									
	7,991	115,595	8,341	0	114,070	123,869	109,078	0	132,844	9,695

EXPENDITURES MATRIX

Category	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Golf Course Irrigation										
GC: Bowling Green Irrigation						30,960				
GC: GSP Irrigation		22,504					25,055			
GC: Irrigation - Rainbird Freedom					26,123					
GC: Irrigation Pond Intake Screen									4,555	
GC: Irrigation Pump Station	175,795									
	175,795	22,504	0	0	26,123	30,960	25,055	0	4,555	0
Golf Course Maintenance Shop										
GC: Exterior Cladding - Maintenance S		30,861								
GC: Exterior Paint - Maintenance Shop							5,697			
GC: HVAC					4,354					
	0	30,861	0	0	4,354	0	5,697	0	0	0
Golf Course Pump House										
GC: Exterior Paint - Pump House		4,180								
GC: Roofing - Pump House				2,812						
GC: Skylight Replacement - Pump Hou				1,832						
	0	4,180	0	4,645	0	0	0	0	0	0
Golf Equipment										
GE: Aerifiers - Fairway	49,135									
GE: Aerifiers - Toro Greens	47,055									
GE: Golf Carts - Replacement					78,368					
GE: Misc - Marshall Cart					9,267					
GE: Misc - Pressure Washer									3,805	
GE: Misc - Ryan Sod Cutter		10,073								
GE: Misc - Top Dresser Ty-Crop									35,118	
GE: Misc - Turf Vacuum			61,727							
GE: Mowers - 20" Rotary Honda		2,317					2,580			
GE: Mowers - 3150 Toro		74,914			159,802					88,960
GE: Mowers - 40" Toro Rotary		11,032								
GE: Mowers - 72" Toro 32800							57,331			
GE: Mowers - Fairway JD 3235B				126,982						

EXPENDITURES MATRIX

Category	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
GE: Mowers - Fairway JD 3235C										144,449
GE: Transporters - JD Gator Turf			29,362							
GE: Transporters - Toroworkman									18,370	
	96,190	98,336	91,088	126,982	247,438	0	59,911	0	57,294	233,410
Library / Arts & Crafts Equipment										
LAC: Ceramic Kiln					8,108					
LAC: Ceramic Kiln - Small					5,350					
LAC: HVAC							17,198			
	0	0	0	0	13,458	0	17,198	0	0	0
Library / Arts & Crafts Exterior										
LAC: Cladding - Replacement		58,435								
	0	58,435	0	0	0	0	0	0	0	0
Library / Arts & Crafts Furnishings										
LAC: Furnishings - Computer Room		5,715								
LAC: Furnishings - Red Cross Room			2,502							
	0	5,715	2,502	0	0	0	0	0	0	0
Library / Arts & Crafts Interior										
LAC : Furnishings - Library		13,879								
LAC: Flooring - Computer Room						4,893				
LAC: Flooring - Hallway			5,916							
LAC: Flooring - Library							14,317			
LAC: Flooring - Pottery Room	6,185									
	6,185	13,879	5,916	0	0	4,893	14,317	0	0	0
Outdoor Pool										
OP: Chemical Controller					13,061					
OP: Fence - Replacement	12,561									
OP: Outdoor Furniture			4,171			4,448			4,744	
OP: Plaster							55,209			
OP: Pump - Replacement		4,572								
OP: Water Heater - Replacement						9,585				

EXPENDITURES MATRIX

Category	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Pro Shop Equipment	12,561	4,572	4,171	0	13,061	14,034	55,209	0	4,744	0
PS: Furnishings & Equipment	13,288									
PS: HVAC			7,891							
PS: Security Cameras										8,561
	13,288	0	7,891	0	0	0	0	0	0	8,561
Pro Shop Exterior										
PS: Exterior Paint						17,082				
PS: Gutters/Downspouts	7,411									
PS: Sign										6,603
	7,411	0	0	0	0	17,082	0	0	0	6,603
Pro Shop Interior										
PS: Flooring	13,640									
PS: Locker Room/Restroom - Renovati						177,934				
PS: Renovation	8,790									
	22,430	0	0	0	0	177,934	0	0	0	0
Services										
S: BECA - Aquatic Center			4,004			4,270			4,555	
S: BECA - Clubhouse, Proshop, Lib, A&			5,839			6,228			6,642	
	0	0	9,843	0	0	10,498	0	0	11,197	0
	442,440	419,138	155,051	157,194	476,987	379,270	386,295	196,960	329,921	365,981

COMPONENT LIST – FULL DETAIL

AC: Battery Back Up Replacement

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0190			01/01/2028	4:00	5:00	0	0.00	0.00

Comments

AC: Lap Pool - Chemical Controller

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0193			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Lap Pool - Filter

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0194			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Lap Pool - Heater

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0195			01/01/2026	2:00	8:00	0	0.00	0.00

Comments

AC: Lap Pool - Pumps

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0196			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Lap Pool - Replaster

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0197			01/01/2033	9:00	15:00	0	0.00	0.00

Comments

AC: Lap Pool - UV System

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0198			01/01/2025	1:00	7:00	0	0.00	0.00

Comments

AC: Large Pool - Chemical Controller

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0200			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Large Pool - Filter

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0199			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Large Pool - Heater

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0201			01/01/2026	2:00	8:00	0	0.00	0.00

Comments

AC: Large Pool - Pumps

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0202			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Large Pool - Replaster

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0203			01/01/2033	9:00	15:00	0	0.00	0.00

Comments

AC: Large Pool - UV System

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0204			01/01/2025	1:00	7:00	0	0.00	0.00

Comments

AC: Locker Room - HVAC

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0205			01/01/2033	9:00	15:00	0	0.00	0.00

Comments

AC: Pool Exhaust

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0207			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Power Washer & Deck Cleaner

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

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

Comments

AC: Pressure Washer

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0209			01/01/2033	9:00	15:00	0	0.00	0.00

Comments

AC: Seresco Dehumidifier

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0211			01/01/2033	9:00	15:00	0	0.00	0.00

Comments

AC: Spa - Chemical Controller

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0213			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Spa - Filter

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0214			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Spa - Heater

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0215			01/01/2026	2:00	8:00	0	0.00	0.00

Comments

AC: Spa - Pumps

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0217			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Spa - Replaster

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0216			01/01/2033	9:00	15:00	0	0.00	0.00

Comments

AC: Spa - UV System

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0218			01/01/2025	1:00	7:00	0	0.00	0.00

Comments

AC: Water Heater

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0220			01/01/2030	6:00	12:00	0	0.00	0.00

Comments

AC: Cladding - Replacement

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0212			01/01/2058	34:00	40:00	0	0.00	0.00

Comments

AC: Exterior Paint - Cladding

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0222			01/01/2026	2:00	8:00	0	0.00	0.00

Comments

AC: Roofing

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0210			01/01/2043	19:00	25:00	0	0.00	0.00

Comments

AC: Concrete Deck - Partial Replacement

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0219			01/01/2043	19:00	25:00	0	0.00	0.00

Comments

AC: Interior Lighting

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0191			01/01/2038	14:00	20:00	0	0.00	0.00

Comments

AC: Interior Painting - Pool Area

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0192			01/01/2028	4:00	10:00	0	0.00	0.00

Comments

AC: Men Locker Room - Renovation

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0206			01/01/2038	14:00	20:00	0	0.00	0.00

Comments

AC: Women Locker Room - Renovation

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0221			01/01/2038	14:00	20:00	0	0.00	0.00

Comments

CH: Accessible Entry System

Item Number	125	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse Equipment	Basis Cost	56,849.52
Tracking Method	Logistical 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	12:00	15:00	1	56,849.52	73,565.56
							56,849.52	73,565.56

Comments

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

CH: Burnisher

Item Number	122	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Equipment	Basis Cost	1,600.33
Tracking Method	Logistical 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	1:00	16:00	1	1,600.33	1,635.08
							1,600.33	1,635.08

Comments

This provision funds for replacement of the burnisher equipment.
 According to the Association, the burnisher was purchased in 2009 for \$1,126.

CH: Clubhouse Computers

Item Number	228	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Equipment	Basis Cost	18,780.32
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0228		01/01/2023	01/01/2033	9:00	10:00	1	18,780.32	22,785.77
							18,780.32	22,785.77

Comments

Funding for replacement of clubhouse computers.

New in 2023.

CH: HVAC

Item Number	133	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Clubhouse Equipment	Basis Cost	58,025.76
Tracking Method	Logistical 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	8:00	20:00	1	58,025.76	68,905.30
							58,025.76	68,905.30

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

FY2024 Update - AC compressor replaced in 2023 for \$3,600.

CH: Multi Site Security Cameras

Item Number	229	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse Equipment	Basis Cost	8,221.20
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0229		01/01/2023	01/01/2038	14:00	15:00	1	8,221.20	11,105.57
							8,221.20	11,105.57

Comments

Funding for replacement of the multi site security cameras installed in 2023.

CH: Security Cameras

Item Number	226	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Equipment	Basis Cost	8,000.00
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0226		01/01/2014	01/01/2024	0:00	10:00	1	8,000.00	8,000.00
							8,000.00	8,000.00

Comments

Funding for replacement of the Club House security cameras.

CH: Water Heater - Replacement

Item Number	169	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	3 Years
Category	Clubhouse Equipment	Basis Cost	2,600.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0169		01/01/2023	01/01/2026	2:00	3:00	1	2,600.00	2,714.13
							2,600.00	2,714.13

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: Banquet Room Window/Door

Item Number	234	Measurement Basis	BID
Type	Common Area	Estimated Useful Life	1 Year
Category	Clubhouse Exterior	Basis Cost	0.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0234			01/01/2024	0:00	1:00	1	0.00	0.00

Comments

Funding for banquet room windows and sliding door replacement, scope determined by Association.

CH: Cladding - Replacement

Item Number	136	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse Exterior	Basis Cost	18.20
Tracking	Logistical		
Method	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	17:00	30:00	6,225	113,295.00	163,231.27
							113,295.00	163,231.27

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

Item Number	128	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Clubhouse Exterior	Basis Cost	1,895.92
Tracking	Logistical		
Method	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	16:00	20:00	1	1,895.92	2,673.52
							1,895.92	2,673.52

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

Item Number	130	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	8 Years
Category	Clubhouse Exterior	Basis Cost	2.60
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0130		01/01/2016	01/01/2026	2:00	10:00	12,845	33,397.00	34,863.05
							33,397.00	34,863.05

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.

2024 Update: Deferred from 2024 to 2026.

CH: Gutters/Downspouts

Item Number	132	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse Exterior	Basis Cost	7.80
Tracking	Logistical		
Method	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	16:00	25:00	725	5,655.00	7,974.37
							5,655.00	7,974.37

Comments

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

CH: Irrigation System

Item Number	184	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse Exterior	Basis Cost	9,880.00
Tracking	Logistical		
Method	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	11:00	71:00	1	9,880.00	12,513.41
							9,880.00	12,513.41

Comments

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

CH: Parking Lot - Asphalt Overlay

Item Number	134	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse Exterior	Basis Cost	1.20
Tracking	Logistical		
Method	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	18:00	42:00	87,314	104,776.80	154,236.34
							104,776.80	154,236.34

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

Item Number	135	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	6 Years
Category	Clubhouse Exterior	Basis Cost	0.40
Tracking	Logistical		
Method	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	0:00	5:00	87,314	34,925.60	34,925.60
							34,925.60	34,925.60

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

Item Number	131	Measurement Basis	Sq
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse Exterior	Basis Cost	572.00
Tracking	Logistical		
Method	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	16:00	25:00	254	145,288.00	204,877.08
							145,288.00	204,877.08

Comments

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

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

CH: Sliders & Windows East/West

Item Number	237	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse Exterior	Basis Cost	25,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0237		01/01/1994	01/01/2024	0:00	30:00	1	25,000.00	25,000.00
							25,000.00	25,000.00

Comments

Funding for a planned slider and window replacement at the East and West end of the clubhouse. Planned for East side in 2024 and West side in 2025.

CH: Window Replacement

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0138			01/01/2035	11:00	71:00	0	0.00	0.00

Comments

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

CH: Appliances - Kitchen

Item Number	158	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Furnishings and Appliance	Basis Cost	8,840.00
Tracking	Logistical		
Method	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	2:00	4:00	1	8,840.00	9,228.06
							8,840.00	9,228.06

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

Item Number	156	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse Furnishings and Appliance	Basis Cost	15,600.00
Tracking	Logistical		
Method	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	6:00	21:00	1	15,600.00	17,745.92
							15,600.00	17,745.92

Comments

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

CH: Furnishings - Living Room/Entry

Item Number	150	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse Furnishings and Appliance	Basis Cost	18,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0150		01/01/2009	01/01/2024	0:00	15:00	1	18,000.00	18,000.00
							18,000.00	18,000.00

Comments

Funding for replacement of furniture in the Clubhouse Lounge.

CH: Furnishings - Meeting Room

Item Number	151	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Clubhouse Furnishings and Appliance	Basis Cost	5,200.00
Tracking	Logistical		
Method	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	8:00	25:00	1	5,200.00	6,174.97
							5,200.00	6,174.97

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

Item Number	174	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse Furnishings and Appliance	Basis Cost	5,200.00
Tracking	Logistical		
Method	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	8:00	15:00	1	5,200.00	6,174.97
							5,200.00	6,174.97

Comments

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

CH: Furnishings - Office

Item Number	152	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse Furnishings and Appliance	Basis Cost	12,636.00
Tracking	Logistical		
Method	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	3:00	19:00	1	12,636.00	13,477.10
							12,636.00	13,477.10

Comments

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

CH: Banquet Room Ceiling

Item Number	235	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	1 Year
Category	Clubhouse Interior	Basis Cost	25,000.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0235			01/01/2024	0:00	1:00	1	25,000.00	25,000.00
							25,000.00	25,000.00

Comments

Funding for asbestos abatement and renovation to banquet room ceiling.
 Scope determined by Association.

CH: Banquet Room Sound System

Item Number	238	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Interior	Basis Cost	13,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0238		01/01/2014	01/01/2024	0:00	10:00	1	13,000.00	13,000.00
							13,000.00	13,000.00

Comments

Funding for installation and periodic replacement of a sound system for the
 Clubhouse Banquet Room

CH: Flooring - Banquet Hall

Item Number	145	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	0 Year
Category	Clubhouse Interior	Basis Cost	2.86
Tracking	Logistical		
Method	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	2:00	17:00	1,750	5,005.00	5,224.71
							5,005.00	5,224.71

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

Item Number	176	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20 Years
Category	Clubhouse Interior	Basis Cost	16.12
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0176		01/01/2010	01/01/2033	9:00	23:00	400	6,448.00	7,823.22
							6,448.00	7,823.22

Comments

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

2024 Update: Deferred 10 Years

CH: Flooring - Living Room

Item Number	139	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Interior	Basis Cost	15,000.00
Tracking	Logistical		
Method	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	0:00	15:00	1	15,000.00	15,000.00
							15,000.00	15,000.00

Comments

Funding for replacement of carpet in the Clubhouse living room area.

CH: Flooring - Meeting Room

Item Number	140	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Interior	Basis Cost	2.86
Tracking	Logistical		
Method	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	7:00	10:00	500	1,430.00	1,662.03
							1,430.00	1,662.03

Comments

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

CH: Flooring - Multi-Purpose Room

Item Number	175	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Interior	Basis Cost	2.86
Tracking	Logistical		
Method	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	8:00	15:00	750	2,145.00	2,547.18
							2,145.00	2,547.18

Comments

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

CH: Flooring - Office

Item Number	141	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Interior	Basis Cost	6,930.56
Tracking	Logistical		
Method	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	2:00	10:00	1	6,930.56	7,234.80
							6,930.56	7,234.80

Comments

Funding for replacement of flooring located in the Clubhouse Office.

Asbestos abatement of approximately \$3500.

CH: Flooring - Restrooms

Item Number	144	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20 Years
Category	Clubhouse Interior	Basis Cost	10.96
Tracking	Logistical		
Method	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	11:00	25:00	240	2,630.40	3,331.51
							2,630.40	3,331.51

Comments

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

CH: Interior Lighting Fixtures

Item Number	147	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Clubhouse Interior	Basis Cost	8,236.80
Tracking	Logistical		
Method	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	11:00	28:00	1	8,236.80	10,432.23
							8,236.80	10,432.23

Comments

Funding for replacement of the Clubhouse interior lighting fixtures.

Lighting is LED or T8.

CH: Interior Paint

Item Number	148	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Interior	Basis Cost	19,059.04
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0148		01/01/2012	01/01/2024	0:00	12:00	1	19,059.04	19,059.04
							19,059.04	19,059.04

Comments

CH: Kitchen Renovation

Item Number	146	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse Interior	Basis Cost	52,000.00
Tracking	Logistical		
Method	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	2:00	17:00	1	52,000.00	54,282.68
							52,000.00	54,282.68

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

Item Number	149	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse Interior	Basis Cost	87,201.92
Tracking	Logistical		
Method	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	8:00	25:00	1	87,201.92	103,551.85
							87,201.92	103,551.85

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

Item Number	1	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Grounds	Basis Cost	6,812.00
Tracking	Logistical		
Method	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	6:00	22:00	1	6,812.00	7,749.05
							6,812.00	7,749.05

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

Item Number	3	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	3 Years
Category	Common Area Grounds	Basis Cost	5,200.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003		01/01/2023	01/01/2026	2:00	3:00	1	5,200.00	5,428.27
							5,200.00	5,428.27

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 Rehab

Item Number	5	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Grounds	Basis Cost	7,800.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005		01/01/2023	01/01/2043	19:00	20:00	1	7,800.00	11,731.27
							7,800.00	11,731.27

Comments

Funding for repairs to the Gazebo structure, cladding, and roofing 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

Item Number	186	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Common Area Grounds	Basis Cost	1,820.00
Tracking	Logistical		
Method	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	6:00	66:00	1	1,820.00	2,070.36
							1,820.00	2,070.36

Comments

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

CA: Irrigation - Camino Park

Item Number	7	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Common Area Grounds	Basis Cost	1,820.00
Tracking	Logistical		
Method	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	1:00	20:00	1	1,820.00	1,859.52
							1,820.00	1,859.52

Comments

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

CA: Irrigation - Gazebo Park

Item Number	185	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Common Area Grounds	Basis Cost	1,820.00
Tracking	Logistical		
Method	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	6:00	25:00	1	1,820.00	2,070.36
							1,820.00	2,070.36

Comments

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

CA: Irrigation - Monaco Park

Item Number	187	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Common Area Grounds	Basis Cost	1,820.00
Tracking	Logistical		
Method	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	6:00	66:00	1	1,820.00	2,070.36
							1,820.00	2,070.36

Comments

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

CC: Security Camera System

Item Number	127	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Crown Center Equipment	Basis Cost	6,474.00
Tracking	Logistical		
Method	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	1:00	12:00	1	6,474.00	6,614.57
							6,474.00	6,614.57

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

Item Number	173	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	40 Years
Category	Crown Center Exterior	Basis Cost	18.20
Tracking	Logistical		
Method	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	33:00	50:00	2,500	45,500.00	92,441.64
							45,500.00	92,441.64

Comments

Funding for replacement of exterior cladding at the Crown Center.

CC: Exterior Lighting Fixtures

Item Number	87	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Crown Center Exterior	Basis Cost	1,560.00
Tracking Method	Logistical 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	18:00	20:00	1	1,560.00	2,296.39
							1,560.00	2,296.39

Comments

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

CC: Exterior Paint

Item Number	88	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	8 Years
Category	Crown Center Exterior	Basis Cost	2.60
Tracking Method	Logistical 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	2:00	8:00	2,500	6,500.00	6,785.34
							6,500.00	6,785.34

Comments

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

CC: Front Doors

Item Number	84	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Crown Center Exterior	Basis Cost	8,035.51
Tracking Method	Logistical 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	11:00	25:00	1	8,035.51	10,177.29
							8,035.51	10,177.29

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: Furnace Access Door

Item Number	227	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	30 Years
Category	Crown Center Exterior	Basis Cost	2,964.00
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0227		01/01/2023	01/01/2053	29:00	30:00	1	2,964.00	5,526.10
							2,964.00	5,526.10

Comments

Funding to replace the Crown Center exterior furnace access door.

New in FY2023

CC: Gutters/Downspouts

Item Number	86	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25 Years
Category	Crown Center Exterior	Basis Cost	7.80
Tracking	Logistical		
Method	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	21:00	25:00	371	2,893.80	4,543.36
							2,893.80	4,543.36

Comments

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

CC: Irrigation

Item Number	188	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	30 Years
Category	Crown Center Exterior	Basis Cost	6,760.00
Tracking	Logistical		
Method	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	11:00	71:00	1	6,760.00	8,561.81
							6,760.00	8,561.81

Comments

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

CC: Roofing

Item Number	89	Measurement Basis	Square
Type	Common Area	Estimated Useful Life	25 Years
Category	Crown Center Exterior	Basis Cost	572.00
Tracking	Logistical		
Method	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	21:00	25:00	26	14,872.00	23,349.52
							14,872.00	23,349.52

Comments

Funding for replacement of Crown Center roof.

CC: Windows

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

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0085			01/01/2035	11:00	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

Item Number	95	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	3 Years
Category	Crown Center Interior	Basis Cost	2,600.00
Tracking Method	Logistical 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	2:00	3:00	1	2,600.00	2,714.13
							2,600.00	2,714.13

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

Item Number	90	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Crown Center Interior	Basis Cost	8,901.46
Tracking Method	Logistical 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	3:00	15:00	1	8,901.46	9,493.98
							8,901.46	9,493.98

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

Item Number	91	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Crown Center Interior	Basis Cost	10,959.52
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0091		01/01/2023	01/01/2038	14:00	15:00	1	10,959.52	14,804.62
							10,959.52	14,804.62

Comments

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

2024 Update: Replaced in 2023 for \$10,538

CC: Furnace / AC

Item Number	225	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	20 Years
Category	Crown Center Interior	Basis Cost	7,228.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0225		01/01/2023	01/01/2043	19:00	20:00	1	7,228.00	10,870.98
							7,228.00	10,870.98

Comments

Funding for replacement of the furnace / AC unit servicing the Crown Center.

CC: Furnishings

Item Number	97	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Crown Center Interior	Basis Cost	12,829.44
Tracking Method	Logistical 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	4:00	28:00	1	12,829.44	13,980.53
							12,829.44	13,980.53

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

Item Number	96	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Crown Center Interior	Basis Cost	16,037.74
Tracking Method	Logistical 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	4:00	30:00	1	16,037.74	17,476.69
							16,037.74	17,476.69

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

Item Number	99	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Crown Center Interior	Basis Cost	9,623.29
Tracking	Logistical		
Method	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	13:00	25:00	1	9,623.29	12,723.31
							9,623.29	12,723.31

Comments

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

Records indicate this was completed in 2012.

GC: Bowling Green Gutters

Item Number	239	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Grounds	Basis Cost	10,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0239		01/01/1999	01/01/2024	0:00	25:00	1	10,000.00	10,000.00
							10,000.00	10,000.00

Comments

Funding for replacement of the Bowling Green gutters.

GC: Bowling Green Wood Border

Item Number	233	Measurement Basis	BID
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Grounds	Basis Cost	0.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0233		01/01/1999	01/01/2024	0:00	25:00	1	0.00	0.00

Comments

GC: Cage Structure

Item Number	50	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Grounds	Basis Cost	5,720.00
Tracking	Logistical		
Method	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	4:00	18:00	1	5,720.00	6,233.21
							5,720.00	6,233.21

Comments

Funding for repairs to the Golf Cage Structure as needed.

GC: Cart Paths - Repair & Replace

Item Number	53	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Grounds	Basis Cost	62,400.00
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-003-0053	Phase 3	01/01/1998	01/01/2024	0:00	26:00	1	62,400.00	62,400.00
920-004-0053	Phase 4	01/01/1998	01/01/2025	1:00	27:00	1	62,400.00	63,754.90
920-002-0053	Phase 2	01/01/2023	01/01/2048	24:00	25:00	1	62,400.00	104,491.28
920-001-0053	Phase 1	01/01/2020	01/01/2045	21:00	25:00	1	62,400.00	97,970.00
							<u>249,600.00</u>	<u>328,616.18</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: Fairway Seeding Program

Item Number	59	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Grounds	Basis Cost	11,226.07
Tracking Method	Logistical 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	1:00	20:00	1	11,226.07	11,469.82
							<u>11,226.07</u>	<u>11,469.82</u>

Comments

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

GC: Fuel Tank

Item Number	51	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Grounds	Basis Cost	41,600.00
Tracking	Logistical		
Method	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	8:00	20:00	1	41,600.00	49,399.79
							41,600.00	49,399.79

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

Item Number	60	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Course Grounds	Basis Cost	31,200.00
Tracking	Logistical		
Method	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	8:00	10:00	1	31,200.00	37,049.85
							31,200.00	37,049.85

Comments

Funding to dredge the pond.

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

GC: Pond Fountain

Item Number	61	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	7 Years
Category	Golf Course Grounds	Basis Cost	5,200.00
Tracking	Logistical		
Method	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	1:00	5:00	1	5,200.00	5,312.91
							5,200.00	5,312.91

Comments

Funding for replacement of the pond fountain.

GC: Rebuild #1 Tee / RR Ties

Item Number	231	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	1 Year
Category	Golf Course Grounds	Basis Cost	60,554.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0231			01/01/2024	0:00	1:00	1	60,554.00	60,554.00
							60,554.00	60,554.00

Comments

One time project to rebuild the #1 tee.

Cost from bid furnished by association dated 7/11/2023

GC: Well Pump

Item Number	52	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Course Grounds	Basis Cost	5,200.00
Tracking	Logistical		
Method	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	0:00	10:00	1	5,200.00	5,200.00
							5,200.00	5,200.00

Comments

Funding for replacement of the well pump.

GC: Bowling Green Irrigation

Item Number	232	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Irrigation	Basis Cost	18,096.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0232		01/01/1964	01/01/2024	0:00	60:00	1	18,096.00	18,096.00
							18,096.00	18,096.00

Comments

Funding for irrigation installation at the golf course bowling green.

Cost furnished by Association in bid dated 7/11/2023

GC: GSP Irrigation

Item Number	66	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	5 Years
Category	Golf Course Irrigation	Basis Cost	14,333.18
Tracking	Logistical		
Method	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	1:00	6:00	1	14,333.18	14,644.40
							14,333.18	14,644.40

Comments

Funding to upgrade the GSP irrigation.

GC: Irrigation - Rainbird Freedom

Item Number	69	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Irrigation	Basis Cost	15,600.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0069		01/01/2023	01/01/2048	24:00	25:00	1	15,600.00	26,122.82
							15,600.00	26,122.82

Comments

Funding for replacement of the rainbird freedom irrigation remote control.

This item may not be replaced due to obsolescence.

GC: Irrigation Pond Intake Screen

Item Number	71	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Course Irrigation	Basis Cost	2,496.00
Tracking	Logistical		
Method	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	8:00	10:00	1	2,496.00	2,963.99
							2,496.00	2,963.99

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

Item Number	68	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Course Irrigation	Basis Cost	114,400.00
Tracking	Logistical		
Method	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	8:00	12:00	1	114,400.00	135,849.44
							114,400.00	135,849.44

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 - Upgrade

Item Number	73	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Golf Course Irrigation	Basis Cost	1,300,000.00
Tracking	Logistical		
Method	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	8:00	31:00	1	1,300,000.00	1,543,743.58
							1,300,000.00	1,543,743.58

Comments

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

GC: Exterior Cladding - Maintenance Shop

Item Number	78	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	40 Years
Category	Golf Course Maintenance Shop	Basis Cost	18.20
Tracking	Logistical		
Method	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	21:00	30:00	1,080	19,656.00	30,860.55
							19,656.00	30,860.55

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

Item Number	75	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	7 Years
Category	Golf Course Maintenance Shop	Basis Cost	3,259.26
Tracking	Logistical		
Method	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	5:00	7:00	1	3,259.26	3,628.81
							3,259.26	3,628.81

Comments

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

GC: Garage Doors - Replacement

Item Number	181	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Maintenance Shop	Basis Cost	2,538.64
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0181		01/01/2023	01/01/2043	19:00	20:00	2	5,077.28	7,636.28
							5,077.28	7,636.28

Comments

Funding for replacement of the garage doors.

New in 2023

GC: Gutters/Downspouts

Item Number	189	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Maintenance Shop	Basis Cost	7.80
Tracking	Logistical		
Method	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	5:00	25:00	90	702.00	781.60
							702.00	781.60

Comments

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

GC: HVAC

Item Number	182	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Maintenance Shop	Basis Cost	2,600.00
Tracking	Logistical		
Method	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	4:00	43:00	1	2,600.00	2,833.28
							2,600.00	2,833.28

Comments

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

GC: Roofing, Flat

Item Number	76	Measurement Basis	Square
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Course Maintenance Shop	Basis Cost	1,040.00
Tracking	Logistical		
Method	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	4:00	15:00	16	16,640.00	18,132.98
							16,640.00	18,132.98

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

Item Number	77	Measurement Basis	Square
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Maintenance Shop	Basis Cost	604.24
Tracking	Logistical		
Method	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	5:00	25:00	21	12,689.04	14,127.77
							12,689.04	14,127.77

Comments

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

GC: Exterior Cladding - Pump House

Item Number	81	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Golf Course Pump House	Basis Cost	7.80
Tracking	Logistical		
Method	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	1:00	27:00	1,024	7,987.20	8,160.63
							7,987.20	8,160.63

Comments

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

GC: Exterior Paint - Pump House

Item Number	82	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Course Pump House	Basis Cost	2.60
Tracking	Logistical		
Method	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	1:00	27:00	1,024	2,662.40	2,720.21
							2,662.40	2,720.21

Comments

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

GC: Roofing - Pump House

Item Number	79	Measurement Basis	Sq
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Pump House	Basis Cost	572.00
Tracking	Logistical		
Method	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	23:00	25:00	3	1,716.00	2,812.44
							1,716.00	2,812.44

Comments

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

GC: Skylight Replacement - Pump House

Item Number	80	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Pump House	Basis Cost	1,118.00
Tracking	Logistical		
Method	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	23:00	25:00	1	1,118.00	1,832.35
							1,118.00	1,832.35

Comments

Funding for replacement of the pump house skylight.

GE: Aerifiers - Fairway

Item Number	16	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	31,974.80
Tracking Method	Logistical 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	5:00	15:00	1	31,974.80	35,600.22
							31,974.80	35,600.22

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

Item Number	17	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	30,621.79
Tracking Method	Logistical 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	5:00	15:00	1	30,621.79	34,093.80
							30,621.79	34,093.80

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

Item Number	18	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	4,680.00
Tracking	Logistical		
Method	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	4:00	10:00	10	46,800.00	50,999.01
							46,800.00	50,999.01

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

Item Number	19	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	11,067.68
Tracking	Logistical		
Method	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	1:00	33:00	1	11,067.68	11,307.99
							11,067.68	11,307.99

Comments

Funding for replacement of Ditch Witch Trencher

GE: Misc - Fertilizer Spreader

Item Number	20	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	4,276.27
Tracking	Logistical		
Method	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	15:00	20:00	1	4,276.27	5,902.01
							4,276.27	5,902.01

Comments

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

GE: Misc - Marshall Cart

Item Number	22	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	5,534.10
Tracking	Logistical		
Method	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	4:00	10:00	1	5,534.10	6,030.63
							5,534.10	6,030.63

Comments

Funding for replacement of the golf course Marshall cart.

GE: Misc - Pressure Washer

Item Number	23	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	2,085.05
Tracking	Logistical		
Method	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	13:00	15:00	1	2,085.05	2,756.72
							2,085.05	2,756.72

Comments

Funding for replacement of the pressure washer.

GE: Misc - Reel Sharpener

Item Number	24	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	55,340.69
Tracking	Logistical		
Method	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	1:00	19:00	1	55,340.69	56,542.31
							55,340.69	56,542.31

Comments

GE: Misc - Ryan Sod Cutter

Item Number	25	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	6,415.55
Tracking Method	Logistical 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	1:00	35:00	1	6,415.55	6,554.85
							6,415.55	6,554.85

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

Item Number	26	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	11,440.00
Tracking Method	Logistical 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	14:00	20:00	1	11,440.00	15,453.67
							11,440.00	15,453.67

Comments

Funding for replacement of Seel 250 gallon sprayer.

GE: Misc - Thatcher

Item Number	27	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	4,009.72
Tracking	Logistical		
Method	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	1:00	25:00	1	4,009.72	4,096.78
							4,009.72	4,096.78

Comments

Funding for replacement of the thatcher.

GE: Misc - Top Dresser Ty-Crop

Item Number	28	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Equipment	Basis Cost	19,245.20
Tracking	Logistical		
Method	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	4:00	12:00	1	19,245.20	20,971.93
							19,245.20	20,971.93

Comments

GE: Misc - Turbo Blower

Item Number	29	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	9,683.96
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029		01/01/2007	01/01/2025	1:00	18:00	1	9,683.96	9,894.23
							9,683.96	9,894.23

Comments

Deferred to 2025

GE: Misc - Turf Vacuum

Item Number	30	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Equipment	Basis Cost	38,480.00
Tracking	Logistical		
Method	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	10:00	12:00	1	38,480.00	47,700.71
							<u>38,480.00</u>	<u>47,700.71</u>

Comments

GE: Mowers - 20" Rotary Honda

Item Number	31	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	5 Years
Category	Golf Equipment	Basis Cost	1,475.76
Tracking	Logistical		
Method	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	1:00	5:00	1	1,475.76	1,507.80
							<u>1,475.76</u>	<u>1,507.80</u>

Comments

Funding for replacement of the 20" Rotary Honda.

GE: Mowers - 3150 Toro

Item Number	33	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	47,715.20
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-004-0033		01/01/2023	01/01/2033	9:00	10:00	1	47,715.20	57,891.86
920-003-0033		01/01/2018	01/01/2028	4:00	10:00	1	47,715.20	51,996.33
920-001-0033		01/01/2009	01/01/2025	1:00	16:00	1	47,715.20	48,751.25
920-002-0033		01/01/2018	01/01/2028	4:00	10:00	1	47,715.20	51,996.33
							<u>190,860.80</u>	<u>210,635.77</u>

Comments

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

GE: Mowers - 40" Toro Rotary

Item Number	34	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	7,026.45
Tracking Method	Logistical 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	1:00	16:00	1	7,026.45	7,179.02
							<u>7,026.45</u>	<u>7,179.02</u>

Comments

Funding for replacement of the 40" Toro Rotary mower.

GE: Mowers - 7 Gang Toro

Item Number	35	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	33,204.60
Tracking	Logistical		
Method	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	4:00	15:00	1	33,204.60	36,183.80
							33,204.60	36,183.80

Comments

Funding for replacement of the 7 Gang Toro Mower.

GE: Mowers - 72" Toro 32800

Item Number	36	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Equipment	Basis Cost	32,797.34
Tracking	Logistical		
Method	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	2:00	13:00	1	32,797.34	34,237.07
							32,797.34	34,237.07

Comments

Funding for replacement of the Toro 32800.

GE: Mowers - Fairway JD 3235B

Item Number	37	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	77,477.40
Tracking	Logistical		
Method	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	3:00	5:00	1	77,477.40	82,634.61
							77,477.40	82,634.61

Comments

Funding for replacement of John Deere Fairway Mower 3225B

GE: Mowers - Fairway JD 3235C

Item Number	38	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	77,477.40
Tracking	Logistical		
Method	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	9:00	10:00	1	77,477.40	94,001.73
							77,477.40	94,001.73

Comments

Funding for replacement of John Deere Fairway Mower 3235C

GE: Mowers - Triplex JD

Item Number	39	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	35,814.90
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0039		01/01/2002	01/01/2025	1:00	23:00	1	35,814.90	36,592.55
920-002-0039		01/01/2007	01/01/2026	2:00	19:00	1	35,814.90	37,387.09
							<u>71,629.80</u>	<u>73,979.64</u>

Comments

Funding for replacement of John Deere Triplex Mowers (x2)

GE: Tractors - Kubota

Item Number	41	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	29,368.56
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0041		01/01/2015	01/01/2035	11:00	20:00	1	29,368.56	37,196.44
920-002-0041		01/01/2021	01/01/2041	17:00	20:00	1	29,368.56	42,313.14
							58,737.12	79,509.58

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: Transporter Heavy Duty

Item Number	43	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	33,280.00
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0043		01/01/2011	01/01/2026	2:00	15:00	1	33,280.00	34,740.92
920-001-0043		01/01/2004	01/01/2024	0:00	20:00	1	33,280.00	33,280.00
							66,560.00	68,020.92

Comments

Funding for replacement of the Cushman 530 Truckster (x2) with equivalent replacement.

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

Item Number	44	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Golf Equipment	Basis Cost	49,192.00
Tracking Method	Logistical 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	5:00	31:00	1	49,192.00	54,769.57
							49,192.00	54,769.57

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

Item Number	45	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Equipment	Basis Cost	18,604.56
Tracking Method	Logistical 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	6:00	12:00	1	18,604.56	21,163.78
							18,604.56	21,163.78

Comments

Funding for replacement of John Deere Gator HPX

GE: Transporters - JD Gator Turf

Item Number	47	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Equipment	Basis Cost	18,304.00
Tracking Method	Logistical 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	10:00	12:00	1	18,304.00	22,690.07
920-001-0047		01/01/2018	01/01/2030	6:00	12:00	1	18,304.00	20,821.88
							<u>36,608.00</u>	<u>43,511.95</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

Item Number	48	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Equipment	Basis Cost	10,067.20
Tracking Method	Logistical 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	4:00	12:00	1	10,067.20	10,970.45
							<u>10,067.20</u>	<u>10,970.45</u>

Comments

LAC: Ceramic Kiln

Item Number	160	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Library / Arts & Crafts Equipment	Basis Cost	4,841.83
Tracking Method	Logistical 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	14:00	20:00	1	4,841.83	6,540.56
920-001-0160	Kiln 1	01/01/2000	01/01/2028	4:00	28:00	1	4,841.83	5,276.25
							9,683.66	11,816.81

Comments

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

LAC: Ceramic Kiln - Small

Item Number	177	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Library / Arts & Crafts Equipment	Basis Cost	3,194.88
Tracking Method	Logistical 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	4:00	64:00	1	3,194.88	3,481.53
							3,194.88	3,481.53

Comments

Funding for replacement of smaller mechanical kiln.

LAC: HVAC

Item Number	183	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Library / Arts & Crafts Equipment	Basis Cost	4,919.20
Tracking	Logistical		
Method	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	6:00	25:00	2	9,838.40	11,191.76
							9,838.40	11,191.76

Comments

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

LAC: Cladding - Replacement

Item Number	166	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Library / Arts & Crafts Exterior	Basis Cost	18.20
Tracking	Logistical		
Method	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	21:00	30:00	2,045	37,219.00	58,435.02
							37,219.00	58,435.02

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.

Work completed in 2023:
 - LAC: Wood Shop Siding - 3150
 - LAC: Library Siding - 3350

LAC: Roofing

Item Number	223	Measurement Basis	Sq
Type	Common Area	Estimated Useful Life	25 Years
Category	Library / Arts & Crafts Exterior	Basis Cost	572.00
Tracking	Logistical		
Method	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	15:00	25:00	78	44,616.00	61,577.96
							44,616.00	61,577.96

Comments

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

LAC: Furnishings - Computer Room

Item Number	153	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Furnishings	Basis Cost	3,640.00
Tracking	Logistical		
Method	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	6:00	15:00	1	3,640.00	4,140.71
							3,640.00	4,140.71

Comments

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

LAC: Furnishings - Red Cross Room

Item Number	154	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Furnishings	Basis Cost	1,560.00
Tracking	Logistical		
Method	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	7:00	22:00	1	1,560.00	1,813.12
							1,560.00	1,813.12

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

Item Number	171	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Interior	Basis Cost	8,840.00
Tracking	Logistical		
Method	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	6:00	15:00	1	8,840.00	10,056.02
							8,840.00	10,056.02

Comments

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

LAC: Flooring - Computer Room

Item Number	142	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10 Years
Category	Library / Arts & Crafts Interior	Basis Cost	2.86
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0142		01/01/2000	01/01/2029	5:00	29:00	1,000	2,860.00	3,184.28
							2,860.00	3,184.28

Comments

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

FY2024 Update: Pushed 5 years.

LAC: Flooring - Hallway

Item Number	163	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Interior	Basis Cost	4.61
Tracking	Logistical		
Method	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	7:00	15:00	800	3,688.00	4,286.41
							3,688.00	4,286.41

Comments

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

LAC: Flooring - Library

Item Number	161	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10 Years
Category	Library / Arts & Crafts Interior	Basis Cost	4.68
Tracking	Logistical		
Method	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	6:00	10:00	1,750	8,190.00	9,316.61
							8,190.00	9,316.61

Comments

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

LAC: Flooring - Pottery Room

Item Number	162	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Interior	Basis Cost	4.68
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0162		01/01/2004	01/01/2029	5:00	25:00	860	4,024.80	4,481.15
							4,024.80	4,481.15

Comments

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

FY2024 Update: Pushed 5 Years.

LAC: Flooring - Red Cross Room

Item Number	143	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Interior	Basis Cost	1,040.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0143		01/01/2010	01/01/2028	4:00	18:00	1	1,040.00	1,133.31
							1,040.00	1,133.31

Comments

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

FY2024: Pushed 5 years

LAC: Furnishings - Pottery Room

Item Number	170	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Interior	Basis Cost	4,680.00
Tracking	Logistical		
Method	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	1:00	15:00	1	4,680.00	4,781.62
							4,680.00	4,781.62

Comments

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

LAC: Interior Lighting Fixtures

Item Number	164	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Library / Arts & Crafts Interior	Basis Cost	3,640.00
Tracking	Logistical		
Method	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	11:00	20:00	1	3,640.00	4,610.20
							3,640.00	4,610.20

Comments

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

LAC: Restroom Renovations

Item Number	165	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Library / Arts & Crafts Interior	Basis Cost	31,200.00
Tracking	Logistical		
Method	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	6:00	36:00	1	31,200.00	35,491.84
							31,200.00	35,491.84

Comments

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

OP: Chemical Controller

Item Number	101	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Outdoor Pool	Basis Cost	7,800.00
Tracking	Logistical		
Method	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	4:00	10:00	1	7,800.00	8,499.84
							7,800.00	8,499.84

Comments

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

OP: Fence - Replacement

Item Number	102	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Outdoor Pool	Basis Cost	31.20
Tracking	Logistical		
Method	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	20:00	30:00	262	8,174.40	12,561.32
							8,174.40	12,561.32

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

Item Number	178	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	3 Years
Category	Outdoor Pool	Basis Cost	2,600.00
Tracking	Logistical		
Method	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	1:00	3:00	1	2,600.00	2,656.45
							2,600.00	2,656.45

Comments

OP: Plaster

Item Number	103	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Outdoor Pool	Basis Cost	31,583.50
Tracking	Logistical		
Method	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	11:00	15:00	1	31,583.50	40,001.75
							31,583.50	40,001.75

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

Item Number	224	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	50 Years
Category	Outdoor Pool	Basis Cost	936,000.00
Tracking	Logistical		
Method	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	1:00	61:00	1	936,000.00	936,000.00
							936,000.00	936,000.00

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

Item Number	104	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Outdoor Pool	Basis Cost	2,912.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0104		01/01/2018	01/01/2025	1:00	7:00	1	2,912.00	2,975.23
							2,912.00	2,975.23

Comments

Funding for replacement of the outdoor pool pump.

OP: Shower - Replacement

Item Number	105	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	35 Years
Category	Outdoor Pool	Basis Cost	1,762.80
Tracking	Logistical		
Method	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	31:00	35:00	1	1,762.80	3,430.85
							1,762.80	3,430.85

Comments

Funding for replacement of the outdoor pool shower.

OP: Water Heater - Replacement

Item Number	172	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	8 Years
Category	Outdoor Pool	Basis Cost	5,602.48
Tracking	Logistical		
Method	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	1:00	14:00	1	5,602.48	5,724.13
							5,602.48	5,724.13

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

Item Number	115	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Pro Shop Equipment	Basis Cost	8,647.50
Tracking	Logistical		
Method	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	0:00	10:00	1	8,647.50	8,647.50
							8,647.50	8,647.50

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

Item Number	116	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Equipment	Basis Cost	4,919.20
Tracking	Logistical		
Method	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	7:00	15:00	1	4,919.20	5,717.38
							4,919.20	5,717.38

Comments

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

PS: Security Cameras

Item Number	230	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Equipment	Basis Cost	4,591.60
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0230		01/01/2023	01/01/2038	14:00	15:00	1	4,591.60	6,202.54
							4,591.60	6,202.54

Comments

Funding for replacement of the security cameras installed in 2023.

PS: Cladding - Replacement

Item Number	110	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	40 Years
Category	Pro Shop Exterior	Basis Cost	18.20
Tracking	Logistical		
Method	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	6:00	27:00	1,800	32,760.00	37,266.43
							32,760.00	37,266.43

Comments

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

2023: \$2950

PS: Exterior Paint

Item Number	112	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	8 Years
Category	Pro Shop Exterior	Basis Cost	2.60
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0112		01/01/2016	01/01/2025	1:00	9:00	3,840	9,984.00	10,200.78
							9,984.00	10,200.78

Comments

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

FY2024: Deferred to 2025

PS: Gutters/Downspouts

Item Number	109	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Pro Shop Exterior	Basis Cost	13.00
Tracking Method	Logistical 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	20:00	30:00	371	4,823.00	7,411.34
							4,823.00	7,411.34

Comments

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

PS: Roofing

Item Number	113	Measurement Basis	Square
Type	Common Area	Estimated Useful Life	25 Years
Category	Pro Shop Exterior	Basis Cost	604.24
Tracking Method	Logistical 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	15:00	25:00	60	36,254.40	50,037.47
							36,254.40	50,037.47

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

Item Number	114	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Pro Shop Exterior	Basis Cost	3,541.82
Tracking Method	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	9:00	20:00	1	3,541.82	4,297.22
							3,541.82	4,297.22

Comments

Funding for replacement of the Pro Shop sign.

Replaced in 2013 for \$2,880.

PS: Bathroom Remodel & Repair

Item Number	236	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	1 Year
Category	Pro Shop Interior	Basis Cost	52,000.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0236			01/01/2024	0:00	1:00	1	52,000.00	52,000.00
							52,000.00	52,000.00

Comments

Funding for Pro Shop bathroom repairs per pool consultant.

PS: Flooring

Item Number	117	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Interior	Basis Cost	3.01
Tracking	Logistical		
Method	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	5:00	15:00	2,949	8,876.49	9,882.94
							8,876.49	9,882.94

Comments

Funding for replacement of the flooring in the Pro Shop.

PS: Locker Room/Restroom - Renovation

Item Number	119	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Interior	Basis Cost	104,000.00
Tracking	Logistical		
Method	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	10:00	20:00	1	104,000.00	128,920.83
							104,000.00	128,920.83

Comments

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

PS: Renovation

Item Number	120	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Interior	Basis Cost	5,720.00
Tracking	Logistical		
Method	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	5:00	15:00	1	5,720.00	6,368.56
							5,720.00	6,368.56

Comments

Funding for renovations to the Pro Shop.

PS: Storage - Concrete Floor

Item Number	118	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Pro Shop Interior	Basis Cost	3.12
Tracking	Logistical		
Method	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	0:00	24:00	900	2,808.00	2,808.00
							2,808.00	2,808.00

Comments

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

S: BECA - Aquatic Center

Item Number	9	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	3 Years
Category	Services	Basis Cost	2,496.00
Tracking	Logistical		
Method	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	1:00	3:00	1	2,496.00	2,550.20
							2,496.00	2,550.20

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

Item Number	10	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	3 Years
Category	Services	Basis Cost	3,640.00
Tracking	Logistical		
Method	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	1:00	3:00	1	3,640.00	3,719.04
							3,640.00	3,719.04

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

Item Number	180	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20 Years
Category	Shuffleboard Building	Basis Cost	7.80
Tracking	Logistical		
Method	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	10:00	20:00	115	897.00	1,111.94
							897.00	1,111.94

Comments

SB: Roofing, Corrugated Fiberglass

Item Number	14	Measurement Basis	Lum
Type	Common Area	Estimated Useful Life	15 Years
Category	Shuffleboard Building	Basis Cost	6,316.70
Tracking	Logistical		
Method	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	15:00	20:00	1	6,316.70	8,718.16
							6,316.70	8,718.16

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

Item Number	13	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	25 Years
Category	Shuffleboard Building	Basis Cost	585.08
Tracking	Logistical		
Method	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	10:00	20:00	22.5	13,164.30	16,318.77
							13,164.30	16,318.77

Comments

Funding for replacement of the Shuffleboard building roof shingles.

SB: Siding, Corrugated Fiberglass

Item Number	15	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Shuffleboard Building	Basis Cost	6,395.66
Tracking	Logistical		
Method	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	15:00	20:00	1	6,395.66	8,827.14
							6,395.66	8,827.14

Comments

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

Work completed in 2023 - \$1300

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
BUILDING APPURTENANCES		
Decks and Railings	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)
Deck Surfaces	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)
Deck Framing	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)
Decks and Railings	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)
Metal Railings	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
EXTERIOR SEALANTS AND FINISHES		
Exterior Finish Paint	<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)
Exterior Sealant Joints	<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)
Exterior Sealant Joints	<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>	
Exterior Sealant Joints (temporary)	Remove and replace temporary sealant joint applications (installed during winter) as necessary.	Annually (spring)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
Fluid-Applied Traffic Coatings	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)
EXTERIOR WALLS		
Electrical Outlets	Inspect for damaged covers and loose receptacles.. Test ground fault circuit interrupters and reset.	Semi-annually (spring and fall)
Exterior Lighting Fixtures	Inspect for operability and electrical shorts. Replace lamps as necessary.	Semi-annually (summer and winter)
Wall Penetrations	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)
Exterior Walls (General)	<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)
Exterior Wall Surfaces	Inspect exterior wall surfaces for damaged, loose, or missing components, decay, storm damage, or other weather-resistance deficiencies.	Semi-annually (spring and fall)
Finish coats	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
Interior Surfaces	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)
Building Enclosure Condition Assessment	Have a building enclosure condition assessment conducted to identify problems and develop solutions.	Bi-annually
Animals	Inspect exterior wall surfaces for presence of bird or insect nests.	Semi-annually (spring and fall)
Foundations	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)
Hose Bibs	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
FENESTRATION UNITS		
Windows and Doors (General)	Inspect weather stripping for continuity and air leakage. Replace if worn.	Annually (fall)
Glazing	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)
Hardware	Inspect window and door hardware for operability and closer adjustment. Lubricate operable window and door hinges.	Annually (spring)
Interior Surfaces	Inspect interior surfaces for microbial growth, moisture staining, or evidence of water leakage to the interior.	Semi-annually (spring and fall)
Exterior Surfaces	Clean exterior surfaces with compatible cleaning solution.	Semi-annually (spring and fall)
Window Screens	Repair holes in window screens and wash screens with compatible cleaning solution.	Annually (spring)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
ROOFS		
Exhaust Vents	Inspect for proper operation of dampers or louvers, blockage by debris, or evidence of birds/rodents. Clean exhaust vents and screens as necessary.	Monthly
Gutters and Downspouts	Inspect for debris build-up and organic growth. Clean gutters and downspouts as necessary.	Semi-annually (spring and fall)
Gutters and Downspouts	Identify and regularly monitor locations affected by recurring debris-build up or standing water.	Semi-annually (spring and fall)
Gutters and Downspouts	Inspect for damaged, loose, or missing components, as well as leaking joints.	Semi-annually (spring and fall)
Roof Surfaces (General)	<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)
Roof Surfaces	Inspect roof surfaces for damaged, loose, or missing components, storm damage, or other weather-resistance deficiencies.	Semi-annually (spring and fall)
Roof Surfaces	Inspect roof surfaces for presence of bird or insect nests.	Semi-annually (spring and fall)
SITework		
Asphalt Paving	Patch all cracks in asphalt greater than 1/4" in width with hot-applied crack sealer.	Annually (spring)
Asphalt Paving	Monitor oil leaks that will disintegrate asphalt. Repair source of leak.	Annually (spring)
Catch Basins and Trench Drains	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
Concrete Flatwork	Inspect for debris build-up and organic growth. Clean concrete flatwork surfaces as necessary.	Semi-annually (spring and fall)
Concrete Flatwork	Inspect for cracking, spalling, settlement, trip hazards, or damage caused by salt/de-icing chemicals. Patch or repair as necessary.	Annually (spring)
Fencing and Railings	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)
Fencing and Railings	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)
Gates	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)
Irrigation Systems	Blow out sprinkler lines and inspect backflow devices for operability.	Annually (fall)
Irrigation Systems	Inspect electronic timers for operability and electric shorts.	Annually (spring)
Irrigation Systems	Redirect sprinkler heads away from building surfaces.	Annually (spring)
Landscaping	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)
Landscaping	Inspect soil finish grade for blockage of masonry veneer weep provisions at base of wall locations.	Semi-annually (spring and fall)
Landscaping	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)
Light Poles	Inspect light poles for operability. Replace lamps as necessary.	Semi-annually (summer and winter)

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
Exterior Metal	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)
Mailboxes	Inspect for loose, missing or cracked components, rot, sharp edges, and other damage. Repair or replace as necessary.	Annually (spring)
Retaining Walls (Masonry)	Inspect wall surfaces for loose or missing masonry units.	Annually (spring)
Retaining Walls	If visual evidence indicates the wall has shifted over time, consult a structural engineer or qualified contractor.	
Masonry	Inspect masonry joints for failed mortar and cracking. Consult a qualified masonry contractor for an estimate of means and costs.	Annually (spring)
Masonry	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)
Masonry	Avoid use of de-icing chemicals on surfaces immediately adjacent to masonry veneer.	Throughout winter

COMPONENT	MAINTENANCE ACTION(S) REQUIRED	FREQUENCY
COMMON AREAS		
Deck Furnishings	Inspect for loose, missing, or cracked components, rot, sharp edges, and other damage.	Annually (spring)
Metal	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)
HVAC Units	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)
Interior Walls and Ceilings	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)
Interior Furnishings	Inspect for loose, missing, or cracked components, sharp edges, and other damage. Repair or replace as needed.	Annually (summer)
Interior Lighting Fixtures	Inspect for operability and electrical shorts. Replace lamps as necessary.	
Water Heaters	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
Water Heaters	Ensure Temperature-Pressure Relief Valve is not releasing liquid (sign of failure) and outflow is plumbed to a safe secondary drain location.	Annually
Water Heaters	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

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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 if we can be of further assistance. Thank you.

Respectfully submitted,

FORENSIC BUILDING CONSULTANTS



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