

King City Civic Association



FY 2025 RESERVE STUDY AND MAINTENANCE SCHEDULE

PREPARED FOR:

King City Civic Association

PROJECT NUMBER:

23-146

REPORT DATE:

October 15, 2024

FINAL

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:	October 15, 2024

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 2025 reserve fund beginning balance is estimated to be \$1,800,000 and is currently approximately 49% 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 low to medium risk for special assessment should any unplanned expenses or component failures occur.

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 85% 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 \$449,645 in fiscal year 2025 is recommended to meet the above criteria. This plan will require annual increases of 2%.

Costs provided in this report are based on currently available information. Forensic strongly recommends the Association determine the scope of any upcoming project and begin the process of obtaining bids from qualified contractors to ensure adequate funding.

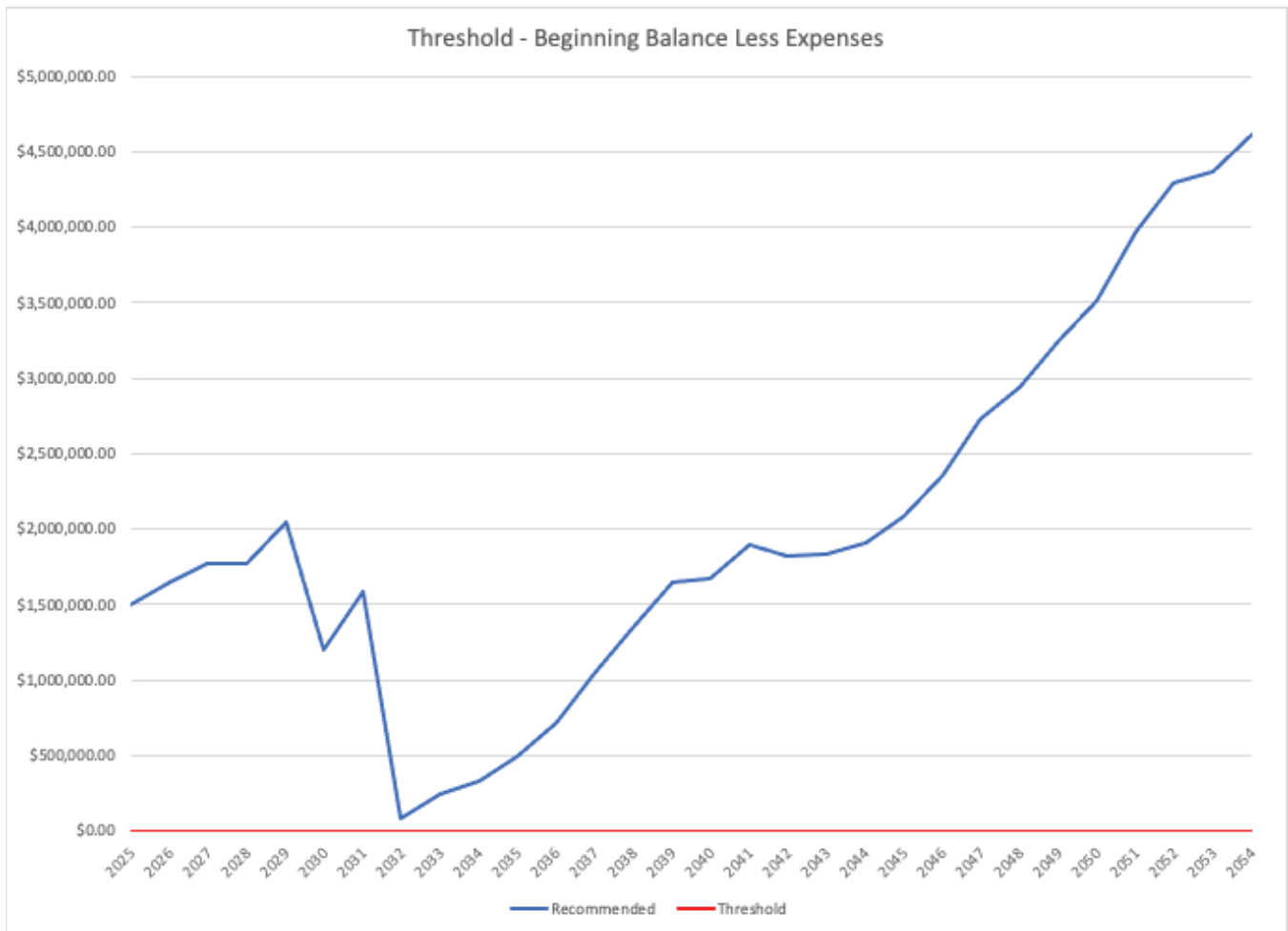
Recommended Total Annual Reserve Fund Contributions	
FY 2025	\$ 449,645
FY 2026 - FY 2054	2% annual increases

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

RESERVE FUND CONTRIBUTION ANALYSIS

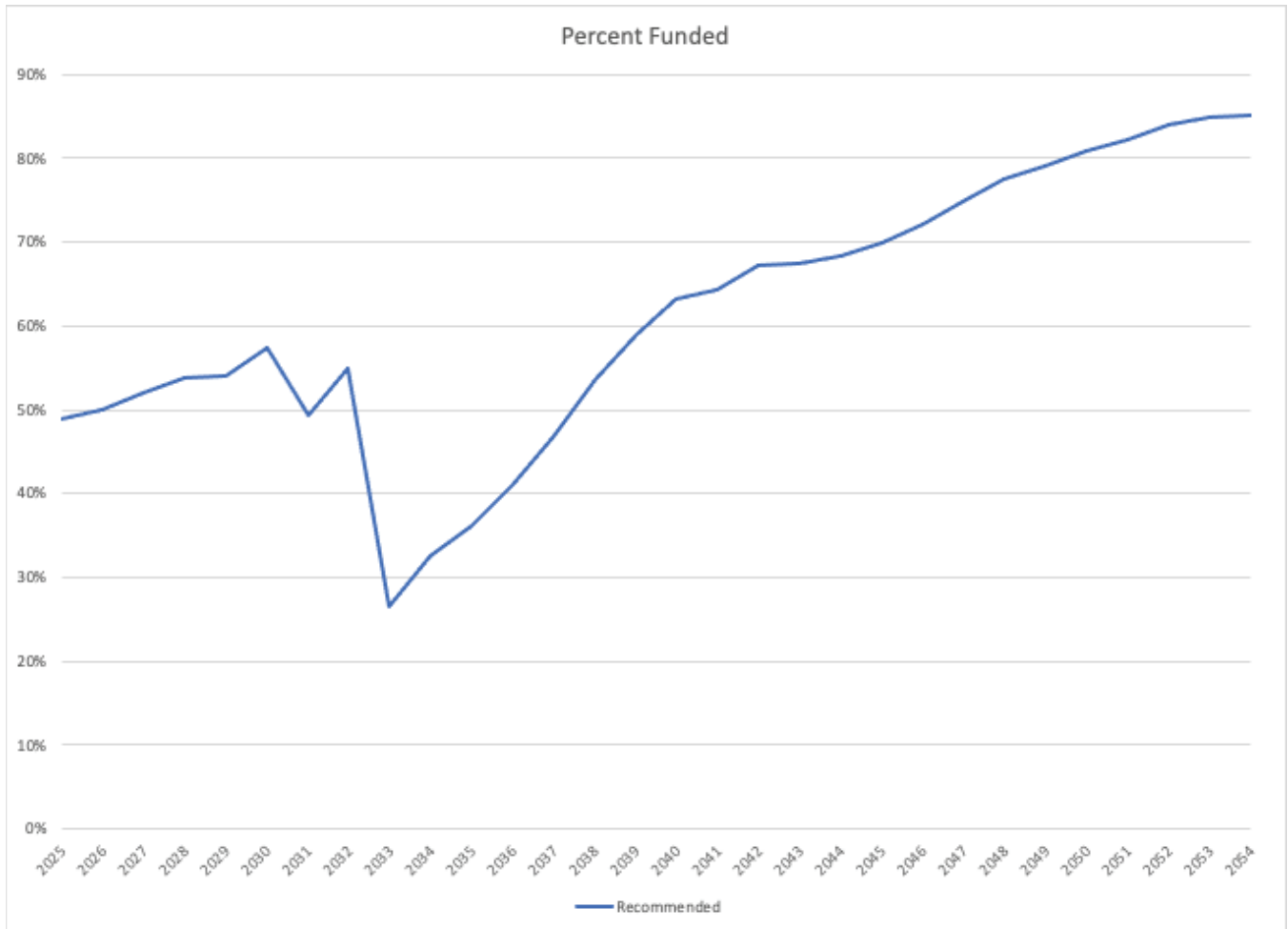
THRESHOLD ANALYSIS

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 85% funded reserve by 2054 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’.

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	1,800,000	1,943,074	2,108,147	2,238,058	2,250,115	2,538,048	1,701,386	2,090,470	599,228	770,333
Contribution	449,645	458,637	467,810	477,166	486,710	496,444	506,373	516,500	526,830	537,367
Average Per Unit	381	388	396	404	412	420	429	437	446	455
Percent Change	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Interest	173	189	201	203	230	150	184	42	52	62
Less Expenditures	306,744	293,754	338,101	465,312	199,007	1,333,257	117,474	2,007,785	355,778	434,381
Ending Balance	1,943,074	2,108,147	2,238,058	2,250,115	2,538,048	1,701,386	2,090,470	599,228	770,333	873,381

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	873,381	1,041,992	1,270,424	1,603,771	1,931,320	2,246,762	2,278,068	2,516,511	2,457,168	2,482,895
Contribution	548,114	559,077	570,258	581,663	593,297	605,163	617,266	629,611	642,203	655,047
Average Per Unit	464	473	483	492	502	512	523	533	544	555
Percent Change	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Interest	78	100	132	165	196	199	222	217	218	226
Less Expenditures	379,582	330,745	237,044	254,279	278,051	574,057	379,045	689,172	616,695	568,378
Ending Balance	1,041,992	1,270,424	1,603,771	1,931,320	2,246,762	2,278,068	2,516,511	2,457,168	2,482,895	2,569,791

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	2,569,791	2,746,848	3,035,692	3,425,723	3,654,630	3,969,030	4,243,770	4,725,141	5,059,883	5,145,818
Contribution	668,148	681,511	695,142	709,044	723,225	737,690	752,444	767,493	782,842	798,499
Average Per Unit	566	577	589	600	612	625	637	650	663	676
Percent Change	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Interest	243	271	309	332	362	389	435	469	478	504
Less Expenditures	491,335	392,939	305,419	480,470	409,188	463,339	271,508	433,220	697,385	525,311
Ending Balance	2,746,848	3,035,692	3,425,723	3,654,630	3,969,030	4,243,770	4,725,141	5,059,883	5,145,818	5,419,511

RESERVE STUDY PARAMETERS

EXPLANATORY NOTES

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

Level of Service:	Level 3 (Reserve Study Update – No Site Visit)	Description:	Reserve Study includes Component Inventory, Life and Valuation Estimates, Fund Status & Funding Plan
Fiscal Year Start:	January 1, 2025	Fiscal Year End:	December 31, 2025
Model Interest Rate:	0.01 %	Inflation Rate:	2.15 %
Estimated 2025 Reserve Fund Starting Balance:	\$ 1,800,000	Previous Fiscal Year Contribution:	\$N/A
Funding Parameters:	Maintain positive thresholds and build to 85% funding	Number of Units:	1180
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. 			

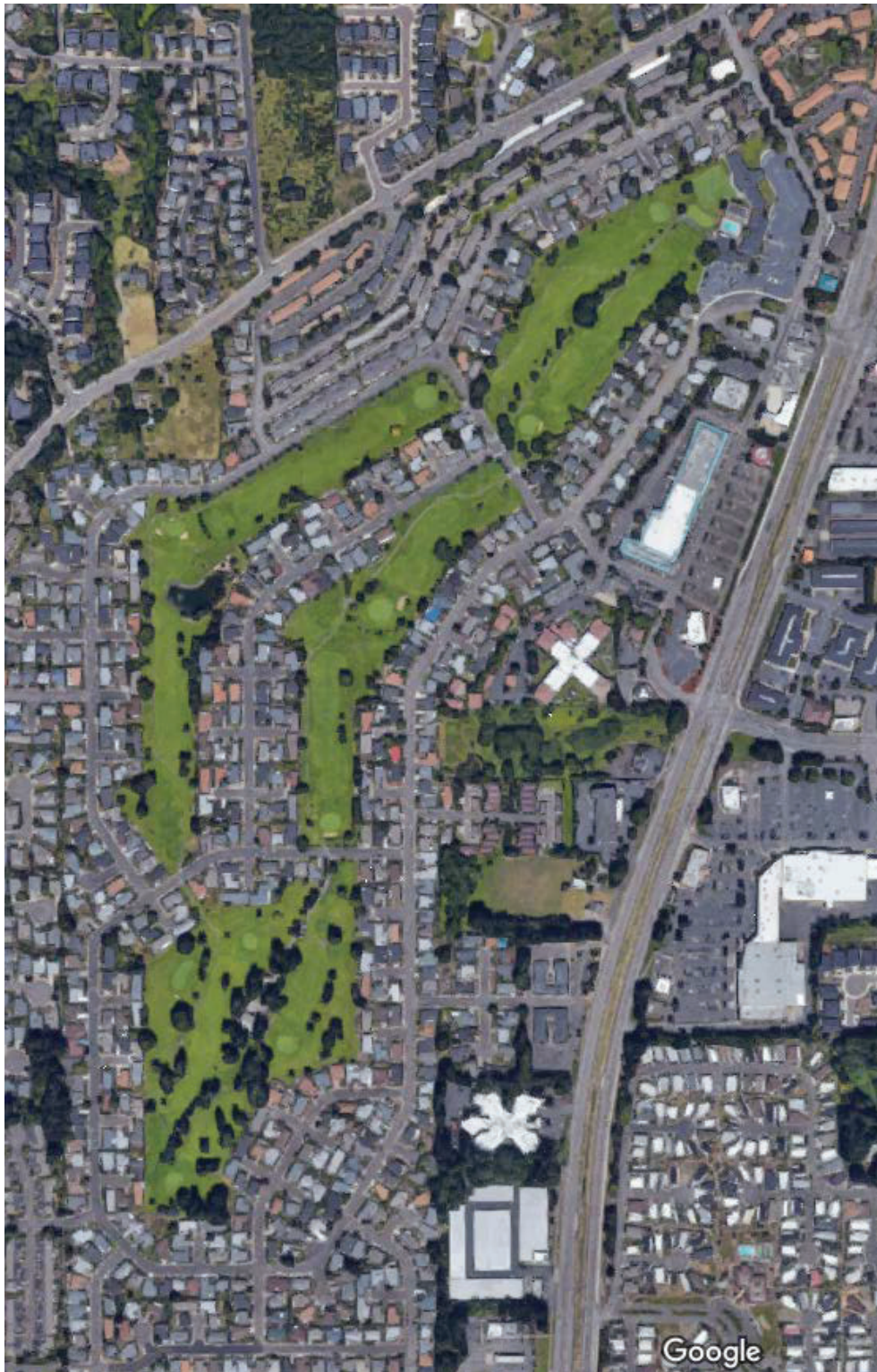
NOTE REGARDING INFLATION

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 Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Aquatic Center Equipment						
AC: Battery Back Up Replacement	910-000-0190		01/01/2028	\$ 0.00	0 Unfund	\$ 0
AC: Lap Pool - Chemical Controller	910-000-0193		01/01/2028	0.00	0 Unfund	0
AC: Lap Pool - Filter	910-000-0194		01/01/2028	0.00	0 Unfund	0
AC: Lap Pool - Heater	910-000-0195		01/01/2026	0.00	0 Unfund	0
AC: Lap Pool - Pumps	910-000-0196		01/01/2028	0.00	0 Unfund	0
AC: Lap Pool - Replaster	910-000-0197		01/01/2033	0.00	0 Unfund	0
AC: Lap Pool - UV System	910-000-0198		01/01/2025	0.00	0 Unfund	0
AC: Large Pool - Chemical Controller	910-000-0200		01/01/2028	0.00	0 Unfund	0
AC: Large Pool - Filter	910-000-0199		01/01/2028	0.00	0 Unfund	0
AC: Large Pool - Heater	910-000-0201		01/01/2026	0.00	0 Unfund	0
AC: Large Pool - Pumps	910-000-0202		01/01/2028	0.00	0 Unfund	0
AC: Large Pool - Replaster	910-000-0203		01/01/2033	0.00	0 Unfund	0
AC: Large Pool - UV System	910-000-0204		01/01/2025	0.00	0 Unfund	0
AC: Locker Room - HVAC	910-000-0205		01/01/2033	0.00	0 Unfund	0
AC: Pool Exhaust	910-000-0207		01/01/2028	0.00	0 Unfund	0
AC: Power Washer & Deck Cleaner	910-000-0208		01/01/2029	0.00	0 Unfund	0
AC: Pressure Washer	910-000-0209		01/01/2033	0.00	0 Unfund	0
AC: Seresco Dehumidifier	910-000-0211		01/01/2033	0.00	0 Unfund	0
AC: Spa - Chemical Controller	910-000-0213		01/01/2028	0.00	0 Unfund	0
AC: Spa - Filter	910-000-0214		01/01/2028	0.00	0 Unfund	0
AC: Spa - Heater	910-000-0215		01/01/2026	0.00	0 Unfund	0
AC: Spa - Pumps	910-000-0217		01/01/2028	0.00	0 Unfund	0
AC: Spa - Replaster	910-000-0216		01/01/2033	0.00	0 Unfund	0
AC: Spa - UV System	910-000-0218		01/01/2025	0.00	0 Unfund	0
AC: Water Heater	910-000-0220		01/01/2030	0.00	0 Unfund	0
						0
Aquatic Center Exterior						
AC: Cladding - Replacement	910-000-0212		01/01/2058	\$ 0.00	0 Unfund	\$ 0
AC: Exterior Paint - Cladding	910-000-0222		01/01/2026	0.00	0 Unfund	0
AC: Roofing	910-000-0210		01/01/2043	0.00	0 Unfund	0
						0
Aquatic Center Interior						
AC: Aquatic Center Repair/Replace	910-000-0243		01/01/2025	\$ 50,000.00	1 Allow	\$ 50,000
AC: Aquatic Center Repair/Replace 202	910-000-0245		01/01/2025	50,000.00	1 Allow	50,000

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Aquatic Center Interior						
AC: Concrete Deck - Partial Replaceme	910-000-0219		01/01/2043	\$ 0.00	0 Unfund	\$ 0
AC: Interior Lighting	910-000-0191		01/01/2038	0.00	0 Unfund	0
AC: Interior Painting - Pool Area	910-000-0192		01/01/2028	0.00	0 Unfund	0
AC: Men Locker Room - Renovation	910-000-0206		01/01/2038	0.00	0 Unfund	0
AC: Women Locker Room - Renovation	910-000-0221		01/01/2038	0.00	0 Unfund	0
						100,000
Clubhouse Equipment						
CH: Accessible Entry System	910-000-0125		01/01/2036	\$ 58,555.01	1 Total	\$ 58,555
CH: Burnisher	910-000-0122		01/01/2025	1,648.34	1 Ea	1,648
CH: Clubhouse Computers	910-000-0228		01/01/2033	19,343.73	1 Lsum	19,344
CH: HVAC	910-000-0133		01/01/2025	20,000.00	1 Lsum	20,000
CH: Security Cameras	910-000-0226		01/01/2026	8,240.00	1 Total	8,240
CH: Water Heater - Replacement	910-000-0169		01/01/2026	2,678.00	1 Ea	2,678
						110,465
Clubhouse Exterior						
CH: Cladding - Replacement	910-000-0136		01/01/2041	\$ 18.75	6,225 SF	\$ 116,719
CH: Exterior Lighting Fixtures	910-000-0128		01/01/2040	1,952.80	1 Lsum	1,953
CH: Exterior Paint - Cladding	910-000-0130		01/01/2026	2.68	12,845 SF	34,425
CH: Gutters/Downspouts	910-000-0132		01/01/2040	8.03	725 LF	5,822
CH: Irrigation System	910-000-0184		01/01/2035	10,176.40	1 Allow	10,176
CH: Parking Lot - Asphalt Overlay	910-000-0134		01/01/2042	1.24	87,314 SF	108,269
CH: Parking Lot - Asphalt Seal Coat	910-000-0135		01/01/2030	0.41	87,314 SF	35,799
CH: Roofing	910-000-0131		01/01/2040	589.16	254 Sq	149,647
CH: Sliders & Windows East/West	910-000-0237		01/01/2054	25,750.00	1 Lsum	25,750
CH: Window Replacement	910-000-0138		01/01/2035	0.00	0 Unfund	0
						488,559
Clubhouse Furnishings and Appliances						
CH: Furnishings - Banquet Hall	910-000-0156		01/01/2030	\$ 16,068.00	1 Lsum	\$ 16,068
CH: Furnishings - Living Room/Entry	910-000-0150		01/01/2039	18,540.00	1 Lsum	18,540
CH: Furnishings - Meeting Room	910-000-0151		01/01/2032	5,356.00	1 Lsum	5,356
CH: Furnishings - Multi-Purpose Room	910-000-0174		01/01/2032	5,356.00	1 Lsum	5,356
CH: Furnishings - Office	910-000-0152		01/01/2027	13,015.08	1 Lsum	13,015
						58,335

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Clubhouse Interior						
CH: Banquet Room Ceiling	910-000-0235		01/01/2027	\$ 1,000.00	1 Lsum	\$ 1,000
CH: Banquet Room Sound System	910-000-0238		01/01/2029	1,500.00	1 Lsum	1,500
CH: Flooring - Entry Tile	910-000-0176		01/01/2033	16.60	400 SF	6,640
CH: Flooring - Living Room	910-000-0139		01/01/2034	15,450.00	1 Lsum	15,450
CH: Flooring - Meeting Room	910-000-0140		01/01/2031	2.95	500 SF	1,475
CH: Flooring - Multi-Purpose Room	910-000-0175		01/01/2032	2.95	750 SF	2,213
CH: Flooring - Office	910-000-0141		01/01/2026	7,138.48	1 Lsum	7,138
CH: Flooring - Restrooms	910-000-0144		01/01/2035	11.29	240 SF	2,710
CH: Interior Lighting Fixtures	910-000-0147		01/01/2035	8,483.90	1 Lsum	8,484
CH: Interior Paint	910-000-0148		01/01/2034	19,630.81	1 Lsum	19,631
CH: Kitchen Renovation	910-000-0146		01/01/2028	63,500.00	1 Lsum	63,500
CH: Office Remodel	910-000-0242		01/01/2025	3,500.00	1	3,500
CH: Repair/Replace - Banquet Hall	920-001-0145		01/01/2025	16,000.00	1 Lsum	16,000
CH: Repair/Replace - Banquet Hall	920-002-0145		01/01/2026	16,000.00	1 Lsum	16,000
CH: Restroom Renovations	910-000-0149		01/01/2032	89,817.98	1 Lsum	89,818
						255,058
Common Area Grounds						
CA: Camino Park Fence, Wood	910-000-0001		01/01/2035	\$ 7,016.36	1 Lsum	\$ 7,016
CA: Concrete Flatwork	910-000-0003		01/01/2025	35,000.00	1 Lsum	35,000
CA: Gazebo Rehab	910-000-0005		01/01/2043	8,034.00	1 Lsum	8,034
CA: Irrigation - Beaver Park	910-000-0186		01/01/2035	1,874.60	1 Lsum	1,875
CA: Irrigation - Camino Park	910-000-0007		01/01/2025	1,874.60	1 Lsum	1,875
CA: Irrigation - Gazebo Park	910-000-0185		01/01/2035	1,874.60	1 Lsum	1,875
CA: Irrigation - Monaco Park	910-000-0187		01/01/2035	1,874.60	1 Lsum	1,875
CA: Trees: Replace/Maintain	910-000-0244		01/01/2025	35,000.00	1 Allow	35,000
						92,549
Crown Center Equipment						
CC: Security Camera System	910-000-0127		01/01/2026	\$ 6,668.22	1 Lsum	\$ 6,668
						6,668
Crown Center Exterior						
CC: Cladding - Replacement	910-000-0173		01/01/2057	\$ 18.75	2,500 SF	\$ 46,875
CC: Exterior Lighting Fixtures	910-000-0087		01/01/2042	1,606.80	1 Lsum	1,607
CC: Exterior Paint	910-000-0088		01/01/2026	2.68	2,500 SF	6,700
CC: Front Doors	910-000-0084		01/01/2035	8,276.58	1 Lsum	8,277

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Crown Center Exterior						
CC: Furnace Access Door	910-000-0227		01/01/2053	\$ 3,052.92	1 Total	\$ 3,053
CC: Gutters/Downspouts	910-000-0086		01/01/2045	8.03	371 LF	2,979
CC: Irrigation	910-000-0188		01/01/2035	6,962.80	1 Allow	6,963
CC: Roofing	910-000-0089		01/01/2045	589.16	26 Square	15,318
CC: Windows	910-000-0085		01/01/2035	0.00	0 Unfund	0
						91,771
Crown Center Interior						
CC: Equipment - Fitness Room	910-000-0095		01/01/2026	\$ 2,678.00	1 Lsum	\$ 2,678
CC: Flooring - Crown Room	910-000-0090		01/01/2027	9,168.50	1 Lsum	9,169
CC: Flooring - Fitness Room	910-000-0091		01/01/2038	11,288.31	1 Lsum	11,288
CC: Furnace / AC	910-000-0225		01/01/2043	7,444.84	1 Total	7,445
CC: Furnishings	910-000-0097		01/01/2028	5,000.00	1 Lsum	5,000
CC: Kitchen - Repair/Replace	910-000-0096		01/01/2028	4,000.00	1 Lsum	4,000
CC: Restrooms - Crown Room	910-000-0099		01/01/2037	9,911.99	1 Lsum	9,912
						49,492
Golf Course Grounds						
GC: Bowling Green Gutters	910-000-0239		01/01/2049	\$ 4,780.00	1 Lsum	\$ 4,780
GC: Cage Structure	910-000-0050		01/01/2028	1,875.18	1 Lsum	1,875
GC: Cart Paths - Repair & Replace	920-001-0053	Phase 1	01/01/2045	10,000.00	4.25 Lsum	42,500
GC: Cart Paths - Repair & Replace	920-002-0053	Phase 2	01/01/2048	10,000.00	4 Lsum	40,000
GC: Cart Paths - Repair & Replace	920-003-0053	Phase 3	01/01/2049	10,000.00	2.1 Lsum	21,000
GC: Cart Paths - Repair & Replace	920-004-0053	Phase 4	01/01/2025	10,000.00	1 Lsum	10,000
GC: Fairway Seeding Program	910-000-0059		01/01/2026	11,562.85	1 Lsum	11,563
GC: Fuel Tank	910-000-0051		01/01/2032	42,848.00	1 Lsum	42,848
GC: Pond Dredging	910-000-0060		01/01/2032	32,136.00	1 Lsum	32,136
GC: Pond Fountain	910-000-0061		01/01/2026	5,356.00	1 Lsum	5,356
GC: Well Pump	910-000-0052		01/01/2025	5,356.00	1 Lsum	5,356
						217,414
Golf Course Irrigation						
GC: Bowling Green Irrigation	910-000-0232		01/01/2049	\$ 18,638.88	1 Lsum	\$ 18,639
GC: GSP Irrigation	910-000-0066		01/01/2025	14,763.18	1 Lsum	14,763
GC: Irrigation - Rainbird Freedom	910-000-0069		01/01/2048	16,068.00	1 Lsum	16,068
GC: Irrigation Pond Intake Screen	910-000-0071		01/01/2032	2,570.88	1 Lsum	2,571
GC: Irrigation Pump Station	910-000-0068		01/01/2032	117,832.00	1 Lsum	117,832

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Golf Course Irrigation						
GC: Irrigation System - Upgrade	910-000-0073		01/01/2032	\$ 1,339,000.00	1 Lsum	\$ 1,339,000
						1,508,873
Golf Course Maintenance Shop						
GC: Exterior Cladding - Maintenance S	910-000-0078		01/01/2045	\$ 18.75	1,080 SF	\$ 20,250
GC: Exterior Paint - Maintenance Shop	910-000-0075		01/01/2029	3,357.04	1 Lsum	3,357
GC: Garage Doors - Replacement	910-000-0181		01/01/2043	2,614.80	2 Ea	5,230
GC: Gutters/Downspouts	910-000-0189		01/01/2029	8.03	90 LF	723
GC: HVAC	910-000-0182		01/01/2028	2,678.00	1 Allow	2,678
GC: Roofing, Flat	910-000-0076		01/01/2028	1,071.20	16 Square	17,139
GC: Roofing, Pitched	910-000-0077		01/01/2029	622.37	21 Square	13,070
						62,446
Golf Course Pump House						
GC: Exterior Cladding - Pump House	910-000-0081		01/01/2025	\$ 8.03	1,024 SF	\$ 8,223
GC: Exterior Paint - Pump House	910-000-0082		01/01/2025	2.68	1,024 SF	2,744
GC: Roofing - Pump House	910-000-0079		01/01/2047	589.16	3 Sq	1,767
GC: Skylight Replacement - Pump Hous	910-000-0080		01/01/2047	1,151.54	1 Lsum	1,152
						13,886
Golf Equipment						
GE: Aerifiers - Fairway	910-000-0016		01/01/2029	\$ 32,934.04	1 Ea	\$ 32,934
GE: Aerifiers - Toro Greens	910-000-0017		01/01/2029	31,540.44	1 Ea	31,540
GE: Golf Carts - Repair/Replace	910-000-0018		01/01/2028	12,000.00	1 Allow	12,000
GE: Misc - Ditch Witch Trencher	910-000-0019		01/01/2027	11,399.71	1 Ea	11,400
GE: Misc - Fertilizer Spreader	910-000-0020		01/01/2039	4,404.56	1 Ea	4,405
GE: Misc - Marshall Cart	910-000-0022		01/01/2030	5,700.12	1 Ea	5,700
GE: Misc - Pressure Washer	910-000-0023		01/01/2037	2,147.60	1 Ea	2,148
GE: Misc - Reel Sharpener	910-000-0024		01/01/2027	57,000.91	1 Ea	57,001
GE: Misc - Ryan Sod Cutter	910-000-0025		01/01/2027	6,608.02	1 Ea	6,608
GE: Misc - Seel 250	910-000-0026		01/01/2038	11,783.20	1 Ea	11,783
GE: Misc - Thatcher	910-000-0027		01/01/2027	4,130.01	1 Ea	4,130
GE: Misc - Top Dresser Ty-Crop	910-000-0028		01/01/2028	19,822.56	1 Ea	19,823
GE: Misc - Turbo Blower	910-000-0029		01/01/2025	9,974.48	1 Ea	9,974
GE: Misc - Turf Vacuum	910-000-0030		01/01/2034	39,634.40	1 Ea	39,634
GE: Mowers - 20" Rotary Honda	910-000-0031		01/01/2025	1,520.03	1 Ea	1,520
GE: Mowers - 3150 Toro	920-001-0033		01/01/2026	49,146.66	1 Ea	49,147

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Golf Equipment						
GE: Mowers - 3150 Toro	920-002-0033		01/01/2028	\$ 49,146.66	1 Ea	\$ 49,147
GE: Mowers - 3150 Toro	920-003-0033		01/01/2030	49,146.66	1 Ea	49,147
GE: Mowers - 3150 Toro	920-004-0033		01/01/2033	49,146.66	1 Ea	49,147
GE: Mowers - 40" Toro Rotary	910-000-0034		01/01/2026	7,237.24	1 Ea	7,237
GE: Mowers - 7 Gang Toro	910-000-0035		01/01/2028	34,200.74	1 Ea	34,201
GE: Mowers - 72" Toro 32800	910-000-0036		01/01/2028	33,781.26	1 Ea	33,781
GE: Mowers - Fairway JD 3235B	910-000-0037		01/01/2027	79,801.72	1 Ea	79,802
GE: Mowers - Fairway JD 3235C	910-000-0038		01/01/2033	79,801.72	1 Ea	79,802
GE: Mowers - Triplex JD	920-001-0039		01/01/2027	36,889.35	1 Ea	36,889
GE: Mowers - Triplex JD	920-002-0039		01/01/2028	36,889.35	1 Ea	36,889
GE: Tractors - Kubota	920-001-0041		01/01/2035	30,249.62	1 Ea	30,250
GE: Tractors - Kubota	920-002-0041		01/01/2041	30,249.62	1 Ea	30,250
GE: Transporter Heavy Duty	920-001-0043		01/01/2044	34,278.40	1 Lsum	34,278
GE: Transporter Heavy Duty	920-002-0043		01/01/2028	34,278.40	1 Lsum	34,278
GE: Transporters - Dump Truck	910-000-0044		01/01/2033	50,667.76	1 Ea	50,668
GE: Transporters - JD Gator HPX	910-000-0045		01/01/2030	19,162.70	1 Ea	19,163
GE: Transporters - JD Gator Turf	920-001-0047		01/01/2030	18,853.12	1 Ea	18,853
GE: Transporters - JD Gator Turf	920-002-0047		01/01/2034	18,853.12	1 Ea	18,853
GE: Transporters - Toroworkman	910-000-0048		01/01/2028	10,369.22	1 Ea	10,369
						1,002,750
Library / Arts & Crafts Equipment						
LAC: Ceramic Kiln	920-001-0160	Kiln 1	01/01/2028	\$ 4,987.08	1 Ea	\$ 4,987
LAC: Ceramic Kiln	920-002-0160	Kiln 2	01/01/2038	4,987.08	1 Ea	4,987
LAC: Ceramic Kiln - Small	910-000-0177		01/01/2028	3,290.73	1 Ea	3,291
LAC: HVAC	910-000-0183		01/01/2030	5,066.78	2 Ea	10,134
						23,398
Library / Arts & Crafts Exterior						
LAC: Cladding - Replacement	910-000-0166		01/01/2045	\$ 18.75	2,045 SF	\$ 38,344
LAC: Roofing	910-000-0223		01/01/2039	589.16	78 Sq	45,954
						84,298
Library / Arts & Crafts Furnishings						
LAC: Furnishings - Computer Room	910-000-0153		01/01/2035	\$ 3,749.20	1 Lsum	\$ 3,749
LAC: Furnishings - Red Cross Room	910-000-0154		01/01/2031	1,606.80	1 Lsum	1,607
						5,356

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Library / Arts & Crafts Interior						
LAC : Furnishings - Library	910-000-0171		01/01/2030	\$ 9,105.20	1 Lsum	\$ 9,105
LAC: Flooring - Computer Room	910-000-0142		01/01/2044	2.95	1,000 SF	2,950
LAC: Flooring - Hallway	910-000-0163		01/01/2031	4.75	800 SF	3,800
LAC: Flooring - Library	910-000-0161		01/01/2030	4.82	1,750 SF	8,435
LAC: Flooring - Pottery Room	910-000-0162		01/01/2030	4.82	860 SF	4,145
LAC: Flooring - Red Cross Room	910-000-0143		01/01/2028	1,071.20	1 Lsum	1,071
LAC: Furnishings - Pottery Room	910-000-0170		01/01/2025	4,820.40	1 Lsum	4,820
LAC: Interior Lighting Fixtures	910-000-0164		01/01/2035	3,749.20	1 Lsum	3,749
LAC: Restroom Renovations	910-000-0165		01/01/2030	20,000.00	1 Lsum	20,000
						58,076
Outdoor Pool						
OP: Chemical Controller	910-000-0101		01/01/2028	\$ 8,034.00	1 Ea	\$ 8,034
OP: Fence - Replacement	910-000-0102		01/01/2044	32.14	262 LF	8,421
OP: Outdoor Pool Repair	920-001-0240		01/01/2025	10,000.00	2.5 Allow	25,000
OP: Outdoor Pool Repair	920-002-0240		01/01/2026	10,000.00	1.5 Allow	15,000
OP: Outdoor Pool Repair	920-003-0240		01/01/2027	10,000.00	1 Allow	10,000
OP: Plaster	910-000-0103		01/01/2035	32,531.01	1 Lsum	32,531
OP: Pool Replacement	910-000-0224		01/01/2030	964,080.00	1 Lsum	964,080
OP: Shower - Replacement	910-000-0105		01/01/2055	1,815.68	1 Lsum	1,816
						1,064,881
Pro Shop Equipment						
PS: Furnishings & Equipment	910-000-0115		01/01/2034	\$ 8,906.93	1 Lsum	\$ 8,907
PS: HVAC	910-000-0116		01/01/2031	5,066.78	1 Ea	5,067
PS: P.O.S. System	910-000-0241		01/01/2025	5,000.00	1 Allow	5,000
PS: Security Cameras	910-000-0230		01/01/2038	4,729.35	1 Lsum	4,729
						23,703
Pro Shop Exterior						
PS: Cladding - Replacement	910-000-0110		01/01/2030	\$ 18.75	1,800 SF	\$ 33,750
PS: Exterior Paint	910-000-0112		01/01/2027	2.68	3,840 SF	10,291
PS: Gutters/Downspouts	910-000-0109		01/01/2044	13.39	371 LF	4,968
PS: Roofing	910-000-0113		01/01/2039	622.37	60 Square	37,342
PS: Sign	910-000-0114		01/01/2033	3,648.07	1 Ea	3,648
						89,999

COMPONENT LIST – SUMMARY

Components Component	Code	Desc.	Replace Date	Basis Cost	Quantity	Current Cost
Pro Shop Interior						
PS: Flooring	910-000-0117		01/01/2029	\$ 3.10	2,949 SF	\$ 9,142
PS: Locker Room/Restroom - Renovati	910-000-0119		01/01/2034	107,120.00	1 Lsum	107,120
PS: Renovation	910-000-0120		01/01/2026	30,000.00	1 Lsum	30,000
PS: Storage - Concrete Floor	910-000-0118		01/01/2028	3.21	900 SF	2,889
						149,151
Services						
S: BECA - Aquatic Center	910-000-0009		01/01/2025	\$ 2,570.88	1 Ea	\$ 2,571
S: BECA - Clubhouse, Proshop, Lib, A&	910-000-0010		01/01/2025	3,749.20	1 Ea	3,749
						6,320
Shuffleboard Building						
SB: Gutters & Downspouts	910-000-0180		01/01/2034	\$ 8.03	115 LF	\$ 923
SB: Roofing, Corrugated Fiberglass	910-000-0014		01/01/2039	6,506.20	1 Lum	6,506
SB: Roofing, Shingle	910-000-0013		01/01/2034	602.63	22.5 SF	13,559
SB: Siding, Corrugated Fiberglass	910-000-0015		01/01/2039	6,587.53	1 Lsum	6,588
						27,576
						5,591,027

EXPENDITURES – ANNUAL LIST

<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
Year : 2025					
01/01/2025	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2024	1:00	\$ 50,000.00
01/01/2025	AC: Aquatic Center Repair/Replace 2025	910-000-0245		1:00	50,000.00
01/01/2025	CA: Concrete Flatwork	910-000-0003	01/01/2023	2:00	35,000.00
01/01/2025	CA: Irrigation - Camino Park	910-000-0007	01/01/2005	20:00	1,874.60
01/01/2025	CA: Trees: Replace/Maintain	910-000-0244	01/01/2024	1:00	35,000.00
01/01/2025	CH: Burnisher	910-000-0122	01/01/2009	16:00	1,648.34
01/01/2025	CH: HVAC	910-000-0133	01/01/2012	13:00	20,000.00
01/01/2025	CH: Office Remodel	910-000-0242	01/01/2010	15:00	3,500.00
01/01/2025	CH: Repair/Replace - Banquet Hall	920-001-0145	01/01/2009	16:00	16,000.00
01/01/2025	GC: Cart Paths - Repair & Replace	920-004-0053	01/01/1998	27:00	10,000.00
01/01/2025	GC: Exterior Cladding - Pump House	910-000-0081	01/01/1998	27:00	8,222.72
01/01/2025	GC: Exterior Paint - Pump House	910-000-0082	01/01/1998	27:00	2,744.32
01/01/2025	GC: GSP Irrigation	910-000-0066	01/01/2019	6:00	14,763.18
01/01/2025	GC: Well Pump	910-000-0052	01/01/2014	11:00	5,356.00
01/01/2025	GE: Misc - Turbo Blower	910-000-0029	01/01/2007	18:00	9,974.48
01/01/2025	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2020	5:00	1,520.03
01/01/2025	LAC: Furnishings - Pottery Room	910-000-0170	01/01/2010	15:00	4,820.40
01/01/2025	OP: Outdoor Pool Repair	920-001-0240		1:00	25,000.00
01/01/2025	PS: P.O.S. System	910-000-0241	01/01/2015	10:00	5,000.00
01/01/2025	S: BECA - Aquatic Center	910-000-0009	01/01/2022	3:00	2,570.88
01/01/2025	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2022	3:00	3,749.20
					306,744.15
Year : 2026					
01/01/2026	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2025	1:00	\$ 51,085.66
01/01/2026	CA: Trees: Replace/Maintain	910-000-0244	01/01/2025	1:00	35,759.96
01/01/2026	CC: Equipment - Fitness Room	910-000-0095	01/01/2023	3:00	2,736.15
01/01/2026	CC: Exterior Paint	910-000-0088	01/01/2018	8:00	6,845.48
01/01/2026	CC: Security Camera System	910-000-0127	01/01/2013	13:00	6,813.01
01/01/2026	CH: Exterior Paint - Cladding	910-000-0130	01/01/2016	10:00	35,172.07
01/01/2026	CH: Flooring - Office	910-000-0141	01/01/2016	10:00	7,293.48
01/01/2026	CH: Repair/Replace - Banquet Hall	920-002-0145	01/01/2020	6:00	16,347.41
01/01/2026	CH: Security Cameras	910-000-0226	01/01/2014	12:00	8,418.92
01/01/2026	CH: Water Heater - Replacement	910-000-0169	01/01/2023	3:00	2,736.15
01/01/2026	GC: Fairway Seeding Program	910-000-0059	01/01/2005	21:00	11,813.92
01/01/2026	GC: Pond Fountain	910-000-0061	01/01/2020	6:00	5,472.30
01/01/2026	GE: Mowers - 3150 Toro	920-001-0033	01/01/2009	17:00	50,213.79
01/01/2026	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2009	17:00	7,394.38
01/01/2026	OP: Outdoor Pool Repair	920-002-0240		1:00	15,000.00
01/01/2026	PS: Renovation	910-000-0120	01/01/2014	12:00	30,651.39
					293,754.07

EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2027					
01/01/2027	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2026	1:00	\$ 52,194.89
01/01/2027	CA: Trees: Replace/Maintain	910-000-0244	01/01/2026	1:00	36,536.42
01/01/2027	CC: Flooring - Crown Room	910-000-0090	01/01/2012	15:00	9,570.98
01/01/2027	CH: Banquet Room Ceiling	910-000-0235		4:00	1,043.90
01/01/2027	CH: Furnishings - Office	910-000-0152	01/01/2008	19:00	13,586.41
01/01/2027	GE: Misc - Ditch Witch Trencher	910-000-0019	01/01/1992	35:00	11,900.13
01/01/2027	GE: Misc - Reel Sharpener	910-000-0024	01/01/2006	21:00	59,503.12
01/01/2027	GE: Misc - Ryan Sod Cutter	910-000-0025	01/01/1990	37:00	6,898.10
01/01/2027	GE: Misc - Thatcher	910-000-0027	01/01/2000	27:00	4,311.31
01/01/2027	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2022	5:00	83,304.83
01/01/2027	GE: Mowers - Triplex JD	920-001-0039	01/01/2002	25:00	38,508.71
01/01/2027	OP: Outdoor Pool Repair	920-003-0240		2:00	10,000.00
01/01/2027	PS: Exterior Paint	910-000-0112	01/01/2016	11:00	10,742.96
					338,101.76
Year : 2028					
01/01/2028	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2027	1:00	\$ 53,328.20
01/01/2028	CA: Trees: Replace/Maintain	910-000-0244	01/01/2027	1:00	37,329.74
01/01/2028	CC: Furnishings	910-000-0097	01/01/2000	28:00	5,332.82
01/01/2028	CC: Kitchen - Repair/Replace	910-000-0096	01/01/1998	30:00	4,266.26
01/01/2028	CH: Kitchen Renovation	910-000-0146	01/01/2009	19:00	67,726.82
01/01/2028	GC: Cage Structure	910-000-0050	01/01/2010	18:00	2,000.00
01/01/2028	GC: HVAC	910-000-0182	01/01/1985	43:00	2,856.26
01/01/2028	GC: Roofing, Flat	910-000-0076	01/01/2013	15:00	18,280.05
01/01/2028	GE: Golf Carts - Repair/Replace	910-000-0018	01/01/2018	10:00	12,798.77
01/01/2028	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2016	12:00	21,142.03
01/01/2028	GE: Mowers - 3150 Toro	920-002-0033	01/01/2018	10:00	52,418.06
01/01/2028	GE: Mowers - 7 Gang Toro	910-000-0035	01/01/2013	15:00	36,477.28
01/01/2028	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2013	15:00	36,029.88
01/01/2028	GE: Mowers - Triplex JD	920-002-0039	01/01/2007	21:00	39,344.85
01/01/2028	GE: Transporter Heavy Duty	920-002-0043	01/01/2011	17:00	36,560.11
01/01/2028	GE: Transporters - Toroworkman	910-000-0048	01/01/2016	12:00	11,059.44
01/01/2028	LAC: Ceramic Kiln	920-001-0160	01/01/2000	28:00	5,319.04
01/01/2028	LAC: Ceramic Kiln - Small	910-000-0177	01/01/1964	64:00	3,509.77
01/01/2028	LAC: Flooring - Red Cross Room	910-000-0143	01/01/2010	18:00	1,142.50
01/01/2028	OP: Chemical Controller	910-000-0101	01/01/2018	10:00	8,568.78
01/01/2028	PS: Storage - Concrete Floor	910-000-0118	01/01/2000	28:00	3,081.30
01/01/2028	S: BECA - Aquatic Center	910-000-0009	01/01/2025	3:00	2,742.01
01/01/2028	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2025	3:00	3,998.76
					465,312.73

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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 : 2029					
01/01/2029	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2028	1:00	\$ 54,486.12
01/01/2029	CA: Trees: Replace/Maintain	910-000-0244	01/01/2028	1:00	38,140.29
01/01/2029	CC: Equipment - Fitness Room	910-000-0095	01/01/2026	3:00	2,918.28
01/01/2029	CH: Banquet Room Sound System	910-000-0238	01/01/2024	5:00	1,634.58
01/01/2029	CH: Water Heater - Replacement	910-000-0169	01/01/2026	3:00	2,918.28
01/01/2029	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2022	7:00	3,658.24
01/01/2029	GC: Gutters/Downspouts	910-000-0189	01/01/2004	25:00	787.54
01/01/2029	GC: Roofing, Pitched	910-000-0077	01/01/2004	25:00	14,242.42
01/01/2029	GE: Aerifiers - Fairway	910-000-0016	01/01/2014	15:00	35,888.96
01/01/2029	GE: Aerifiers - Toro Greens	910-000-0017	01/01/2014	15:00	34,370.33
01/01/2029	PS: Flooring	910-000-0117	01/01/2014	15:00	9,962.13
					199,007.17
Year : 2030					
01/01/2030	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2029	1:00	\$ 55,669.19
01/01/2030	CA: Trees: Replace/Maintain	910-000-0244	01/01/2029	1:00	38,968.43
01/01/2030	CH: Furnishings - Banquet Hall	910-000-0156	01/01/2009	21:00	17,889.85
01/01/2030	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2024	6:00	39,857.74
01/01/2030	GC: GSP Irrigation	910-000-0066	01/01/2025	5:00	16,437.08
01/01/2030	GE: Misc - Marshall Cart	910-000-0022	01/01/2018	12:00	6,346.42
01/01/2030	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2025	5:00	1,692.38
01/01/2030	GE: Mowers - 3150 Toro	920-003-0033	01/01/2018	12:00	54,719.09
01/01/2030	GE: Transporters - JD Gator HPX	910-000-0045	01/01/2018	12:00	21,335.44
01/01/2030	GE: Transporters - JD Gator Turf	920-001-0047	01/01/2018	12:00	20,990.76
01/01/2030	LAC : Furnishings - Library	910-000-0171	01/01/2015	15:00	10,137.58
01/01/2030	LAC: Flooring - Library	910-000-0161	01/01/2020	10:00	9,391.39
01/01/2030	LAC: Flooring - Pottery Room	910-000-0162	01/01/2004	26:00	4,615.20
01/01/2030	LAC: HVAC	910-000-0183	01/01/2005	25:00	11,282.54
01/01/2030	LAC: Restroom Renovations	910-000-0165	01/01/1994	36:00	22,267.68
01/01/2030	OP: Pool Replacement	910-000-0224	01/01/1964	66:00	964,080.00
01/01/2030	PS: Cladding - Replacement	910-000-0110	01/01/2003	27:00	37,576.70
					1,333,257.47
Year : 2031					
01/01/2031	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2030	1:00	\$ 56,877.94
01/01/2031	CA: Trees: Replace/Maintain	910-000-0244	01/01/2030	1:00	39,814.56
01/01/2031	CH: Flooring - Meeting Room	910-000-0140	01/01/2021	10:00	1,677.90
01/01/2031	LAC: Flooring - Hallway	910-000-0163	01/01/2016	15:00	4,322.72
01/01/2031	LAC: Furnishings - Red Cross Room	910-000-0154	01/01/2009	22:00	1,827.83
01/01/2031	PS: HVAC	910-000-0116	01/01/2016	15:00	5,763.76
01/01/2031	S: BECA - Aquatic Center	910-000-0009	01/01/2028	3:00	2,924.53
01/01/2031	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2028	3:00	4,264.94

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Date	Component	Code	Service Date	Estimated Life	Expenditure
					117,474.18
Year : 2032					
01/01/2032	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2031	1:00	\$ 58,112.94
01/01/2032	CA: Trees: Replace/Maintain	910-000-0244	01/01/2031	1:00	40,679.06
01/01/2032	CC: Equipment - Fitness Room	910-000-0095	01/01/2029	3:00	3,112.53
01/01/2032	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2017	15:00	2,571.50
01/01/2032	CH: Furnishings - Meeting Room	910-000-0151	01/01/2007	25:00	6,225.06
01/01/2032	CH: Furnishings - Multi-Purpose Room	910-000-0174	01/01/2017	15:00	6,225.06
01/01/2032	CH: Restroom Renovations	910-000-0149	01/01/2007	25:00	104,391.74
01/01/2032	CH: Water Heater - Replacement	910-000-0169	01/01/2029	3:00	3,112.53
01/01/2032	GC: Fuel Tank	910-000-0051	01/01/2012	20:00	49,800.46
01/01/2032	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2022	10:00	2,988.03
01/01/2032	GC: Irrigation Pump Station	910-000-0068	01/01/2020	12:00	136,951.28
01/01/2032	GC: Irrigation System - Upgrade	910-000-0073	01/01/2001	31:00	1,556,264.51
01/01/2032	GC: Pond Dredging	910-000-0060	01/01/2022	10:00	37,350.35
					2,007,785.05
Year : 2033					
01/01/2033	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2032	1:00	\$ 59,374.75
01/01/2033	CA: Trees: Replace/Maintain	910-000-0244	01/01/2032	1:00	41,562.33
01/01/2033	CH: Clubhouse Computers	910-000-0228	01/01/2023	10:00	22,970.58
01/01/2033	CH: Flooring - Entry Tile	910-000-0176	01/01/2010	23:00	7,884.97
01/01/2033	GC: Pond Fountain	910-000-0061	01/01/2026	7:00	6,360.22
01/01/2033	GE: Mowers - 3150 Toro	920-004-0033	01/01/2023	10:00	58,361.42
01/01/2033	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2023	10:00	94,764.15
01/01/2033	GE: Transporters - Dump Truck	910-000-0044	01/01/2023	10:00	60,167.71
01/01/2033	PS: Sign	910-000-0114	01/01/2013	20:00	4,332.07
					355,778.20
Year : 2034					
01/01/2034	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2033	1:00	\$ 60,663.97
01/01/2034	CA: Trees: Replace/Maintain	910-000-0244	01/01/2033	1:00	42,464.78
01/01/2034	CC: Exterior Paint	910-000-0088	01/01/2026	8:00	8,128.97
01/01/2034	CH: Banquet Room Sound System	910-000-0238	01/01/2029	5:00	1,819.92
01/01/2034	CH: Exterior Paint - Cladding	910-000-0130	01/01/2026	8:00	41,766.65
01/01/2034	CH: Flooring - Living Room	910-000-0139	01/01/2024	10:00	18,745.17
01/01/2034	CH: Interior Paint	910-000-0148	01/01/2024	10:00	23,817.66
01/01/2034	GE: Misc - Turf Vacuum	910-000-0030	01/01/2022	12:00	48,087.60
01/01/2034	GE: Transporters - JD Gator Turf	920-002-0047	01/01/2022	12:00	22,874.10
01/01/2034	PS: Furnishings & Equipment	910-000-0115	01/01/2024	10:00	10,806.59
01/01/2034	PS: Locker Room/Restroom - Renovation	910-000-0119	01/01/2014	20:00	129,966.48
01/01/2034	S: BECA - Aquatic Center	910-000-0009	01/01/2031	3:00	3,119.20

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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	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2031	3:00	\$ 4,548.83
01/01/2034	SB: Gutters & Downspouts	910-000-0180	01/01/2014	20:00	1,120.40
01/01/2034	SB: Roofing, Shingle	910-000-0013	01/01/2014	20:00	16,451.07
					434,381.39
Year : 2035					
01/01/2035	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2034	1:00	\$ 61,981.17
01/01/2035	CA: Camino Park Fence, Wood	910-000-0001	01/01/2008	27:00	8,697.64
01/01/2035	CA: Concrete Flatwork	910-000-0003	01/01/2025	10:00	43,386.82
01/01/2035	CA: Irrigation - Beaver Park	910-000-0186	01/01/1964	71:00	2,323.80
01/01/2035	CA: Irrigation - Gazebo Park	910-000-0185	01/01/2005	30:00	2,323.80
01/01/2035	CA: Irrigation - Monaco Park	910-000-0187	01/01/1964	71:00	2,323.80
01/01/2035	CA: Trees: Replace/Maintain	910-000-0244	01/01/2034	1:00	43,386.82
01/01/2035	CC: Equipment - Fitness Room	910-000-0095	01/01/2032	3:00	3,319.71
01/01/2035	CC: Front Doors	910-000-0084	01/01/2010	25:00	10,259.84
01/01/2035	CC: Irrigation	910-000-0188	01/01/1964	71:00	8,631.25
01/01/2035	CH: Burnisher	910-000-0122	01/01/2025	10:00	2,043.32
01/01/2035	CH: Flooring - Restrooms	910-000-0144	01/01/2010	25:00	3,358.88
01/01/2035	CH: HVAC	910-000-0133	01/01/2025	10:00	24,792.47
01/01/2035	CH: Interior Lighting Fixtures	910-000-0147	01/01/2007	28:00	10,516.84
01/01/2035	CH: Irrigation System	910-000-0184	01/01/1964	71:00	12,614.90
01/01/2035	CH: Water Heater - Replacement	910-000-0169	01/01/2032	3:00	3,319.71
01/01/2035	GC: Exterior Paint - Pump House	910-000-0082	01/01/2025	10:00	3,401.92
01/01/2035	GC: GSP Irrigation	910-000-0066	01/01/2030	5:00	18,300.78
01/01/2035	GC: Well Pump	910-000-0052	01/01/2025	10:00	6,639.42
01/01/2035	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2030	5:00	1,884.26
01/01/2035	GE: Tractors - Kubota	920-001-0041	01/01/2015	20:00	37,498.14
01/01/2035	LAC: Furnishings - Computer Room	910-000-0153	01/01/2015	20:00	4,647.60
01/01/2035	LAC: Interior Lighting Fixtures	910-000-0164	01/01/2015	20:00	4,647.60
01/01/2035	OP: Plaster	910-000-0103	01/01/2020	15:00	40,326.20
01/01/2035	PS: Exterior Paint	910-000-0112	01/01/2027	8:00	12,757.21
01/01/2035	PS: P.O.S. System	910-000-0241	01/01/2025	10:00	6,198.12
					379,582.02
Year : 2036					
01/01/2036	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2035	1:00	\$ 63,326.98
01/01/2036	CA: Trees: Replace/Maintain	910-000-0244	01/01/2035	1:00	44,328.88
01/01/2036	CC: Security Camera System	910-000-0127	01/01/2026	10:00	8,445.56
01/01/2036	CH: Accessible Entry System	910-000-0125	01/01/2021	15:00	74,162.23
01/01/2036	CH: Flooring - Office	910-000-0141	01/01/2026	10:00	9,041.17
01/01/2036	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2030	6:00	45,340.52
01/01/2036	CH: Security Cameras	910-000-0226	01/01/2026	10:00	10,436.29
01/01/2036	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2029	7:00	4,251.82

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01/01/2036	GE: Mowers - 3150 Toro	920-001-0033	01/01/2026	10:00	\$ 62,246.19
01/01/2036	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2026	10:00	9,166.25
					330,745.89
Year : 2037					
01/01/2037	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2036	1:00	\$ 64,702.00
01/01/2037	CA: Trees: Replace/Maintain	910-000-0244	01/01/2036	1:00	45,291.40
01/01/2037	CC: Restrooms - Crown Room	910-000-0099	01/01/2012	25:00	12,826.51
01/01/2037	GE: Misc - Pressure Washer	910-000-0023	01/01/2022	15:00	2,779.08
01/01/2037	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2027	10:00	103,266.62
01/01/2037	S: BECA - Aquatic Center	910-000-0009	01/01/2034	3:00	3,326.82
01/01/2037	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2034	3:00	4,851.61
					237,044.04
Year : 2038					
01/01/2038	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2037	1:00	\$ 66,106.89
01/01/2038	CA: Trees: Replace/Maintain	910-000-0244	01/01/2037	1:00	46,274.82
01/01/2038	CC: Equipment - Fitness Room	910-000-0095	01/01/2035	3:00	3,540.68
01/01/2038	CC: Flooring - Fitness Room	910-000-0091	01/01/2023	15:00	14,924.70
01/01/2038	CH: Water Heater - Replacement	910-000-0169	01/01/2035	3:00	3,540.68
01/01/2038	GE: Golf Carts - Repair/Replace	910-000-0018	01/01/2028	10:00	15,865.65
01/01/2038	GE: Misc - Seel 250	910-000-0026	01/01/2018	20:00	15,579.01
01/01/2038	GE: Mowers - 3150 Toro	920-002-0033	01/01/2028	10:00	64,978.65
01/01/2038	LAC: Ceramic Kiln	920-002-0160	01/01/2018	20:00	6,593.61
01/01/2038	OP: Chemical Controller	910-000-0101	01/01/2028	10:00	10,622.05
01/01/2038	PS: Security Cameras	910-000-0230	01/01/2023	15:00	6,252.85
					254,279.59
Year : 2039					
01/01/2039	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2038	1:00	\$ 67,542.27
01/01/2039	CA: Trees: Replace/Maintain	910-000-0244	01/01/2038	1:00	47,279.59
01/01/2039	CH: Banquet Room Sound System	910-000-0238	01/01/2034	5:00	2,026.27
01/01/2039	CH: Furnishings - Living Room/Entry	910-000-0150	01/01/2024	15:00	25,044.68
01/01/2039	GE: Misc - Fertilizer Spreader	910-000-0020	01/01/2019	20:00	5,949.88
01/01/2039	LAC: Roofing	910-000-0223	01/01/2014	25:00	62,077.40
01/01/2039	PS: Roofing	910-000-0113	01/01/2014	25:00	50,443.54
01/01/2039	SB: Roofing, Corrugated Fiberglass	910-000-0014	01/01/2019	20:00	8,788.87
01/01/2039	SB: Siding, Corrugated Fiberglass	910-000-0015	01/01/2019	20:00	8,898.74
					278,051.24

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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 : 2040					
01/01/2040	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2039	1:00	\$ 69,008.83
01/01/2040	CA: Trees: Replace/Maintain	910-000-0244	01/01/2039	1:00	48,306.18
01/01/2040	CH: Exterior Lighting Fixtures	910-000-0128	01/01/2020	20:00	2,695.21
01/01/2040	CH: Gutters/Downspouts	910-000-0132	01/01/2015	25:00	8,035.04
01/01/2040	CH: Office Remodel	910-000-0242	01/01/2025	15:00	4,830.62
01/01/2040	CH: Roofing	910-000-0131	01/01/2015	25:00	206,538.79
01/01/2040	GC: GSP Irrigation	910-000-0066	01/01/2035	5:00	20,375.80
01/01/2040	GC: Pond Fountain	910-000-0061	01/01/2033	7:00	7,392.23
01/01/2040	GE: Misc - Marshall Cart	910-000-0022	01/01/2030	10:00	7,867.17
01/01/2040	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2028	12:00	27,358.63
01/01/2040	GE: Misc - Turbo Blower	910-000-0029	01/01/2025	15:00	13,766.54
01/01/2040	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2035	5:00	2,097.91
01/01/2040	GE: Mowers - 3150 Toro	920-003-0033	01/01/2030	10:00	67,831.07
01/01/2040	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2028	12:00	46,624.10
01/01/2040	GE: Transporters - Toroworkman	910-000-0048	01/01/2028	12:00	14,311.35
01/01/2040	LAC: Flooring - Library	910-000-0161	01/01/2030	10:00	11,641.79
01/01/2040	LAC: Furnishings - Pottery Room	910-000-0170	01/01/2025	15:00	6,653.00
01/01/2040	S: BECA - Aquatic Center	910-000-0009	01/01/2037	3:00	3,548.27
01/01/2040	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2037	3:00	5,174.56
					574,057.09
Year : 2041					
01/01/2041	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2040	1:00	\$ 70,507.23
01/01/2041	CA: Trees: Replace/Maintain	910-000-0244	01/01/2040	1:00	49,355.06
01/01/2041	CC: Equipment - Fitness Room	910-000-0095	01/01/2038	3:00	3,776.37
01/01/2041	CH: Cladding - Replacement	910-000-0136	01/01/2011	30:00	164,590.31
01/01/2041	CH: Flooring - Meeting Room	910-000-0140	01/01/2031	10:00	2,079.96
01/01/2041	CH: Water Heater - Replacement	910-000-0169	01/01/2038	3:00	3,776.37
01/01/2041	GE: Tractors - Kubota	920-002-0041	01/01/2021	20:00	42,656.34
01/01/2041	PS: Renovation	910-000-0120	01/01/2026	15:00	42,304.34
					379,045.98
Year : 2042					
01/01/2042	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2041	1:00	\$ 72,038.16
01/01/2042	CA: Trees: Replace/Maintain	910-000-0244	01/01/2041	1:00	50,426.71
01/01/2042	CC: Exterior Lighting Fixtures	910-000-0087	01/01/2022	20:00	2,315.02
01/01/2042	CC: Exterior Paint	910-000-0088	01/01/2034	8:00	9,653.11
01/01/2042	CC: Flooring - Crown Room	910-000-0090	01/01/2027	15:00	13,209.64
01/01/2042	CH: Exterior Paint - Cladding	910-000-0130	01/01/2034	8:00	49,597.70
01/01/2042	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2032	10:00	3,187.69
01/01/2042	CH: Furnishings - Office	910-000-0152	01/01/2027	15:00	18,751.65
01/01/2042	CH: Parking Lot - Asphalt Overlay	910-000-0134	01/01/2000	42:00	155,990.51

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<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2042	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2036	6:00	\$ 51,577.51
01/01/2042	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2032	10:00	3,704.03
01/01/2042	GC: Pond Dredging	910-000-0060	01/01/2032	10:00	46,300.37
01/01/2042	GE: Misc - Ditch Witch Trencher	910-000-0019	01/01/2027	15:00	16,424.28
01/01/2042	GE: Misc - Reel Sharpener	910-000-0024	01/01/2027	15:00	82,124.81
01/01/2042	GE: Misc - Thatcher	910-000-0027	01/01/2027	15:00	5,950.37
01/01/2042	GE: Mowers - Triplex JD	920-001-0039	01/01/2027	15:00	53,148.82
01/01/2042	GE: Transporters - JD Gator HPX	910-000-0045	01/01/2030	12:00	27,608.91
01/01/2042	GE: Transporters - JD Gator Turf	920-001-0047	01/01/2030	12:00	27,162.88
					689,172.17
Year : 2043					
01/01/2043	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2042	1:00	\$ 73,602.33
01/01/2043	CA: Gazebo Rehab	910-000-0005	01/01/2023	20:00	11,826.42
01/01/2043	CA: Trees: Replace/Maintain	910-000-0244	01/01/2042	1:00	51,521.63
01/01/2043	CC: Furnace / AC	910-000-0225	01/01/2023	20:00	10,959.15
01/01/2043	CC: Furnishings	910-000-0097	01/01/2028	15:00	7,360.23
01/01/2043	CH: Clubhouse Computers	910-000-0228	01/01/2033	10:00	28,474.87
01/01/2043	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2036	7:00	4,941.72
01/01/2043	GC: Garage Doors - Replacement	910-000-0181	01/01/2023	20:00	7,698.22
01/01/2043	GC: Roofing, Flat	910-000-0076	01/01/2028	15:00	25,229.70
01/01/2043	GE: Mowers - 3150 Toro	920-004-0033	01/01/2033	10:00	72,346.18
01/01/2043	GE: Mowers - 7 Gang Toro	910-000-0035	01/01/2028	15:00	50,345.09
01/01/2043	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2033	10:00	117,471.86
01/01/2043	GE: Mowers - Triplex JD	920-002-0039	01/01/2028	15:00	54,302.84
01/01/2043	GE: Transporters - Dump Truck	910-000-0044	01/01/2033	10:00	74,585.31
01/01/2043	LAC: Flooring - Red Cross Room	910-000-0143	01/01/2028	15:00	1,576.86
01/01/2043	PS: Exterior Paint	910-000-0112	01/01/2035	8:00	15,149.13
01/01/2043	S: BECA - Aquatic Center	910-000-0009	01/01/2040	3:00	3,784.46
01/01/2043	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2040	3:00	5,519.00
					616,695.00
Year : 2044					
01/01/2044	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2043	1:00	\$ 75,200.47
01/01/2044	CA: Trees: Replace/Maintain	910-000-0244	01/01/2043	1:00	52,640.33
01/01/2044	CC: Equipment - Fitness Room	910-000-0095	01/01/2041	3:00	4,027.74
01/01/2044	CH: Banquet Room Sound System	910-000-0238	01/01/2039	5:00	2,256.01
01/01/2044	CH: Flooring - Living Room	910-000-0139	01/01/2034	10:00	23,236.95
01/01/2044	CH: Interior Paint	910-000-0148	01/01/2034	10:00	29,524.92
01/01/2044	CH: Water Heater - Replacement	910-000-0169	01/01/2041	3:00	4,027.74
01/01/2044	GC: Irrigation Pump Station	910-000-0068	01/01/2032	12:00	177,220.44
01/01/2044	GE: Aerifiers - Fairway	910-000-0016	01/01/2029	15:00	49,533.11
01/01/2044	GE: Aerifiers - Toro Greens	910-000-0017	01/01/2029	15:00	47,437.12

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<u>Date</u>	<u>Component</u>	<u>Code</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
01/01/2044	GE: Transporter Heavy Duty	920-001-0043	01/01/2024	20:00	\$ 51,555.04
01/01/2044	LAC: Flooring - Computer Room	910-000-0142	01/01/2024	20:00	4,436.83
01/01/2044	OP: Fence - Replacement	910-000-0102	01/01/2014	30:00	12,664.78
01/01/2044	PS: Flooring	910-000-0117	01/01/2029	15:00	13,749.50
01/01/2044	PS: Furnishings & Equipment	910-000-0115	01/01/2034	10:00	13,396.11
01/01/2044	PS: Gutters/Downspouts	910-000-0109	01/01/2014	30:00	7,471.45
					568,378.54
Year : 2045					
01/01/2045	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2044	1:00	\$ 76,833.31
01/01/2045	CA: Concrete Flatwork	910-000-0003	01/01/2035	10:00	53,783.32
01/01/2045	CA: Trees: Replace/Maintain	910-000-0244	01/01/2044	1:00	53,783.32
01/01/2045	CC: Gutters/Downspouts	910-000-0086	01/01/2020	25:00	4,577.93
01/01/2045	CC: Roofing	910-000-0089	01/01/2020	25:00	23,538.90
01/01/2045	CH: Burnisher	910-000-0122	01/01/2035	10:00	2,532.95
01/01/2045	CH: Furnishings - Banquet Hall	910-000-0156	01/01/2030	15:00	24,691.15
01/01/2045	CH: HVAC	910-000-0133	01/01/2035	10:00	30,733.32
01/01/2045	GC: Cart Paths - Repair & Replace	920-001-0053	01/01/2020	25:00	65,308.31
01/01/2045	GC: Exterior Cladding - Maintenance Shop	910-000-0078	01/01/2015	30:00	31,117.49
01/01/2045	GC: Exterior Paint - Pump House	910-000-0082	01/01/2035	10:00	4,217.10
01/01/2045	GC: GSP Irrigation	910-000-0066	01/01/2040	5:00	22,686.08
01/01/2045	GC: Well Pump	910-000-0052	01/01/2035	10:00	8,230.38
01/01/2045	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2040	5:00	2,335.78
01/01/2045	LAC : Furnishings - Library	910-000-0171	01/01/2030	15:00	13,991.65
01/01/2045	LAC: Cladding - Replacement	910-000-0166	01/01/2015	30:00	58,921.54
01/01/2045	LAC: Flooring - Pottery Room	910-000-0162	01/01/2030	15:00	6,369.79
01/01/2045	PS: P.O.S. System	910-000-0241	01/01/2035	10:00	7,683.33
					491,335.65
Year : 2046					
01/01/2046	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2045	1:00	\$ 78,501.60
01/01/2046	CA: Trees: Replace/Maintain	910-000-0244	01/01/2045	1:00	54,951.12
01/01/2046	CC: Security Camera System	910-000-0127	01/01/2036	10:00	10,469.32
01/01/2046	CH: Flooring - Office	910-000-0141	01/01/2036	10:00	11,207.64
01/01/2046	CH: Security Cameras	910-000-0226	01/01/2036	10:00	12,937.06
01/01/2046	GC: Fairway Seeding Program	910-000-0059	01/01/2026	20:00	18,154.04
01/01/2046	GE: Misc - Turf Vacuum	910-000-0030	01/01/2034	12:00	62,227.28
01/01/2046	GE: Mowers - 3150 Toro	920-001-0033	01/01/2036	10:00	77,161.83
01/01/2046	GE: Mowers - 40" Toro Rotary	910-000-0034	01/01/2036	10:00	11,362.70
01/01/2046	GE: Transporters - JD Gator Turf	920-002-0047	01/01/2034	12:00	29,600.00
01/01/2046	LAC: Flooring - Hallway	910-000-0163	01/01/2031	15:00	5,966.12
01/01/2046	LAC: Furnishings - Red Cross Room	910-000-0154	01/01/2031	15:00	2,522.73
01/01/2046	PS: HVAC	910-000-0116	01/01/2031	15:00	7,955.01

EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
01/01/2046	S: BECA - Aquatic Center	910-000-0009	01/01/2043	3:00	\$ 4,036.36
01/01/2046	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2043	3:00	5,886.36
					392,939.17
Year : 2047					
01/01/2047	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2046	1:00	\$ 80,206.12
01/01/2047	CA: Trees: Replace/Maintain	910-000-0244	01/01/2046	1:00	56,144.28
01/01/2047	CC: Equipment - Fitness Room	910-000-0095	01/01/2044	3:00	4,295.84
01/01/2047	CH: Furnishings - Multi-Purpose Room	910-000-0174	01/01/2032	15:00	8,591.68
01/01/2047	CH: Water Heater - Replacement	910-000-0169	01/01/2044	3:00	4,295.84
01/01/2047	GC: Pond Fountain	910-000-0061	01/01/2040	7:00	8,591.68
01/01/2047	GC: Roofing - Pump House	910-000-0079	01/01/2022	25:00	2,835.25
01/01/2047	GC: Skylight Replacement - Pump House	910-000-0080	01/01/2022	25:00	1,847.21
01/01/2047	GE: Misc - Ryan Sod Cutter	910-000-0025	01/01/2027	20:00	10,600.07
01/01/2047	GE: Mowers - Fairway JD 3235B	910-000-0037	01/01/2037	10:00	128,011.72
					305,419.69
Year : 2048					
01/01/2048	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2047	1:00	\$ 81,947.64
01/01/2048	CA: Trees: Replace/Maintain	910-000-0244	01/01/2047	1:00	57,363.35
01/01/2048	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2042	6:00	58,672.45
01/01/2048	GC: Cage Structure	910-000-0050	01/01/2028	20:00	3,073.33
01/01/2048	GC: Cart Paths - Repair & Replace	920-002-0053	01/01/2023	25:00	65,558.11
01/01/2048	GC: HVAC	910-000-0182	01/01/2028	20:00	4,389.12
01/01/2048	GC: Irrigation - Rainbird Freedom	910-000-0069	01/01/2023	25:00	26,334.69
01/01/2048	GE: Golf Carts - Repair/Replace	910-000-0018	01/01/2038	10:00	19,667.43
01/01/2048	GE: Mowers - 3150 Toro	920-002-0033	01/01/2038	10:00	80,549.06
01/01/2048	GE: Transporter Heavy Duty	920-002-0043	01/01/2028	20:00	56,180.68
01/01/2048	LAC: Ceramic Kiln	920-001-0160	01/01/2028	20:00	8,173.59
01/01/2048	LAC: Ceramic Kiln - Small	910-000-0177	01/01/2028	20:00	5,393.35
01/01/2048	OP: Chemical Controller	910-000-0101	01/01/2038	10:00	13,167.35
					480,470.15
Year : 2049					
01/01/2049	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2048	1:00	\$ 83,726.98
01/01/2049	CA: Trees: Replace/Maintain	910-000-0244	01/01/2048	1:00	58,608.89
01/01/2049	CH: Banquet Room Sound System	910-000-0238	01/01/2044	5:00	2,511.81
01/01/2049	GC: Bowling Green Gutters	910-000-0239	01/01/2024	25:00	8,004.30
01/01/2049	GC: Bowling Green Irrigation	910-000-0232	01/01/2024	25:00	31,211.54
01/01/2049	GC: Cart Paths - Repair & Replace	920-003-0053	01/01/2024	25:00	35,165.33
01/01/2049	PS: Locker Room/Restroom - Renovation	910-000-0119	01/01/2034	15:00	179,376.69
01/01/2049	S: BECA - Aquatic Center	910-000-0009	01/01/2046	3:00	4,305.04
01/01/2049	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2046	3:00	6,278.18

EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
					409,188.76
Year : 2050					
01/01/2050	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2049	1:00	\$ 85,544.96
01/01/2050	CA: Trees: Replace/Maintain	910-000-0244	01/01/2049	1:00	59,881.47
01/01/2050	CC: Equipment - Fitness Room	910-000-0095	01/01/2047	3:00	4,581.79
01/01/2050	CC: Exterior Paint	910-000-0088	01/01/2042	8:00	11,463.02
01/01/2050	CH: Exterior Paint - Cladding	910-000-0130	01/01/2042	8:00	58,897.02
01/01/2050	CH: Water Heater - Replacement	910-000-0169	01/01/2047	3:00	4,581.79
01/01/2050	GC: Cart Paths - Repair & Replace	920-004-0053	01/01/2025	25:00	17,108.99
01/01/2050	GC: Exterior Paint - Maintenance Shop	910-000-0075	01/01/2043	7:00	5,743.56
01/01/2050	GC: GSP Irrigation	910-000-0066	01/01/2045	5:00	25,258.31
01/01/2050	GE: Misc - Marshall Cart	910-000-0022	01/01/2040	10:00	9,752.33
01/01/2050	GE: Mowers - 20" Rotary Honda	910-000-0031	01/01/2045	5:00	2,600.62
01/01/2050	GE: Mowers - 3150 Toro	920-003-0033	01/01/2040	10:00	84,084.98
01/01/2050	LAC: Flooring - Library	910-000-0161	01/01/2040	10:00	14,431.43
01/01/2050	LAC: Furnishings - Computer Room	910-000-0153	01/01/2035	15:00	6,414.50
01/01/2050	LAC: HVAC	910-000-0183	01/01/2030	20:00	17,337.50
01/01/2050	OP: Plaster	910-000-0103	01/01/2035	15:00	55,657.28
					463,339.55
Year : 2051					
01/01/2051	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2050	1:00	\$ 87,402.41
01/01/2051	CA: Trees: Replace/Maintain	910-000-0244	01/01/2050	1:00	61,181.69
01/01/2051	CH: Accessible Entry System	910-000-0125	01/01/2036	15:00	102,356.98
01/01/2051	CH: Flooring - Meeting Room	910-000-0140	01/01/2041	10:00	2,578.37
01/01/2051	PS: Exterior Paint	910-000-0112	01/01/2043	8:00	17,989.51
					271,508.96
Year : 2052					
01/01/2052	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2051	1:00	\$ 89,300.19
01/01/2052	CA: Trees: Replace/Maintain	910-000-0244	01/01/2051	1:00	62,510.13
01/01/2052	CH: Flooring - Multi-Purpose Room	910-000-0175	01/01/2042	10:00	3,951.53
01/01/2052	CH: Furnishings - Meeting Room	910-000-0151	01/01/2032	20:00	9,565.84
01/01/2052	GC: Fuel Tank	910-000-0051	01/01/2032	20:00	76,526.69
01/01/2052	GC: Irrigation Pond Intake Screen	910-000-0071	01/01/2042	10:00	4,591.60
01/01/2052	GC: Pond Dredging	910-000-0060	01/01/2042	10:00	57,395.02
01/01/2052	GE: Misc - Pressure Washer	910-000-0023	01/01/2037	15:00	3,835.62
01/01/2052	GE: Misc - Top Dresser Ty-Crop	910-000-0028	01/01/2040	12:00	35,403.17
01/01/2052	GE: Mowers - 72" Toro 32800	910-000-0036	01/01/2040	12:00	60,333.46
01/01/2052	GE: Transporters - Toroworkman	910-000-0048	01/01/2040	12:00	18,519.47
01/01/2052	S: BECA - Aquatic Center	910-000-0009	01/01/2049	3:00	4,591.60
01/01/2052	S: BECA - Clubhouse, Proshop, Lib, A&C	910-000-0010	01/01/2049	3:00	6,696.09

EXPENDITURES – ANNUAL LIST

Date	Component	Code	Service Date	Estimated Life	Expenditure
					433,220.41
Year : 2053					
01/01/2053	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2052	1:00	\$ 91,239.18
01/01/2053	CA: Trees: Replace/Maintain	910-000-0244	01/01/2052	1:00	63,867.42
01/01/2053	CC: Equipment - Fitness Room	910-000-0095	01/01/2050	3:00	4,886.77
01/01/2053	CC: Flooring - Fitness Room	910-000-0091	01/01/2038	15:00	20,598.72
01/01/2053	CC: Furnace Access Door	910-000-0227	01/01/2023	30:00	5,570.92
01/01/2053	CH: Clubhouse Computers	910-000-0228	01/01/2043	10:00	35,298.12
01/01/2053	CH: Flooring - Entry Tile	910-000-0176	01/01/2033	20:00	12,116.56
01/01/2053	CH: Kitchen Renovation	910-000-0146	01/01/2028	25:00	115,873.75
01/01/2053	CH: Water Heater - Replacement	910-000-0169	01/01/2050	3:00	4,886.77
01/01/2053	GE: Mowers - 3150 Toro	920-004-0033	01/01/2043	10:00	89,682.01
01/01/2053	GE: Mowers - Fairway JD 3235C	910-000-0038	01/01/2043	10:00	145,620.86
01/01/2053	GE: Transporters - Dump Truck	910-000-0044	01/01/2043	10:00	92,457.69
01/01/2053	PS: Security Cameras	910-000-0230	01/01/2038	15:00	8,630.04
01/01/2053	PS: Sign	910-000-0114	01/01/2033	20:00	6,656.94
					697,385.75
Year : 2054					
01/01/2054	AC: Aquatic Center Repair/Replace	910-000-0243	01/01/2053	1:00	\$ 93,220.26
01/01/2054	CA: Trees: Replace/Maintain	910-000-0244	01/01/2053	1:00	65,254.18
01/01/2054	CH: Banquet Room Sound System	910-000-0238	01/01/2049	5:00	2,796.61
01/01/2054	CH: Flooring - Living Room	910-000-0139	01/01/2044	10:00	28,805.06
01/01/2054	CH: Furnishings - Living Room/Entry	910-000-0150	01/01/2039	15:00	34,566.07
01/01/2054	CH: Interior Paint	910-000-0148	01/01/2044	10:00	36,599.79
01/01/2054	CH: Parking Lot - Asphalt Seal Coat	910-000-0135	01/01/2048	6:00	66,743.36
01/01/2054	CH: Sliders & Windows East/West	910-000-0237	01/01/2024	30:00	48,008.44
01/01/2054	GC: Gutters/Downspouts	910-000-0189	01/01/2029	25:00	1,347.41
01/01/2054	GC: Pond Fountain	910-000-0061	01/01/2047	7:00	9,985.75
01/01/2054	GC: Roofing, Pitched	910-000-0077	01/01/2029	25:00	24,367.35
01/01/2054	GE: Transporters - JD Gator HPX	910-000-0045	01/01/2042	12:00	35,727.04
01/01/2054	GE: Transporters - JD Gator Turf	920-001-0047	01/01/2042	12:00	35,149.86
01/01/2054	PS: Furnishings & Equipment	910-000-0115	01/01/2044	10:00	16,606.13
01/01/2054	SB: Gutters & Downspouts	910-000-0180	01/01/2034	20:00	1,721.69
01/01/2054	SB: Roofing, Corrugated Fiberglass	910-000-0014	01/01/2039	15:00	12,130.19
01/01/2054	SB: Siding, Corrugated Fiberglass	910-000-0015	01/01/2039	15:00	12,281.83
					525,311.02

EXPENDITURES MATRIX

Category	2025	2026	2027	2028	2029	2030	2031	2032
Aquatic Center Interior								
AC: Aquatic Center Repair/Replace	50,000	51,086	52,195	53,328	54,486	55,669	56,878	58,091
AC: Aquatic Center Repair/Replace 20	50,000							
	100,000	51,086	52,195	53,328	54,486	55,669	56,878	58,091
Clubhouse Equipment								
CH: Burnisher	1,648							
CH: Clubhouse Computers								
CH: HVAC	20,000							
CH: Security Cameras		8,419						
CH: Water Heater - Replacement		2,736			2,918			
	21,648	11,155	0	0	2,918	0	0	
Clubhouse Exterior								
CH: Exterior Paint - Cladding		35,172						
CH: Parking Lot - Asphalt Seal Coat						39,858		
	0	35,172	0	0	0	39,858	0	
Clubhouse Furnishings and Appliances								
CH: Furnishings - Banquet Hall						17,890		
CH: Furnishings - Meeting Room								
CH: Furnishings - Multi-Purpose Room								
CH: Furnishings - Office			13,586					
	0	0	13,586	0	0	17,890	0	
Clubhouse Interior								
CH: Banquet Room Ceiling			1,044					
CH: Banquet Room Sound System					1,635			
CH: Flooring - Entry Tile								
CH: Flooring - Living Room								
CH: Flooring - Meeting Room							1,678	
CH: Flooring - Multi-Purpose Room								
CH: Flooring - Office		7,293						
CH: Interior Paint								
CH: Kitchen Renovation				67,727				

EXPENDITURES MATRIX

Category	2025	2026	2027	2028	2029	2030	2031	2032
CH: Office Remodel	3,500							
CH: Repair/Replace - Banquet Hall	16,000	16,347						
CH: Restroom Renovations								10
	19,500	23,641	1,044	67,727	1,635	0	1,678	10
Common Area Grounds								
CA: Concrete Flatwork	35,000							
CA: Irrigation - Camino Park	1,875							
CA: Trees: Replace/Maintain	35,000	35,760	36,536	37,330	38,140	38,968	39,815	4
	71,875	35,760	36,536	37,330	38,140	38,968	39,815	4
Crown Center Equipment								
CC: Security Camera System		6,813						
	0	6,813	0	0	0	0	0	
Crown Center Exterior								
CC: Exterior Paint		6,845						
	0	6,845	0	0	0	0	0	
Crown Center Interior								
CC: Equipment - Fitness Room		2,736			2,918			
CC: Flooring - Crown Room			9,571					
CC: Furnishings				5,333				
CC: Kitchen - Repair/Replace				4,266				
	0	2,736	9,571	9,599	2,918	0	0	
Golf Course Grounds								
GC: Cage Structure				2,000				
GC: Cart Paths - Repair & Replace	10,000							
GC: Fairway Seeding Program		11,814						
GC: Fuel Tank								4
GC: Pond Dredging								3
GC: Pond Fountain		5,472						
GC: Well Pump	5,356							
	15,356	17,286	0	2,000	0	0	0	8

EXPENDITURES MATRIX

Category	2025	2026	2027	2028	2029	2030	2031	2032
Golf Course Irrigation								
GC: GSP Irrigation	14,763					16,437		
GC: Irrigation Pond Intake Screen								13,000
GC: Irrigation Pump Station								1,550
GC: Irrigation System - Upgrade								1,600
	14,763	0	0	0	0	16,437	0	1,690
Golf Course Maintenance Shop								
GC: Exterior Paint - Maintenance Shop					3,658			
GC: Gutters/Downspouts					788			
GC: HVAC				2,856				
GC: Roofing, Flat				18,280				
GC: Roofing, Pitched					14,242			
	0	0	0	21,136	18,688	0	0	
Golf Course Pump House								
GC: Exterior Cladding - Pump House	8,223							
GC: Exterior Paint - Pump House	2,744							
	10,967	0	0	0	0	0	0	
Golf Equipment								
GE: Aerifiers - Fairway					35,889			
GE: Aerifiers - Toro Greens					34,370			
GE: Golf Carts - Repair/Replace				12,799				
GE: Misc - Ditch Witch Trencher			11,900					
GE: Misc - Marshall Cart						6,346		
GE: Misc - Reel Sharpener			59,503					
GE: Misc - Ryan Sod Cutter			6,898					
GE: Misc - Thatcher			4,311					
GE: Misc - Top Dresser Ty-Crop				21,142				
GE: Misc - Turbo Blower	9,974							
GE: Misc - Turf Vacuum								
GE: Mowers - 20" Rotary Honda	1,520					1,692		
GE: Mowers - 3150 Toro		50,214		52,418		54,719		

EXPENDITURES MATRIX

Category	2025	2026	2027	2028	2029	2030	2031	2032
GE: Mowers - 40" Toro Rotary		7,394						
GE: Mowers - 7 Gang Toro				36,477				
GE: Mowers - 72" Toro 32800				36,030				
GE: Mowers - Fairway JD 3235B			83,305					
GE: Mowers - Fairway JD 3235C								
GE: Mowers - Triplex JD			38,509	39,345				
GE: Transporter Heavy Duty				36,560				
GE: Transporters - Dump Truck								
GE: Transporters - JD Gator HPX						21,335		
GE: Transporters - JD Gator Turf						20,991		
GE: Transporters - Toroworkman				11,059				
	11,495	57,608	204,426	245,830	70,259	105,084	0	
Library / Arts & Crafts Equipment								
LAC: Ceramic Kiln				5,319				
LAC: Ceramic Kiln - Small				3,510				
LAC: HVAC						11,283		
	0	0	0	8,829	0	11,283	0	
Library / Arts & Crafts Furnishings								
LAC: Furnishings - Red Cross Room								1,828
	0	0	0	0	0	0	0	1,828
Library / Arts & Crafts Interior								
LAC : Furnishings - Library						10,138		
LAC: Flooring - Hallway								4,323
LAC: Flooring - Library						9,391		
LAC: Flooring - Pottery Room						4,615		
LAC: Flooring - Red Cross Room				1,143				
LAC: Furnishings - Pottery Room	4,820							
LAC: Restroom Renovations						22,268		
	4,820	0	0	1,143	0	46,412	4,323	

EXPENDITURES MATRIX

Category	2025	2026	2027	2028	2029	2030	2031	2032
Outdoor Pool								
OP: Chemical Controller				8,569				
OP: Outdoor Pool Repair	25,000	15,000	10,000					
OP: Pool Replacement						964,080		
	25,000	15,000	10,000	8,569	0	964,080	0	
Pro Shop Equipment								
PS: Furnishings & Equipment								
PS: HVAC							5,764	
PS: P.O.S. System	5,000							
	5,000	0	0	0	0	0	5,764	
Pro Shop Exterior								
PS: Cladding - Replacement						37,577		
PS: Exterior Paint			10,743					
PS: Sign								
	0	0	10,743	0	0	37,577	0	
Pro Shop Interior								
PS: Flooring					9,962			
PS: Locker Room/Restroom - Renovati								
PS: Renovation		30,651						
PS: Storage - Concrete Floor				3,081				
	0	30,651	0	3,081	9,962	0	0	
Services								
S: BECA - Aquatic Center	2,571			2,742				2,925
S: BECA - Clubhouse, Proshop, Lib, A&	3,749			3,999				4,265
	6,320	0	0	6,741	0	0	0	7,189
Shuffleboard Building								
SB: Gutters & Downspouts								
SB: Roofing, Shingle								
	0	0	0	0	0	0	0	0

EXPENDITURES MATRIX

Category	2025	2026	2027	2028	2029	2030	2031	2032
	306,744	293,754	338,102	465,313	199,007	1,333,257	117,474	2,000,000

EXPENDITURES MATRIX

Category	2035	2036	2037	2038	2039	2040	2041	2042
Aquatic Center Interior								
AC: Aquatic Center Repair/Replace	61,981	63,327	64,702	66,107	67,542	69,009	70,507	71,914
	61,981	63,327	64,702	66,107	67,542	69,009	70,507	71,914
Clubhouse Equipment								
CH: Accessible Entry System		74,162						
CH: Burnisher	2,043							
CH: Clubhouse Computers								
CH: HVAC	24,792							
CH: Security Cameras		10,436						
CH: Water Heater - Replacement	3,320			3,541			3,776	
	30,156	84,599	0	3,541	0	0	3,776	
Clubhouse Exterior								
CH: Cladding - Replacement							164,590	
CH: Exterior Lighting Fixtures						2,695		
CH: Exterior Paint - Cladding								4,000
CH: Gutters/Downspouts						8,035		
CH: Irrigation System	12,615							
CH: Parking Lot - Asphalt Overlay								15,000
CH: Parking Lot - Asphalt Seal Coat		45,341						5,000
CH: Roofing						206,539		
	12,615	45,341	0	0	0	217,269	164,590	25,000
Clubhouse Furnishings and Appliances								
CH: Furnishings - Living Room/Entry					25,045			
CH: Furnishings - Office								1,000
	0	0	0	0	25,045	0	0	1,000
Clubhouse Interior								
CH: Banquet Room Sound System					2,026			
CH: Flooring - Living Room								
CH: Flooring - Meeting Room							2,080	
CH: Flooring - Multi-Purpose Room								
CH: Flooring - Office		9,041						

EXPENDITURES MATRIX

Category	2035	2036	2037	2038	2039	2040	2041	2042
CH: Flooring - Restrooms	3,359							
CH: Interior Lighting Fixtures	10,517							
CH: Interior Paint								
CH: Office Remodel						4,831		
	13,876	9,041	0	0	2,026	4,831	2,080	
Common Area Grounds								
CA: Camino Park Fence, Wood	8,698							
CA: Concrete Flatwork	43,387							
CA: Gazebo Rehab								
CA: Irrigation - Beaver Park	2,324							
CA: Irrigation - Gazebo Park	2,324							
CA: Irrigation - Monaco Park	2,324							
CA: Trees: Replace/Maintain	43,387	44,329	45,291	46,275	47,280	48,306	49,355	50,400
	102,443	44,329	45,291	46,275	47,280	48,306	49,355	50,400
Crown Center Equipment								
CC: Security Camera System		8,446						
	0	8,446	0	0	0	0	0	0
Crown Center Exterior								
CC: Exterior Lighting Fixtures								
CC: Exterior Paint								
CC: Front Doors	10,260							
CC: Irrigation	8,631							
	18,891	0	0	0	0	0	0	0
Crown Center Interior								
CC: Equipment - Fitness Room	3,320			3,541			3,776	
CC: Flooring - Crown Room								
CC: Flooring - Fitness Room				14,925				
CC: Furnace / AC								
CC: Furnishings								
CC: Restrooms - Crown Room			12,827					
	3,320	0	12,827	18,465	0	0	3,776	

EXPENDITURES MATRIX

Category	2035	2036	2037	2038	2039	2040	2041	2042
Golf Course Grounds								
GC: Pond Dredging								4
GC: Pond Fountain						7,392		
GC: Well Pump	6,639							
	6,639	0	0	0	0	7,392	0	4
Golf Course Irrigation								
GC: GSP Irrigation	18,301					20,376		
GC: Irrigation Pond Intake Screen								
GC: Irrigation Pump Station								
	18,301	0	0	0	0	20,376	0	
Golf Course Maintenance Shop								
GC: Exterior Paint - Maintenance Shop		4,252						
GC: Garage Doors - Replacement								
GC: Roofing, Flat								
	0	4,252	0	0	0	0	0	
Golf Course Pump House								
GC: Exterior Paint - Pump House	3,402							
	3,402	0	0	0	0	0	0	
Golf Equipment								
GE: Aerifiers - Fairway								
GE: Aerifiers - Toro Greens								
GE: Golf Carts - Repair/Replace				15,866				
GE: Misc - Ditch Witch Trencher								1
GE: Misc - Fertilizer Spreader					5,950			
GE: Misc - Marshall Cart						7,867		
GE: Misc - Pressure Washer			2,779					
GE: Misc - Reel Sharpener								8
GE: Misc - Seel 250				15,579				
GE: Misc - Thatcher								
GE: Misc - Top Dresser Ty-Crop						27,359		
GE: Misc - Turbo Blower						13,767		

EXPENDITURES MATRIX

Category	2035	2036	2037	2038	2039	2040	2041	2042
GE: Mowers - 20" Rotary Honda	1,884					2,098		
GE: Mowers - 3150 Toro		62,246		64,979		67,831		
GE: Mowers - 40" Toro Rotary		9,166						
GE: Mowers - 7 Gang Toro								
GE: Mowers - 72" Toro 32800						46,624		
GE: Mowers - Fairway JD 3235B			103,267					
GE: Mowers - Fairway JD 3235C								
GE: Mowers - Triplex JD								5
GE: Tractors - Kubota	37,498						42,656	
GE: Transporter Heavy Duty								
GE: Transporters - Dump Truck								2
GE: Transporters - JD Gator HPX								2
GE: Transporters - JD Gator Turf								
GE: Transporters - Toroworkman						14,311		
	39,382	71,412	106,046	96,423	5,950	179,857	42,656	21
Library / Arts & Crafts Equipment								
LAC: Ceramic Kiln				6,594				
	0	0	0	6,594	0	0	0	
Library / Arts & Crafts Exterior								
LAC: Roofing					62,077			
	0	0	0	0	62,077	0	0	
Library / Arts & Crafts Furnishings								
LAC: Furnishings - Computer Room	4,648							
	4,648	0	0	0	0	0	0	
Library / Arts & Crafts Interior								
LAC: Flooring - Computer Room								
LAC: Flooring - Library						11,642		
LAC: Flooring - Red Cross Room								
LAC: Furnishings - Pottery Room						6,653		
LAC: Interior Lighting Fixtures	4,648							
	4,648	0	0	0	0	18,295	0	

EXPENDITURES MATRIX

Category	2035	2036	2037	2038	2039	2040	2041	2042
Outdoor Pool								
OP: Chemical Controller				10,622				
OP: Fence - Replacement								
OP: Plaster	40,326							
	40,326	0	0	10,622	0	0	0	0
Pro Shop Equipment								
PS: Furnishings & Equipment								
PS: P.O.S. System	6,198							
PS: Security Cameras				6,253				
	6,198	0	0	6,253	0	0	0	0
Pro Shop Exterior								
PS: Exterior Paint	12,757							
PS: Gutters/Downspouts								
PS: Roofing					50,444			
	12,757	0	0	0	50,444	0	0	0
Pro Shop Interior								
PS: Flooring								
PS: Renovation								42,304
	0	0	0	0	0	0	0	42,304
Services								
S: BECA - Aquatic Center			3,327			3,548		
S: BECA - Clubhouse, Proshop, Lib, A&			4,852			5,175		
	0	0	8,178	0	0	8,723	0	0
Shuffleboard Building								
SB: Roofing, Corrugated Fiberglass					8,789			
SB: Siding, Corrugated Fiberglass					8,899			
	0	0	0	0	17,688	0	0	0
	379,582	330,746	237,044	254,280	278,051	574,057	379,046	68,304

EXPENDITURES MATRIX

Category	2045	2046	2047	2048	2049	2050	2051	2052
Aquatic Center Interior								
AC: Aquatic Center Repair/Replace	76,833	78,502	80,206	81,948	83,727	85,545	87,402	89,271
	76,833	78,502	80,206	81,948	83,727	85,545	87,402	89,271
Clubhouse Equipment								
CH: Accessible Entry System							102,357	
CH: Burnisher	2,533							
CH: Clubhouse Computers								
CH: HVAC	30,733							
CH: Security Cameras		12,937						
CH: Water Heater - Replacement			4,296			4,582		
	33,266	12,937	4,296	0	0	4,582	102,357	
Clubhouse Exterior								
CH: Exterior Paint - Cladding						58,897		
CH: Parking Lot - Asphalt Seal Coat				58,672				
CH: Sliders & Windows East/West								
	0	0	0	58,672	0	58,897	0	
Clubhouse Furnishings and Appliances								
CH: Furnishings - Banquet Hall	24,691							
CH: Furnishings - Living Room/Entry								
CH: Furnishings - Meeting Room								
CH: Furnishings - Multi-Purpose Room			8,592					
	24,691	0	8,592	0	0	0	0	
Clubhouse Interior								
CH: Banquet Room Sound System					2,512			
CH: Flooring - Entry Tile								
CH: Flooring - Living Room								
CH: Flooring - Meeting Room							2,578	
CH: Flooring - Multi-Purpose Room								
CH: Flooring - Office		11,208						
CH: Interior Paint								
CH: Kitchen Renovation								

EXPENDITURES MATRIX

Category	2045	2046	2047	2048	2049	2050	2051	2052
	0	11,208	0	0	2,512	0	2,578	
Common Area Grounds								
CA: Concrete Flatwork	53,783							
CA: Trees: Replace/Maintain	53,783	54,951	56,144	57,363	58,609	59,881	61,182	61,182
	107,567	54,951	56,144	57,363	58,609	59,881	61,182	61,182
Crown Center Equipment								
CC: Security Camera System		10,469						
	0	10,469	0	0	0	0	0	
Crown Center Exterior								
CC: Exterior Paint						11,463		
CC: Furnace Access Door								
CC: Gutters/Downspouts	4,578							
CC: Roofing	23,539							
	28,117	0	0	0	0	11,463	0	
Crown Center Interior								
CC: Equipment - Fitness Room			4,296			4,582		
CC: Flooring - Fitness Room								
	0	0	4,296	0	0	4,582	0	
Golf Course Grounds								
GC: Bowling Green Gutters					8,004			
GC: Cage Structure				3,073				
GC: Cart Paths - Repair & Replace	65,308			65,558	35,165	17,109		
GC: Fairway Seeding Program		18,154						
GC: Fuel Tank								7,000
GC: Pond Dredging								5,000
GC: Pond Fountain			8,592					
GC: Well Pump	8,230							
	73,539	18,154	8,592	68,631	43,170	17,109	0	13,000

EXPENDITURES MATRIX

Category	2045	2046	2047	2048	2049	2050	2051	2052
Golf Course Irrigation								
GC: Bowling Green Irrigation					31,212			
GC: GSP Irrigation	22,686					25,258		
GC: Irrigation - Rainbird Freedom				26,335				
GC: Irrigation Pond Intake Screen								
	22,686	0	0	26,335	31,212	25,258	0	
Golf Course Maintenance Shop								
GC: Exterior Cladding - Maintenance S	31,117							
GC: Exterior Paint - Maintenance Shop						5,744		
GC: Gutters/Downspouts								
GC: HVAC				4,389				
GC: Roofing, Pitched								
	31,117	0	0	4,389	0	5,744	0	
Golf Course Pump House								
GC: Exterior Paint - Pump House	4,217							
GC: Roofing - Pump House			2,835					
GC: Skylight Replacement - Pump Hou			1,847					
	4,217	0	4,682	0	0	0	0	
Golf Equipment								
GE: Golf Carts - Repair/Replace				19,667				
GE: Misc - Marshall Cart						9,752		
GE: Misc - Pressure Washer								
GE: Misc - Ryan Sod Cutter			10,600					
GE: Misc - Top Dresser Ty-Crop								3
GE: Misc - Turf Vacuum		62,227						
GE: Mowers - 20" Rotary Honda	2,336					2,601		
GE: Mowers - 3150 Toro		77,162		80,549		84,085		
GE: Mowers - 40" Toro Rotary		11,363						
GE: Mowers - 72" Toro 32800								6
GE: Mowers - Fairway JD 3235B			128,012					
GE: Mowers - Fairway JD 3235C								

EXPENDITURES MATRIX

Category	2045	2046	2047	2048	2049	2050	2051	2052
GE: Transporter Heavy Duty				56,181				
GE: Transporters - Dump Truck								
GE: Transporters - JD Gator HPX								
GE: Transporters - JD Gator Turf		29,600						
GE: Transporters - Toroworkman								11,000
	2,336	180,352	138,612	156,397	0	96,438	0	11,000
Library / Arts & Crafts Equipment								
LAC: Ceramic Kiln				8,174				
LAC: Ceramic Kiln - Small				5,393				
LAC: HVAC						17,338		
	0	0	0	13,567	0	17,338	0	
Library / Arts & Crafts Exterior								
LAC: Cladding - Replacement	58,922							
	58,922	0	0	0	0	0	0	
Library / Arts & Crafts Furnishings								
LAC: Furnishings - Computer Room						6,415		
LAC: Furnishings - Red Cross Room		2,523						
	0	2,523	0	0	0	6,415	0	
Library / Arts & Crafts Interior								
LAC : Furnishings - Library	13,992							
LAC: Flooring - Hallway		5,966						
LAC: Flooring - Library						14,431		
LAC: Flooring - Pottery Room	6,370							
	20,361	5,966	0	0	0	14,431	0	
Outdoor Pool								
OP: Chemical Controller				13,167				
OP: Plaster						55,657		
	0	0	0	13,167	0	55,657	0	

EXPENDITURES MATRIX

Category	2045	2046	2047	2048	2049	2050	2051	2052
Pro Shop Equipment								
PS: Furnishings & Equipment								
PS: HVAC		7,955						
PS: P.O.S. System	7,683							
PS: Security Cameras								
	7,683	7,955	0	0	0	0	0	0
Pro Shop Exterior								
PS: Exterior Paint							17,990	
PS: Sign								
	0	0	0	0	0	0	17,990	0
Pro Shop Interior								
PS: Locker Room/Restroom - Renovati					179,377			
	0	0	0	0	179,377	0	0	0
Services								
S: BECA - Aquatic Center		4,036			4,305			
S: BECA - Clubhouse, Proshop, Lib, A&		5,886			6,278			
	0	9,923	0	0	10,583	0	0	0
Shuffleboard Building								
SB: Gutters & Downspouts								
SB: Roofing, Corrugated Fiberglass								
SB: Siding, Corrugated Fiberglass								
	0	0	0	0	0	0	0	0
	491,336	392,939	305,420	480,470	409,189	463,340	271,509	43,000

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	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0190			01/01/2028	3:00	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	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0193			01/01/2028	3:00	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	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0194			01/01/2028	3:00	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	1:00	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	3:00	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	8:00	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	0:00	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	3:00	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	3:00	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	1:00	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	3:00	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	8:00	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	0:00	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	8:00	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	3:00	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			01/01/2029	4:00	5:00	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	8:00	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	8:00	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	3:00	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	3:00	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	1:00	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	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0217			01/01/2028	3:00	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	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0216			01/01/2033	8:00	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	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0218			01/01/2025	0:00	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	5:00	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	33:00	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	1:00	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	18:00	25:00	0	0.00	0.00

Comments

AC: Aquatic Center Repair/Replace

Item Number	243	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	1 Year
Category	Aquatic Center Interior	Basis Cost	50,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0243		01/01/2024	01/01/2025	0:00	1:00	1	50,000.00	50,000.00
							50,000.00	50,000.00

Comments

Funding for annual repairs to the Aquatic Center. Scope to be determined by the Association.

FY2025 Update: Added component at the request of the Association. Additional funding for this item in FY2025 is provided in ' AC: Aquatic Center Repair/Replace 2025' as a one-time expenditure.

AC: Aquatic Center Repair/Replace 2025

Item Number	245	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	1 Year
Category	Aquatic Center Interior	Basis Cost	50,000.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0245			01/01/2025	0:00	1:00	1	50,000.00	50,000.00
							50,000.00	50,000.00

Comments

One-time additional funding for 'AC: Aquatic Center Repair/Replace' for FY2025. This increases the FY2025 budget to \$100,000 total for these repairs.

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	18:00	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	13:00	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	3:00	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	13:00	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	13:00	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	58,555.01
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	11:00	15:00	1	58,555.01	74,162.23
							58,555.01	74,162.23

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	1,648.34
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	0:00	16:00	1	1,648.34	1,648.34
							1,648.34	1,648.34

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	19,343.73
Tracking	Logistical		
Method	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	8:00	10:00	1	19,343.73	22,970.58
							19,343.73	22,970.58

Comments

Funding for replacement of clubhouse computers.

New in 2023.

CH: HVAC

Item Number	133	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Equipment	Basis Cost	20,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0133		01/01/2012	01/01/2025	0:00	13:00	1	20,000.00	20,000.00
							20,000.00	20,000.00

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.

FY2025 Update: Updated life and cost at the request of the Association.

CH: Security Cameras

Item Number	226	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse Equipment	Basis Cost	8,240.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0226		01/01/2014	01/01/2026	1:00	12:00	1	8,240.00	8,418.92
							8,240.00	8,418.92

Comments

Funding for replacement of the Club House security cameras.

FY2025 Update: Moved from 2024 to 2026 at the request of the Association.

CH: Water Heater - Replacement

Item Number	169	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	3 Years
Category	Clubhouse Equipment	Basis Cost	2,678.00
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	1:00	3:00	1	2,678.00	2,736.15
							2,678.00	2,736.15

Comments

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

CH: Cladding - Replacement

Item Number	136	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse Exterior	Basis Cost	18.75
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	16:00	30:00	6,225	116,718.75	164,590.31
							116,718.75	164,590.31

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	1,952.80
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	15:00	20:00	1	1,952.80	2,695.21
							1,952.80	2,695.21

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	2.68
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	1:00	10:00	12,845	34,424.60	35,172.07
							34,424.60	35,172.07

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	8.03
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	15:00	25:00	725	5,821.75	8,035.04
							5,821.75	8,035.04

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	10,176.40
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	10:00	71:00	1	10,176.40	12,614.90
							10,176.40	12,614.90

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	1.24
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	17:00	42:00	87,314	108,269.36	155,990.51
							108,269.36	155,990.51

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	0.41
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0135		01/01/2024	01/01/2030	5:00	6:00	87,314	35,798.74	39,857.74
							35,798.74	39,857.74

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	589.16
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	15:00	25:00	254	149,646.64	206,538.79
							149,646.64	206,538.79

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	25,750.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0237		01/01/2024	01/01/2054	29:00	30:00	1	25,750.00	48,008.44
							25,750.00	48,008.44

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	10:00	71:00	0	0.00	0.00

Comments

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

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	16,068.00
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	5:00	21:00	1	16,068.00	17,889.85
							16,068.00	17,889.85

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	18,540.00
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0150		01/01/2024	01/01/2039	14:00	15:00	1	18,540.00	25,044.68
							18,540.00	25,044.68

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	5,356.00
Tracking Method	Logistical 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	7:00	25:00	1	5,356.00	6,225.06
							5,356.00	6,225.06

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	5,356.00
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	7:00	15:00	1	5,356.00	6,225.06
							5,356.00	6,225.06

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	13,015.08
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	2:00	19:00	1	13,015.08	13,586.41
							13,015.08	13,586.41

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	4 Years
Category	Clubhouse Interior	Basis Cost	1,000.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0235			01/01/2027	2:00	4:00	1	1,000.00	1,043.90
							1,000.00	1,043.90

Comments

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

FY2025 Update: Changed from \$25,000 to \$1,000 and added 3 years to the life at the request of the Association.

CH: Banquet Room Sound System

Item Number	238	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	5 Years
Category	Clubhouse Interior	Basis Cost	1,500.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0238		01/01/2024	01/01/2029	4:00	5:00	1	1,500.00	1,634.58
							1,500.00	1,634.58

Comments

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

FY2025 Update: Changed cost from \$13,000 to \$1,500 and life from 10 to 5 years at the request of the Association.

CH: Flooring - Entry Tile

Item Number	176	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20 Years
Category	Clubhouse Interior	Basis Cost	16.60
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	8:00	23:00	400	6,640.00	7,884.97
							6,640.00	7,884.97

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	15,450.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0139		01/01/2024	01/01/2034	9:00	10:00	1	15,450.00	18,745.17
							15,450.00	18,745.17

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	2.95
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	6:00	10:00	500	1,475.00	1,677.90
							1,475.00	1,677.90

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	2.95
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	7:00	15:00	750	2,212.50	2,571.50
							2,212.50	2,571.50

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	7,138.48
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	1:00	10:00	1	7,138.48	7,293.48
							7,138.48	7,293.48

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	11.29
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	10:00	25:00	240	2,709.60	3,358.88
							2,709.60	3,358.88

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	8,483.90
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	10:00	28:00	1	8,483.90	10,516.84
							8,483.90	10,516.84

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	19,630.81
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0148		01/01/2024	01/01/2034	9:00	10:00	1	19,630.81	23,817.66
							19,630.81	23,817.66

Comments

CH: Kitchen Renovation

Item Number	146	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse Interior	Basis Cost	63,500.00
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	01/01/2028	3:00	19:00	1	63,500.00	67,726.82
							63,500.00	67,726.82

Comments

Funding for renovation of the Clubhouse Kitchen including tile floor, ceiling, lights, countertops, and cabinets.

Includes appliances as of FY2025: 1 water heater, 2 ovens, 1 stove, 1 microwave, 2 refrigerators, 1 dishwasher, 2 sinks with garbage disposals.

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

FY2025 Update: Combined CH: Appliances - Kitchen with CH: Kitchen Renovation.

CH: Office Remodel

Item Number	242	Measurement Basis	
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse Interior	Basis Cost	3,500.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0242		01/01/2010	01/01/2025	0:00	15:00	1	3,500.00	3,500.00
							3,500.00	3,500.00

Comments

Funding for remodeling the clubhouse office.

FY2025 Update: Added component at the request of the Association.

CH: Repair/Replace - Banquet Hall

Item Number	145	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse Interior	Basis Cost	16,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0145		01/01/2020	01/01/2026	1:00	6:00	1	16,000.00	16,347.41
920-001-0145		01/01/2009	01/01/2025	0:00	16:00	1	16,000.00	16,000.00
							32,000.00	32,347.41

Comments

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

FY2025 Update: Changed name from 'CH: Flooring - Banquet Hall', split into 2 items, 2025 and 2025, and updated costs to \$16,000 allowance from \$2.95/sq ft with 1,750 sq ft quantity.

CH: Restroom Renovations

Item Number	149	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse Interior	Basis Cost	89,817.98
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	7:00	25:00	1	89,817.98	104,391.74
							89,817.98	104,391.74

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	7,016.36
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	01/01/2035	10:00	27:00	1	7,016.36	8,697.64
							7,016.36	8,697.64

Comments

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

FY2025 Update: Moved from 2030 to 2035 at the request of the Association

CA: Concrete Flatwork

Item Number	3	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Common Area Grounds	Basis Cost	35,000.00
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	01/01/2025	0:00	2:00	1	35,000.00	35,000.00
							35,000.00	35,000.00

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.

FY2025 Update: Updated cost from 5,356 every 3 years to \$35,000 every 10.

CA: Gazebo Rehab

Item Number	5	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Grounds	Basis Cost	8,034.00
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	18:00	20:00	1	8,034.00	11,826.42
							8,034.00	11,826.42

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	1,874.60
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	01/01/2035	10:00	71:00	1	1,874.60	2,323.80
							1,874.60	2,323.80

Comments

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

FY2025 Update: Moved from 2030 to 2035 at the request of the Association.

CA: Irrigation - Camino Park

Item Number	7	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Common Area Grounds	Basis Cost	1,874.60
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	0:00	20:00	1	1,874.60	1,874.60
							1,874.60	1,874.60

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	1,874.60
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0185		01/01/2005	01/01/2035	10:00	30:00	1	1,874.60	2,323.80
							1,874.60	2,323.80

Comments

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

FY2025 Update: Moved from 2030 to 2035 at the request of the Association.

CA: Irrigation - Monaco Park

Item Number	187	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Common Area Grounds	Basis Cost	1,874.60
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0187		01/01/1964	01/01/2035	10:00	71:00	1	1,874.60	2,323.80
							1,874.60	2,323.80

Comments

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

FY2025 Update: Moved from 2030 to 2035 at the request of the Association.

CA: Trees: Replace/Maintain

Item Number	244	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	1 Year
Category	Common Area Grounds	Basis Cost	35,000.00
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0244		01/01/2024	01/01/2025	0:00	1:00	1	35,000.00	35,000.00
							35,000.00	35,000.00

Comments

Annual funding for tree maintenance in the KCCA common areas.

FY2025 Update: Added component at the request of the Association.

CC: Security Camera System

Item Number	127	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Crown Center Equipment	Basis Cost	6,668.22
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	01/01/2026	1:00	13:00	1	6,668.22	6,813.01
							6,668.22	6,813.01

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.

FY2025 Update: Moved from 2025 to 2026 at the request of the Association.

CC: Cladding - Replacement

Item Number	173	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	40 Years
Category	Crown Center Exterior	Basis Cost	18.75
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	32:00	50:00	2,500	46,875.00	93,211.29
							46,875.00	93,211.29

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	1,606.80
Tracking	Logistical		
Method	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	17:00	20:00	1	1,606.80	2,315.02
							1,606.80	2,315.02

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	2.68
Tracking	Logistical		
Method	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	1:00	8:00	2,500	6,700.00	6,845.48
							6,700.00	6,845.48

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	8,276.58
Tracking	Logistical		
Method	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	10:00	25:00	1	8,276.58	10,259.84
							8,276.58	10,259.84

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	3,052.92
Tracking	Logistical		
Method	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	28:00	30:00	1	3,052.92	5,570.92
							3,052.92	5,570.92

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	8.03
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	20:00	25:00	371	2,979.13	4,577.93
							2,979.13	4,577.93

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	6,962.80
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	10:00	71:00	1	6,962.80	8,631.25
							6,962.80	8,631.25

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	589.16
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	20:00	25:00	26	15,318.16	23,538.90
							15,318.16	23,538.90

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	10:00	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	2,678.00
Tracking	Logistical		
Method	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	1:00	3:00	1	2,678.00	2,736.15
							2,678.00	2,736.15

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	9,168.50
Tracking	Logistical		
Method	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	2:00	15:00	1	9,168.50	9,570.98
							9,168.50	9,570.98

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	11,288.31
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	13:00	15:00	1	11,288.31	14,924.70
							11,288.31	14,924.70

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	7,444.84
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	18:00	20:00	1	7,444.84	10,959.15
							7,444.84	10,959.15

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	5,000.00
Tracking	Logistical		
Method	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	3:00	28:00	1	5,000.00	5,332.82
							5,000.00	5,332.82

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.

FY2025 Update: Moved from 2030 to 2035 at the request of the Association.

CC: Kitchen - Repair/Replace

Item Number	96	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	30 Years
Category	Crown Center Interior	Basis Cost	4,000.00
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	3:00	30:00	1	4,000.00	4,266.26
							4,000.00	4,266.26

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.

FY2025 Update: Changed from CC: Kitchen - Renovation to CC: Kitchen - Repair/Replace and updated cost from \$16,37.74 to \$4,000 at the request of the Association.

CC: Restrooms - Crown Room

Item Number	99	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Crown Center Interior	Basis Cost	9,911.99
Tracking Method	Logistical 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	12:00	25:00	1	9,911.99	12,826.51
							9,911.99	12,826.51

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	4,780.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0239		01/01/2024	01/01/2049	24:00	25:00	1	4,780.00	8,004.30
							4,780.00	8,004.30

Comments

Funding for replacement of the Bowling Green gutters.

FY2025 Update: Changed future cost to \$8,000 at the request of the Association.

GC: Cage Structure

Item Number	50	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Grounds	Basis Cost	1,875.18
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	3:00	18:00	1	1,875.18	2,000.00
							1,875.18	2,000.00

Comments

Funding for repairs to the Golf Cage Structure as needed.

FY2025 Update: Changed future cost from \$6,233 to \$2,000 at the request of the Association.

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	10,000.00
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-003-0053	Phase 3	01/01/2024	01/01/2049	24:00	25:00	2.1	21,000.00	35,165.33
920-004-0053	Phase 4	01/01/1998	01/01/2025	0:00	27:00	1	10,000.00	10,000.00
920-002-0053	Phase 2	01/01/2023	01/01/2048	23:00	25:00	4	40,000.00	65,558.11
920-001-0053	Phase 1	01/01/2020	01/01/2045	20:00	25:00	4.25	42,500.00	65,308.31
							<u>113,500.00</u>	<u>176,031.75</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.

FY2025 Updat: Updated costs at the Association's Request.

GC: Fairway Seeding Program

Item Number	59	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Grounds	Basis Cost	11,562.85
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	01/01/2026	1:00	21:00	1	11,562.85	11,813.92
							<u>11,562.85</u>	<u>11,813.92</u>

Comments

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

FY2025 Update: Deferred from 2025 to 2026 at the request of the Association.

GC: Fuel Tank

Item Number	51	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Course Grounds	Basis Cost	42,848.00
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	7:00	20:00	1	42,848.00	49,800.46
							42,848.00	49,800.46

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	32,136.00
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	7:00	10:00	1	32,136.00	37,350.35
							32,136.00	37,350.35

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	5,356.00
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	01/01/2026	1:00	6:00	1	5,356.00	5,472.30
							5,356.00	5,472.30

Comments

Funding for replacement of the pond fountain.

FY2025 Update: Deferred from 2025 to 2026 at the request of the Association.

GC: Well Pump

Item Number	52	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Course Grounds	Basis Cost	5,356.00
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	01/01/2025	0:00	11:00	1	5,356.00	5,356.00
							5,356.00	5,356.00

Comments

Funding for replacement of the well pump.

FY2025 Update: Deferred from 2024 to 2025 at the request of the Association.

GC: Bowling Green Irrigation

Item Number	232	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	25 Years
Category	Golf Course Irrigation	Basis Cost	18,638.88
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0232		01/01/2024	01/01/2049	24:00	25:00	1	18,638.88	31,211.54
							18,638.88	31,211.54

Comments

Funding for irrigation installation at the golf course bowling green.

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

FY2025 Update: Replaced in 2024.

GC: GSP Irrigation

Item Number	66	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	5 Years
Category	Golf Course Irrigation	Basis Cost	14,763.18
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	0:00	6:00	1	14,763.18	14,763.18
							14,763.18	14,763.18

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	16,068.00
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	23:00	25:00	1	16,068.00	26,334.69
							16,068.00	26,334.69

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	2,570.88
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	7:00	10:00	1	2,570.88	2,988.03
							2,570.88	2,988.03

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	117,832.00
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	7:00	12:00	1	117,832.00	136,951.28
							117,832.00	136,951.28

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	1,339,000.00
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	7:00	31:00	1	1,339,000.00	1,556,264.51
							1,339,000.00	1,556,264.51

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	18.75
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	20:00	30:00	1,080	20,250.00	31,117.49
							20,250.00	31,117.49

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	3,357.04
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	4:00	7:00	1	3,357.04	3,658.24
							3,357.04	3,658.24

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	2,614.80
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	18:00	20:00	2	5,229.60	7,698.22
							5,229.60	7,698.22

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	8.03
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	4:00	25:00	90	722.70	787.54
							722.70	787.54

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	2,678.00
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	3:00	43:00	1	2,678.00	2,856.26
							2,678.00	2,856.26

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	1,071.20
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	3:00	15:00	16	17,139.20	18,280.05
							17,139.20	18,280.05

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	622.37
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	4:00	25:00	21	13,069.77	14,242.42
							13,069.77	14,242.42

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	8.03
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	0:00	27:00	1,024	8,222.72	8,222.72
							8,222.72	8,222.72

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	2.68
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	0:00	27:00	1,024	2,744.32	2,744.32
							2,744.32	2,744.32

Comments

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

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	589.16
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	22:00	25:00	3	1,767.48	2,835.25
							1,767.48	2,835.25

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	1,151.54
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	22:00	25:00	1	1,151.54	1,847.21
							1,151.54	1,847.21

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	32,934.04
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	4:00	15:00	1	32,934.04	35,888.96
							32,934.04	35,888.96

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	31,540.44
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	4:00	15:00	1	31,540.44	34,370.33
							31,540.44	34,370.33

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 - Repair/Replace

Item Number	18	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	12,000.00
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	3:00	10:00	1	12,000.00	12,798.77
							12,000.00	12,798.77

Comments

Funding for repair or 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.

FY2025 Update: Updated cost and changed title from 'Replacement' to 'Repair/Replace' at the request of the Association.

GE: Misc - Ditch Witch Trencher

Item Number	19	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	11,399.71
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	01/01/2027	2:00	35:00	1	11,399.71	11,900.13
							11,399.71	11,900.13

Comments

Funding for replacement of Ditch Witch Trencher

FY2025 Update: Deferred from 2025 to 2027 at the request of the Association.

GE: Misc - Fertilizer Spreader

Item Number	20	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	4,404.56
Tracking Method	Logistical 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	14:00	20:00	1	4,404.56	5,949.88
							4,404.56	5,949.88

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	5,700.12
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022		01/01/2018	01/01/2030	5:00	12:00	1	5,700.12	6,346.42
							5,700.12	6,346.42

Comments

Funding for replacement of the golf course Marshall cart.

FY2025 Update: Deferred from 2028 to 2030 at the request of the Association.

GE: Misc - Pressure Washer

Item Number	23	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	2,147.60
Tracking Method	Logistical 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	12:00	15:00	1	2,147.60	2,779.08
							2,147.60	2,779.08

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	57,000.91
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	01/01/2027	2:00	21:00	1	57,000.91	59,503.12
							57,000.91	59,503.12

Comments

FY2025 Update: Deferred from 2025 to 2027 at the request of the Association.

GE: Misc - Ryan Sod Cutter

Item Number	25	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	6,608.02
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025		01/01/1990	01/01/2027	2:00	37:00	1	6,608.02	6,898.10
							6,608.02	6,898.10

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.

FY2025 Update: Deferred from 2025 to 2027 at the request of the Association.

GE: Misc - Seel 250

Item Number	26	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	11,783.20
Tracking	Logistical		
Method	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	13:00	20:00	1	11,783.20	15,579.01
							11,783.20	15,579.01

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	4,130.01
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	01/01/2027	2:00	27:00	1	4,130.01	4,311.31
							4,130.01	4,311.31

Comments

Funding for replacement of the thatcher.

FY2025 Update: Deferred from 2025 to 2027 at the request of the Association.

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	19,822.56
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	3:00	12:00	1	19,822.56	21,142.03
							19,822.56	21,142.03

Comments

GE: Misc - Turbo Blower

Item Number	29	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	9,974.48
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	0:00	18:00	1	9,974.48	9,974.48
							9,974.48	9,974.48

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	39,634.40
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	9:00	12:00	1	39,634.40	48,087.60
							39,634.40	48,087.60

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	1,520.03
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	0:00	5:00	1	1,520.03	1,520.03
							1,520.03	1,520.03

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	49,146.66
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	8:00	10:00	1	49,146.66	58,361.42
920-003-0033		01/01/2018	01/01/2030	5:00	12:00	1	49,146.66	54,719.09
920-001-0033		01/01/2009	01/01/2026	1:00	17:00	1	49,146.66	50,213.79
920-002-0033		01/01/2018	01/01/2028	3:00	10:00	1	49,146.66	52,418.06
							<u>196,586.64</u>	<u>215,712.36</u>

Comments

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

FY2025 Update: Updated replacement dates at the request of the Association.

GE: Mowers - 40" Toro Rotary

Item Number	34	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	7,237.24
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	01/01/2026	1:00	17:00	1	7,237.24	7,394.38
							<u>7,237.24</u>	<u>7,394.38</u>

Comments

Funding for replacement of the 40" Toro Rotary mower.

FY2025 Update: Deferred from 2025 to 2026 at the request of the Association.

GE: Mowers - 7 Gang Toro

Item Number	35	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Golf Equipment	Basis Cost	34,200.74
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	3:00	15:00	1	34,200.74	36,477.28
							34,200.74	36,477.28

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	33,781.26
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	01/01/2028	3:00	15:00	1	33,781.26	36,029.88
							33,781.26	36,029.88

Comments

Funding for replacement of the Toro 32800.

FY2025 Update: Deferred from 2026 to 2028 at the request of the Association.

GE: Mowers - Fairway JD 3235B

Item Number	37	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	79,801.72
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	2:00	5:00	1	79,801.72	83,304.83
							79,801.72	83,304.83

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	79,801.72
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	8:00	10:00	1	79,801.72	94,764.15
							79,801.72	94,764.15

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	36,889.35
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	01/01/2027	2:00	25:00	1	36,889.35	38,508.71
920-002-0039		01/01/2007	01/01/2028	3:00	21:00	1	36,889.35	39,344.85
							<u>73,778.70</u>	<u>77,853.56</u>

Comments

Funding for replacement of John Deere Triplex Mowers (x2)

FY2025 Update: Updated replacement dates at the request of the Association.

GE: Tractors - Kubota

Item Number	41	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	30,249.62
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	10:00	20:00	1	30,249.62	37,498.14
920-002-0041		01/01/2021	01/01/2041	16:00	20:00	1	30,249.62	42,656.34
							<u>60,499.24</u>	<u>80,154.48</u>

Comments

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

GE: Transporter Heavy Duty

Item Number	43	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	20 Years
Category	Golf Equipment	Basis Cost	34,278.40
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	01/01/2028	3:00	17:00	1	34,278.40	36,560.11
920-001-0043		01/01/2024	01/01/2044	19:00	20:00	1	34,278.40	51,555.04
							68,556.80	88,115.15

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.

FY2025 Update: 920-002-0043 moved from 2026 to 2028 at the request of the Association.

GE: Transporters - Dump Truck

Item Number	44	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Golf Equipment	Basis Cost	50,667.76
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0044		01/01/2023	01/01/2033	8:00	10:00	1	50,667.76	60,167.71
							50,667.76	60,167.71

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.

FY2025 Update: Replaced in 2023. Adjusted life to 10 years at the request of the Association.

GE: Transporters - JD Gator HPX

Item Number	45	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Golf Equipment	Basis Cost	19,162.70
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	5:00	12:00	1	19,162.70	21,335.44
							19,162.70	21,335.44

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	18,853.12
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	9:00	12:00	1	18,853.12	22,874.10
920-001-0047		01/01/2018	01/01/2030	5:00	12:00	1	18,853.12	20,990.76
							37,706.24	43,864.86

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	10,369.22
Tracking	Logistical		
Method	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	3:00	12:00	1	10,369.22	11,059.44
							10,369.22	11,059.44

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	4,987.08
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0160	Kiln 1	01/01/2000	01/01/2028	3:00	28:00	1	4,987.08	5,319.04
920-002-0160	Kiln 2	01/01/2018	01/01/2038	13:00	20:00	1	4,987.08	6,593.61
							9,974.16	11,912.65

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	3,290.73
Tracking	Logistical		
Method	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	3:00	64:00	1	3,290.73	3,509.77
							3,290.73	3,509.77

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	5,066.78
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	5:00	25:00	2	10,133.56	11,282.54
							10,133.56	11,282.54

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	18.75
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	20:00	30:00	2,045	38,343.75	58,921.54
							38,343.75	58,921.54

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	589.16
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	14:00	25:00	78	45,954.48	62,077.40
							45,954.48	62,077.40

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	3,749.20
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	01/01/2035	10:00	20:00	1	3,749.20	4,647.60
							3,749.20	4,647.60

Comments

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

FY2025 Update: Deferred from 2030 to 2035 at the request of the Association.

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	1,606.80
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	6:00	22:00	1	1,606.80	1,827.83
							1,606.80	1,827.83

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	9,105.20
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	5:00	15:00	1	9,105.20	10,137.58
							9,105.20	10,137.58

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	20 Years
Category	Library / Arts & Crafts Interior	Basis Cost	2.95
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0142		01/01/2024	01/01/2044	19:00	20:00	1,000	2,950.00	4,436.83
							2,950.00	4,436.83

Comments

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

FY2024 Update: Pushed 5 years.

FY2025 Update: Replaced in 2024, adjust life to 20 years at the request of the Association.

LAC: Flooring - Hallway

Item Number	163	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15 Years
Category	Library / Arts & Crafts Interior	Basis Cost	4.75
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	6:00	15:00	800	3,800.00	4,322.72
							3,800.00	4,322.72

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	4.82
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	5:00	10:00	1,750	8,435.00	9,391.39
							8,435.00	9,391.39

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	4.82
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	01/01/2030	5:00	26:00	860	4,145.20	4,615.20
							4,145.20	4,615.20

Comments

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

FY2024 Update: Pushed 5 Years.

FY2025 Update: Deferred from 2029 to 2030 at the request of the Association.

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	1,071.20
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	3:00	18:00	1	1,071.20	1,142.50
							1,071.20	1,142.50

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	4,820.40
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	0:00	15:00	1	4,820.40	4,820.40
							4,820.40	4,820.40

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	3,749.20
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	10:00	20:00	1	3,749.20	4,647.60
							3,749.20	4,647.60

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	20,000.00
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	5:00	36:00	1	20,000.00	22,267.68
							20,000.00	22,267.68

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	8,034.00
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	3:00	10:00	1	8,034.00	8,568.78
							8,034.00	8,568.78

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	32.14
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	19:00	30:00	262	8,420.68	12,664.78
							8,420.68	12,664.78

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 Pool Repair

Item Number	240	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	1 Year
Category	Outdoor Pool	Basis Cost	10,000.00
Tracking	Logistical		
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-003-0240			01/01/2027	2:00	2:00	1	10,000.00	10,000.00
920-002-0240			01/01/2026	1:00	1:00	1.5	15,000.00	15,000.00
920-001-0240			01/01/2025	0:00	1:00	2.5	25,000.00	25,000.00
							50,000.00	50,000.00

Comments

Funding for repairs to the outdoor pool.

FY2025 Update: Added pool repair funding at the request of the Association.

OP: Plaster

Item Number	103	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Outdoor Pool	Basis Cost	32,531.01
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	10:00	15:00	1	32,531.01	40,326.20
							32,531.01	40,326.20

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	964,080.00
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	01/01/2030	5:00	66:00	1	964,080.00	964,080.00
							964,080.00	964,080.00

Comments

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

FY2025 Update: Deferred from 2025 to 2030 at the request of the Association.

OP: Shower - Replacement

Item Number	105	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	35 Years
Category	Outdoor Pool	Basis Cost	1,815.68
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	30:00	35:00	1	1,815.68	3,458.67
							1,815.68	3,458.67

Comments

Funding for replacement of the outdoor pool shower.

PS: Furnishings & Equipment

Item Number	115	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	10 Years
Category	Pro Shop Equipment	Basis Cost	8,906.93
Tracking	Logistical		
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0115		01/01/2024	01/01/2034	9:00	10:00	1	8,906.93	10,806.59
							8,906.93	10,806.59

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.

FY2025 Update: Expensed in 2024.

PS: HVAC

Item Number	116	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Equipment	Basis Cost	5,066.78
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	6:00	15:00	1	5,066.78	5,763.76
							5,066.78	5,763.76

Comments

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

PS: P.O.S. System

Item Number	241	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Pro Shop Equipment	Basis Cost	5,000.00
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0241		01/01/2015	01/01/2025	0:00	10:00	1	5,000.00	5,000.00
							5,000.00	5,000.00

Comments

FY2025 Update: Added P.O.S. System funding for the Pro Shop at the request of the Association.

PS: Security Cameras

Item Number	230	Measurement Basis	Lsum
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Equipment	Basis Cost	4,729.35
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	13:00	15:00	1	4,729.35	6,252.85
							4,729.35	6,252.85

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	18.75
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	5:00	27:00	1,800	33,750.00	37,576.70
							33,750.00	37,576.70

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	2.68
Tracking	Logistical		
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0112		01/01/2016	01/01/2027	2:00	11:00	3,840	10,291.20	10,742.96
							10,291.20	10,742.96

Comments

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

FY2025 Update: Deferred from 2025 to 2027 at the request of the Association.

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	13.39
Tracking	Logistical		
Method	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	19:00	30:00	371	4,967.69	7,471.45
							4,967.69	7,471.45

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	622.37
Tracking	Logistical		
Method	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	14:00	25:00	60	37,342.20	50,443.54
							37,342.20	50,443.54

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	3,648.07
Tracking	Logistical		
Method	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	8:00	20:00	1	3,648.07	4,332.07
							3,648.07	4,332.07

Comments

Funding for replacement of the Pro Shop sign.

Replaced in 2013 for \$2,880.

PS: Flooring

Item Number	117	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15 Years
Category	Pro Shop Interior	Basis Cost	3.10
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	4:00	15:00	2,949	9,141.90	9,962.13
							9,141.90	9,962.13

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	107,120.00
Tracking Method	Logistical 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	9:00	20:00	1	107,120.00	129,966.48
							107,120.00	129,966.48

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	30,000.00
Tracking Method	Logistical Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0120		01/01/2014	01/01/2026	1:00	12:00	1	30,000.00	30,651.39
							30,000.00	30,651.39

Comments

Funding for renovations to the Pro Shop.

FY2025 Update: Moved from 2029 to 2026 and updated cost from \$5,891.60 at the request of the Association.

PS: Storage - Concrete Floor

Item Number	118	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	30 Years
Category	Pro Shop Interior	Basis Cost	3.21
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	01/01/2028	3:00	28:00	900	2,889.00	3,081.30
							2,889.00	3,081.30

Comments

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

FY2025 Update: Deferred from 2024 to 2028 at the request of the Association.

S: BECA - Aquatic Center

Item Number	9	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	3 Years
Category	Services	Basis Cost	2,570.88
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	0:00	3:00	1	2,570.88	2,570.88
							2,570.88	2,570.88

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	3,749.20
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	0:00	3:00	1	3,749.20	3,749.20
							3,749.20	3,749.20

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	8.03
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	9:00	20:00	115	923.45	1,120.40
							923.45	1,120.40

Comments

SB: Roofing, Corrugated Fiberglass

Item Number	14	Measurement Basis	Lum
Type	Common Area	Estimated Useful Life	15 Years
Category	Shuffleboard Building	Basis Cost	6,506.20
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	14:00	20:00	1	6,506.20	8,788.87
							6,506.20	8,788.87

Comments

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

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

SB: Roofing, Shingle

Item Number	13	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	25 Years
Category	Shuffleboard Building	Basis Cost	602.63
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	9:00	20:00	22.5	13,559.18	16,451.07
							13,559.18	16,451.07

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	6,587.53
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	14:00	20:00	1	6,587.53	8,898.74
							6,587.53	8,898.74

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)	<p>Remove and replace temporary sealant joint applications (installed during winter) as necessary.</p>	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

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

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

Respectfully submitted,

FORENSIC BUILDING CONSULTANTS



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