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Moraga Country Club  
Club  
*Moraga , CA*



Report #: 18931-4  
Beginning: January 1, 2023  
Expires: December 31, 2023

RESERVE STUDY  
Update "No-Site-Visit"

November 22, 2022

# Welcome to your Reserve Study!

**A** Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**  
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**  
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**  
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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**Moraga Country Club - Club**

Report #: 18931-4

Moraga , CA

# of Units: 939

Level of Service: Update "No-Site-Visit"

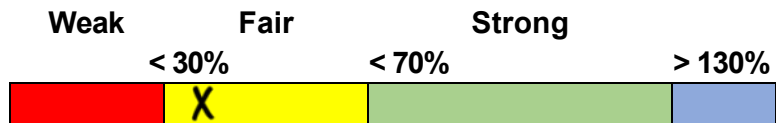
January 1, 2023 through December 31, 2023

**Findings & Recommendations**

as of January 1, 2023

Projected Starting Reserve Balance .....	\$3,811,054
Current Fully Funded Reserve Balance .....	\$10,021,151
Average Reserve Deficit (Surplus) Per Unit .....	\$.6,614
Percent Funded .....	38.0 %
Recommended 2023 "Monthly Fully Funding Contributions" .....	\$91,043
2022 Monthly Contribution Rate .....	\$43,530

**Reserve Fund Strength: 38.0%**



**Risk of Special Assessment:**

High Medium Low

**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves ..... 0.50 %

Annual Inflation Rate ..... 4.00 %

- This is an Update "No-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 10/21/2022.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 38.0 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$91,043/Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Clubhouse Exteriors</b>				
105	Balcony Surfaces - Resurface	25	16	\$51,300
324	Wall Lights - Replace	25	16	\$18,500
401	Awnings - Replace	15	1	\$6,560
414	Patio Furniture - Replace	10	1	\$28,100
415	Patio Heater - Replace	10	4	\$8,290
503	Metal Rail - Replace	30	21	\$28,700
701	Exterior Doors - Replace	20	11	\$35,200
703	Utility Doors - Replace	20	11	\$12,950
709	Vehicle Gate - Replace	20	11	\$10,715
1115	Exterior Surfaces - Repaint	10	2	\$80,500
1116	Exterior Trim - Repaint	5	0	\$32,250
1117	Exterior Surface - Repair	10	2	\$24,450
1302	Built-Up Roof - Replace	15	6	\$23,250
1303	Comp Shingle Roof - Replace	15	6	\$3,105
1304	Tile Roof - Repair/Replace	25	16	\$38,250
1305	Tile Roof - Replace Underlayment	20	11	\$155,000
1312	Gutters/Downspouts - Replace	25	16	\$18,500
<b>Clubhouse Bar Area</b>				
901	Interior Furnishings - Replace	10	1	\$44,150
903	Interiors - Remodel	10	8	\$315,000
911	Bar Appliances - Replace	10	1	\$19,650
912	Wine Refrigerator - Replace	10	1	\$7,100
<b>Clubhouse Dining Area</b>				
307	Entertainment Equipment - Replace	5	1	\$1,840
901	Interior Furnishings - Remodel	10	8	\$63,250
903	Interiors - Remodel	10	8	\$315,000
922	AV Equipment - Replace	10	8	\$76,950
<b>Clubhouse Kitchen</b>				
2600	Kitchen - Remodel	15	7	\$68,000
2601	Kitchen Flooring - Resurface	6	1	\$14,250
2610	Fire Suppression System - Replace	20	11	\$11,750
2611	Deep Fryer - Replace	10	1	\$11,750
2612	Broiler (Salamander) - Replace	10	1	\$10,330
2613	Broiler (Underfired) - Replace	10	1	\$19,650
2614	Oven - Replace	10	1	\$23,300
2615	Range (6 Burner) - Replace	10	1	\$12,950
2616	Range (4 Burner) - Replace	10	1	\$10,330

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2617	Range (Flat Top) - Replace	10	1	\$14,250
2618	Stove - Replace	10	1	\$3,880
2619	Gas Stone Oven - Replace	10	1	\$35,200
2620	Grease Trap - Replace	30	21	\$22,650
2621	Hood - Replace	15	6	\$71,000
2622	Dishwasher - Replace	10	9	\$12,000
2623	Mixer - Replace	10	1	\$5,780
2625	Espresso Filtration System-Replace	8	0	\$7,100
2700	Ice Machine - Replace	10	1	\$15,500
2702	Refrigerator Prep Tables - Replace	10	0	\$21,450
2704	2-Drawer Warmers - Replace	10	1	\$4,705
2705	Refrigerator (Reach-In) - Replace	8	3	\$10,780
2705	Refrigerator (Undercounter) - Repl.	10	1	\$3,880
2706	Walk-In Freezer - Repair	10	1	\$11,750
<b>Clubhouse Golf Pro Shop</b>				
307	Entertainment Equipment - Replace	5	0	\$1,840
901	Interior Furnishings - Replace	10	1	\$44,700
903	Interiors - Remodel	10	1	\$27,450
<b>Clubhouse Meeting Rooms</b>				
307	Entertainment Equipment - Replace	5	0	\$1,840
901	Interior Furnishings - Replace	10	1	\$24,450
903	Interiors - Remodel	10	4	\$11,900
<b>Clubhouse Offices/Staff Rooms</b>				
903	Interiors (Office) - Remodel	15	6	\$35,800
903	Interiors (Staff) - Remodel	15	6	\$14,250
909	Bathroom - Refurbish	15	6	\$14,900
920	Office Equipment - Replace(Partial)	2	0	\$3,225
922	AV Equipment - Replace	10	1	\$3,225
950	Computer Equipment-Replace/Upgrade	3	0	\$13,200
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>				
901	Interior Furnishings - Replace	10	1	\$29,250
903	Interiors - Remodel	10	1	\$131,000
909	Bathrooms - Refurbish	10	1	\$202,500
910	Locker Rooms - Refurbish	10	1	\$96,950
<b>Clubhouse Mechanical Equipment</b>				
303	HVAC (P144) - Replace	20	11	\$104,650
304	HVAC (P1P96) - Replace	20	11	\$149,000
305	HVAC (P18) - Replace	10	6	\$5,365
306	HVAC (P24) - Replace	10	6	\$5,660
307	HVAC (P36) - Replace	15	6	\$49,550
308	HVAC (P72) - Replace	15	6	\$34,050
309	HVAC (P48) - Replace	20	6	\$23,850



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
310	HVAC (P54) - Replace	20	6	\$8,530
311	HVAC (P96) - Replace	10	6	\$12,950
312	HVAC (P30) - Replace	5	6	\$6,375
313	HVAC (MAU-1) - Replace	15	3	\$14,900
314	Exhaust Fan (KEF) - Replace	15	7	\$10,040
315	Exhaust Fan (EF) - Replace	15	3	\$12,950
316	Exhaust Fan (SF) - Replace	15	3	\$6,800
317	Condensing Unit - Replace	15	3	\$18,500
318	Air Cooled Condensing Unit-Replace	15	3	\$6,860
803	Tankless Water Heater - Replace	12	3	\$56,050
1801	Elevators - Modernize	30	21	\$287,000
1805	Elevator Cab (Common) - Remodel	10	1	\$32,250
1805	Freight Elevator - Remodel	20	11	\$14,250
1819	Fire Alarm System - Replace	20	11	\$57,800
<b>Tennis Courts</b>				
409	Bench - Replace	10	9	\$17,200
411	Drinking Fountains - Replace	25	3	\$73,350
502	Chain Link Fence - Replace	30	10	\$103,300
940	Storage Sheds - Replace	20	19	\$9,080
1601	Tennis Cts - Seal/Repair/Stripe	5	0	\$27,400
1601	Tennis Cts - Seal/Repair/Stripe	5	0	\$27,400
1601	Tennis Cts - Seal/Repair/Stripe	5	0	\$27,400
1602	Tennis Courts - Resurface	30	8	\$322,500
1603	Tennis Ct Windscreen - Replace	5	4	\$35,800
1605	Tennis Court Lights - Replace	25	15	\$102,600
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>				
320	Pole Lights - Replace	25	24	\$46,500
404	Patio/Pool Furniture - Replace	7	3	\$57,800
411	Drinking Fountains - Replace	20	9	\$5,780
503	Metal Fence - Replace	20	19	\$43,550
1107	Metal Fence - Repaint	5	4	\$5,900
1201	Pool Deck - Repair/Reseal	7	0	\$55,450
1215	Lane Line Storage Reel - Replace	15	4	\$2,740
1216	Pool Lane Dividers - Replace	15	4	\$10,330
1217	Pool Starting Blocks - Replace	15	4	\$14,250
1219	Emergency EVAC Chair - Replace	8	3	\$3,880
1219	Trash and Recyclable Units - Repl	12	0	\$16,100
1221	Lifeguard Stand - Replace	15	5	\$6,440
1230	Pool Shades - Replace	15	5	\$142,500
1401	Display Board - Replace	15	4	\$2,925
<b>Clubhouse Pool</b>				
1202	Pool - Resurface	10	0	\$226,500



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1206	Pool Filters - Replace	18	6	\$18,500
1207	CO2 Filter System - Replace	30	21	\$9,375
1208	Pool Heaters - Replace	6	1	\$18,800
1210	Pool/Spa Pumps - Repair/Replace	2	1	\$5,245
1212	Chemical Controller System - Repl	10	0	\$7,280
1213	Pool Timing System - Replace	10	5	\$15,500
1214	Pool Area, Mastic - Replace	5	0	\$6,025
1224	Pool Surfaces - Retile	20	9	\$22,650
<b>Clubhouse Wading Pool</b>				
1202	Wading Pool - Resurface	10	0	\$8,825
1206	Pool Filter - Replace	18	6	\$2,925
1208	Wading Heaters - Replace	6	3	\$9,525
<b>Clubhouse Spas</b>				
1203	Spas - Resurface	6	0	\$19,050
1206	Spa Filters - Replace	18	6	\$5,780
1208	Spa Heaters - Replace	6	5	\$10,330
<b>Golf Course Tee Boxes</b>				
2104	Tee Box - Renovation (2004)	20	1	\$178,500
2106	Tee Box - Renovation (2005)	20	2	\$29,250
2107	Tee Box - Renovation (2009)	20	6	\$120,000
2113	Tee Box - Renovation (2013)	20	10	\$57,800
2115	Tee Box - Renovation (2015)	20	12	\$80,500
2118	Tee Box - Renovation (2018)	20	15	\$60,800
2119	Tee Box - Renovation (2019)	20	16	\$60,800
2120	Tee Box - Renovation (2022)	20	0	\$60,800
2121	Tee Box - Renovation (2023)	20	0	\$60,800
2122	Tee Box - Renovation (2024)	20	1	\$60,800
2123	Tee Box - Renovation (2025)	20	2	\$45,950
2124	Tee Box - Renovation (2026)	20	3	\$60,800
2125	Tee Box - Renovation (2027)	20	4	\$60,800
<b>Golf Course Bunkers</b>				
2212	Golf Course Bunkers - Renovate	20	12	\$800,000
<b>Golf Course Greens</b>				
2301	Green & Hole - Renovation (2002)	30	9	\$459,500
2305	Green & Hole - Renovation (2005)	30	12	\$418,000
2307	Green & Hole - Renovation (2007)	30	14	\$763,000
2311	Green & Hole - Renovation (2010)	30	17	\$103,300
2313	Green & Hole - Renovation (2012)	30	19	\$103,300
2314	Green & Hole - Renovation (2015)	30	22	\$80,500
2325	Green & Hole - Renovation (2024)	30	1	\$268,500
2326	Green & Hole - Renovation (2025)	30	2	\$268,500
2327	Green & Hole - Renovation (2026)	30	3	\$268,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2328	Practice Green - Renovation (20/21)	30	28	\$226,500
<b>Golf Course Irrigation/Pumps</b>				
851	Pumps/Controllers (#4) - Replace	12	0	\$103,000
852	Pumps/Controllers (#11) - Replace	12	0	\$103,000
853	Pumps/Controllers (#18) - Replace	12	0	\$208,000
1005	Irrigation System - Repairs	1	0	\$12,950
1350	# 4 Pump House - Replace	50	4	\$55,000
1350	#11 Pump House - Replace	50	4	\$55,000
1350	#18 Pump House - Replace	50	6	\$137,500
<b>Golf Driving Range/Turn Building</b>				
411	Drinking Fountains - Replace	15	3	\$6,440
2501	Driving Range Nets - Replace (25%)	15	2	\$38,800
2501	Driving Range Nets - Replace (75%)	15	13	\$113,800
2505	Mats & Bag Stands - Replace	10	0	\$22,650
2511	Driving Range Tee Box - Renovate	25	13	\$123,500
2520	DR Irrigation/Landscaping - Replace	25	13	\$196,500
2540	Turn Building Snack Shop - Remodel	15	3	\$17,850
2542	Turn Building Bathrooms - Remodel	15	3	\$22,650
2545	Turn Building HVAC - Replace	10	0	\$6,440
2550	Turn Building - Renovate	30	18	\$117,500
<b>Golf Course Grounds</b>				
504	Hole #11 Gate - Replace	20	19	\$4,200
2905	Yardage & Tee Markers - Replace	10	2	\$71,000
2910	Golf Carth Paths - Repair/Replace	1	0	\$32,250
2930	Golf Course Bridges -Repair/Replace	50	16	\$388,000
<b>Golf Course Retaining Walls</b>				
514	# 2 Retaining Wall - Replace	30	26	\$60,000
514	# 5 Retaining Wall - Replace	30	29	\$13,000
514	# 9 Retaining Wall - Replace	30	26	\$60,000
514	#14 Retaining Wall - Replace	30	1	\$27,500
514	#17 Retaining Wall - Replace	30	3	\$17,500
<b>Golf Course Maintenance Area</b>				
1222	Solar Panels - Replace	10	5	\$268,500
1840	Diesel Tank - Replace	30	11	\$5,000
1840	Gasoline Tank - Replace	30	11	\$12,500
2620	Wash Pad & Equipment – Replace	20	19	\$90,000
2830	Maintenance Office - Repair/Replace	20	6	\$57,800
2840	Containers - Replace	25	6	\$19,650
2845	Maint Yard Perim Fence - Replace	30	29	\$42,350
2850	Driving Range/Maint Road - Seal/Rep	8	6	\$10,330
2851	Driving Range/Maint Road - Replace	40	10	\$196,500
<b>Golf Course Maintenance Equipment</b>				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2851	Toyota Tundra(2014) - Replace	10	1	\$44,700
3002	Toro Groundsmaster 3100 - Repl	10	0	\$41,700
3003	John Deere Gator (2017) - Replace	10	4	\$17,850
3004	John Deere Gator (2018) - Replace	10	5	\$17,850
3005	7050 Rim Clamp Tire Changer - Repl	15	0	\$14,900
3007	Aerator Toro 648 - Replace	10	0	\$44,700
3008	Aerator Toro 648 - Replace	10	0	\$48,300
3009	Angle Master 3000MC - Replace	15	4	\$22,100
3010	Buffalo Blowers - Replace	10	0	\$14,900
3013	Cat Excavator - Replace	12	0	\$86,450
3016	Compactor Plate - Replace	10	0	\$4,470
3017	Concrete Saw - Replace	10	0	\$4,470
3020	Daihatsu Mini - Replace	10	0	\$27,400
3021	Dayton Crane - Replace	15	1	\$4,470
3022	Ditch Witch Trencher - Replace	12	7	\$11,915
3023	Express Dual 3000 MC - Replace	15	0	\$44,700
3025	John Deere Gator (2009) - Replace	10	0	\$35,200
3026	John Deere Gator (2012) - Replace	10	0	\$35,200
3027	John Deere Gator (2013) - Replace	10	0	\$71,000
3028	Graden Verticutter - Replace	10	0	\$10,630
3030	Toro Greensmaster 3400 - Replace	10	5	\$106,000
3031	Toro Greensmaster 3200 - Replace	10	0	\$53,050
3033	Toro Greensmaster 3400 - Replace	10	2	\$53,050
3034	Toro Greensmaster Flex 2100 - Repl	8	2	\$106,300
3035	Toro Groundsmaster 3500 - Repl	10	0	\$129,500
3037	John Deere Aerator - Replace	10	0	\$34,650
3038	Toro 3500D Mower - Replace	10	5	\$63,200
3039	JD Utility Tractor 5075 - Repl	15	10	\$47,750
3040	Kubota - Replace	10	9	\$47,750
3041	John Deere Aerator - Repl	10	0	\$34,650
3045	Manitowoc Hydraulic Lift - Replace	25	0	\$32,800
3050	Kubota Rough Mower - Replace	10	0	\$44,700
3051	Kubota Tractor 6040 - Replace	10	0	\$59,600
3052	Kubota Tractor 4700 - Replace	12	2	\$41,750
3053	Kubota Utility Vehicle - Replace	10	0	\$26,850
3060	Kawasaki Mule - Replace	10	0	\$12,950
3070	Lastec Mower (2010) - Replace	10	0	\$32,250
3071	Harlie Rake - Replace	20	0	\$23,850
3072	Lely Spreader - Replace	10	5	\$8,630
3073	Mete-R-Matic Top Dresser - Repl	10	0	\$22,650
3074	Trencher Attachment - Replace	10	5	\$8,350
3075	Miller Millermatic 250 - Replace	10	0	\$5,960

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3077	Toro MultiPro Sprayer - Replace	10	0	\$107,150
3078	Toro Chemical Sprayer - Replace	10	0	\$86,450
3080	Ventrac - Replace	10	9	\$43,000
3081	Kubota Excavator 048 - Replace	10	9	\$73,000
3085	SDI Sprayer - Replace	10	0	\$19,650
3086	Smithco Green Roller - Replace	10	4	\$23,850
3087	Smithco Green Roller - Replace	10	0	\$22,650
3093	Turfco Seeder - Replace	10	3	\$20,900
3094	Toro Tee Mowers - Replace	10	5	\$80,500
3095	Toro Workman 3100D - Replace	10	0	\$32,250
3096	Toro Workman 3200 - Replace	10	0	\$96,800
3097	Toro Workman HD-D - Replace	10	2	\$59,000
3105	Toro Trans-Pro Trailers - Replace	10	2	\$26,850
3106	Toro Dingo TX - 427	10	2	\$48,300
3109	Turfco SP 1530 Top Dresser - Repl	10	0	\$35,200
3110	Tycrop MH-400 - Replace	10	9	\$35,200
3111	Tycrop MH-400 - Replace	10	3	\$35,200
3112	Ty-Crop 300 Spreader - Replace	10	0	\$16,100
3115	Vericut Reels - Replace	10	0	\$14,250
3116	Honda 21" Mower - Repl	8	0	\$8,055
3117	Genie Scissor Lift - Replace	10	2	\$48,300
3118	Ryan Jr Sod Cutter - Replace	10	2	\$8,050
3119	Barreto Tiller - Replace	10	0	\$17,850
3121	John Deere Aerator 1500-Replace	10	3	\$34,650
3130	Verti-Drain 7516 - Replace	10	3	\$66,850
3140	Cement Mixer - Replace	10	0	\$7,750
3160	Haz Mat Locker - Replace	20	0	\$20,900
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>				
103	Concrete Walkways - Repair	10	0	\$11,750
202	Asphalt Parking Lot - Resurface	30	28	\$358,000
203	Asphalt - Seal/Repair	5	3	\$21,450
305	Security System - Replace	12	7	\$51,900
320	Parking Lot Ext. Lighting - Replace	25	20	\$140,500
512	Split Rail Fence - Replace	20	13	\$109,500
514	Retaining/Planter Walls - Replace	20	0	\$24,450
1010	Landscaping - Upgrade	10	3	\$117,500
1403	Monument Sign - Replace	20	13	\$11,750
<b>Lakes</b>				
1701	# 2/18 Lake - Dredge	10	5	\$25,000
1701	# 9 Lakes - Dredge	10	5	\$90,000
1701	#10 Lake - Dredge	10	5	\$25,000
1703	#7 Lake - Reline	40	23	\$15,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1712	#7 Fountain - Replace	20	3	\$15,000
<b>266 Total Funded Components</b>				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

## Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

## Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

## *How do we establish Useful Life and Remaining Useful Life estimates?*

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks



## How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

## What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

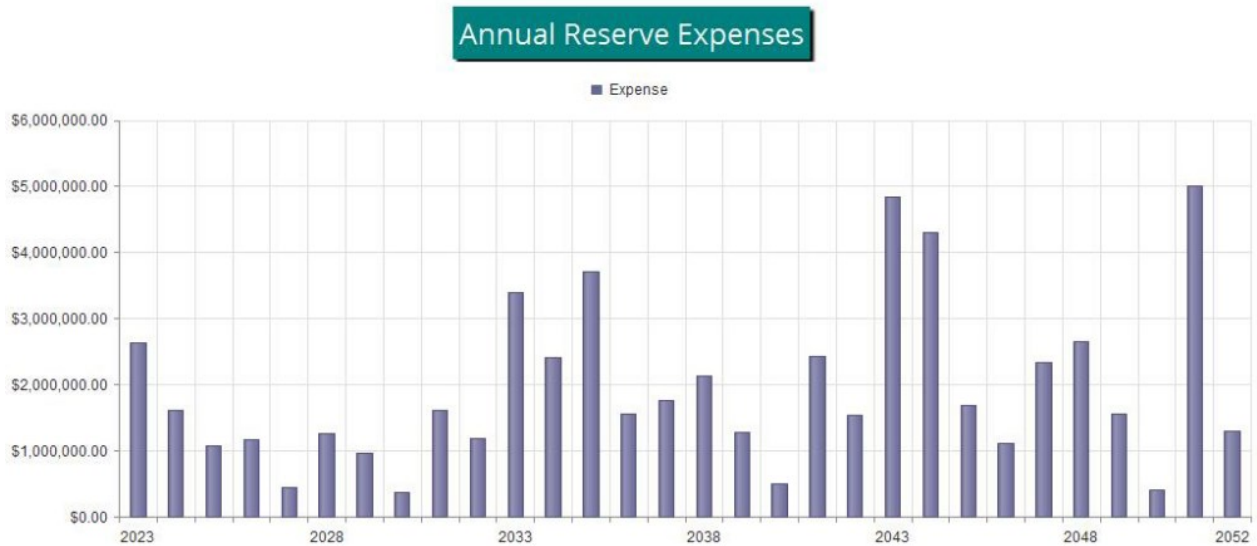


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$3,811,054 as-of the start of your fiscal year. This is based on your actual balance on 10/31/2022 of \$3,723,994 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2023, your Fully Funded Balance is computed to be \$10,021,151. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 38.0 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$91,043/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

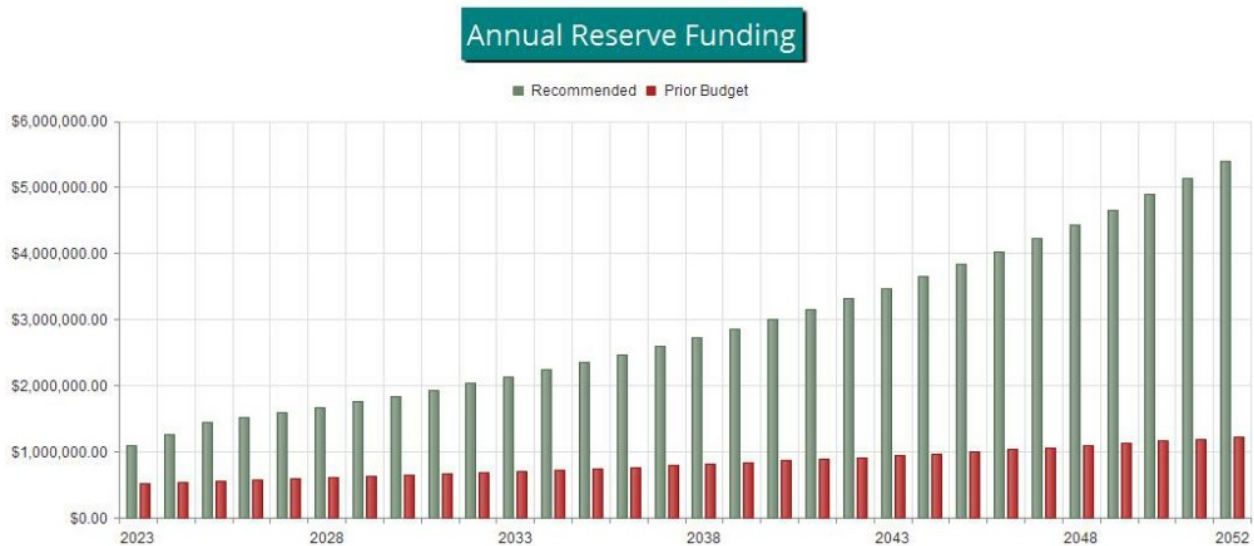


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

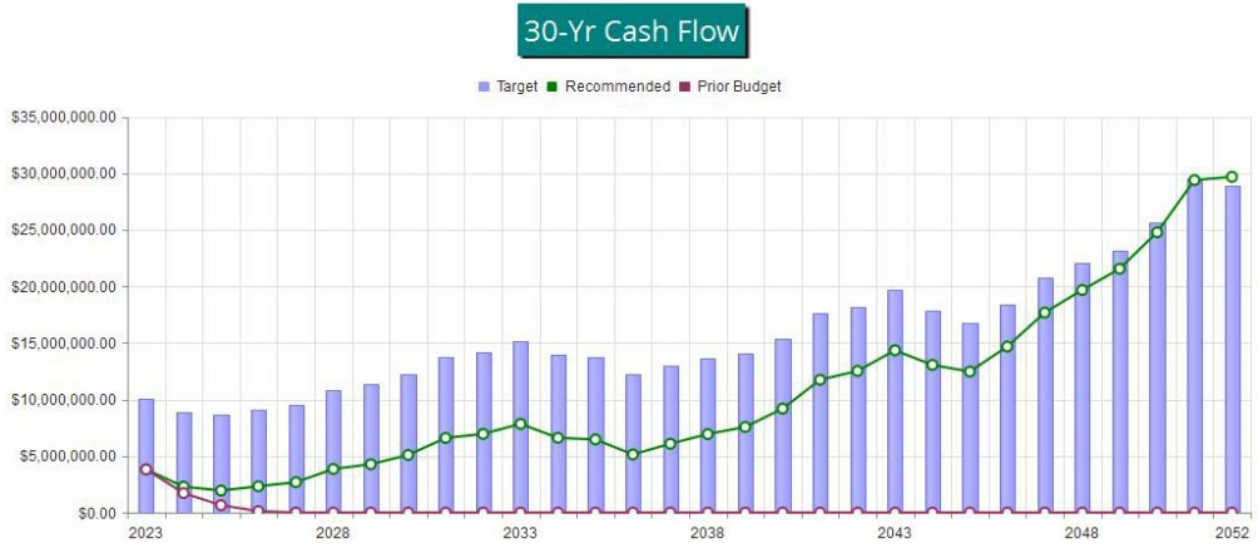


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.



Figure 4

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

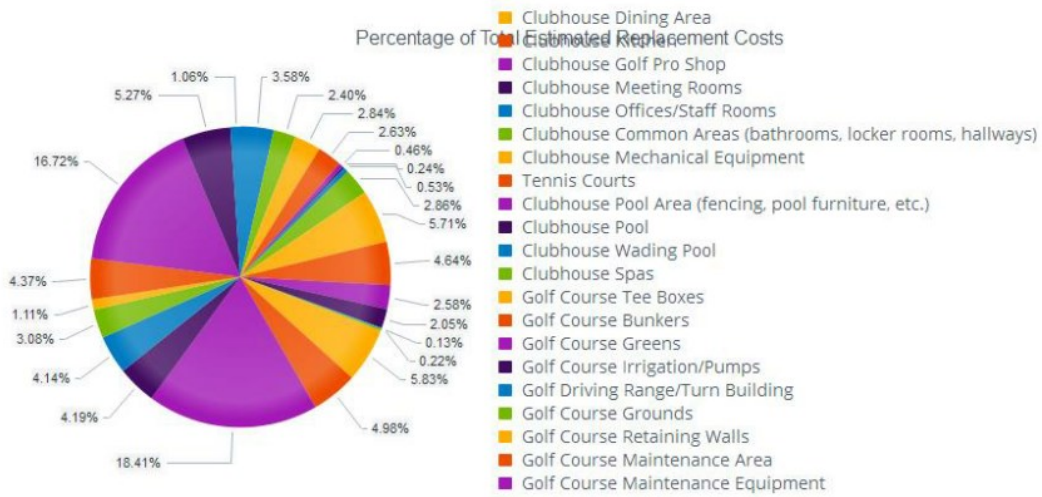


	Useful Life		2023 Rem. Useful Life		Estimated Replacement Cost in 2023	2023 Expenditures	01/01/2023 Current Fund Balance	01/01/2023 Fully Funded Balance	Remaining Bal. to be Funded	2023 Contributions
	Min	Max	Min	Max						
	Clubhouse Exteriors	5	30	0						
Clubhouse Bar Area	10	10	1	8	\$385,900	\$0	\$63,810	\$126,810	\$322,090	\$38,590
Clubhouse Dining Area	5	10	1	8	\$457,040	\$0	\$1,472	\$92,512	\$455,568	\$45,888
Clubhouse Kitchen	6	30	0	21	\$422,235	\$28,550	\$205,355	\$304,241	\$216,881	\$36,890
Clubhouse Golf Pro Shop	5	10	0	1	\$73,990	\$1,840	\$66,775	\$66,775	\$7,215	\$7,583
Clubhouse Meeting Rooms	5	10	0	4	\$38,190	\$1,840	\$23,845	\$30,985	\$14,345	\$4,003
Clubhouse Offices/Staff Rooms	2	15	0	6	\$84,600	\$16,425	\$19,328	\$58,298	\$65,273	\$10,665
Clubhouse Common Areas (bathrooms, locker rooms, hallways)	10	10	1	1	\$459,700	\$0	\$413,730	\$413,730	\$45,970	\$45,970
Clubhouse Mechanical Equipment	5	30	1	21	\$917,380	\$0	\$29,025	\$439,506	\$888,355	\$49,282
Tennis Courts	5	30	0	19	\$746,030	\$82,200	\$82,200	\$502,489	\$663,830	\$47,005
Clubhouse Pool Area (fencing, pool furniture, etc.)	5	25	0	24	\$414,145	\$71,550	\$71,550	\$236,873	\$342,595	\$35,457
Clubhouse Pool	2	30	0	21	\$329,875	\$239,805	\$258,094	\$293,448	\$71,781	\$34,362
Clubhouse Wading Pool	6	18	0	6	\$21,275	\$8,825	\$8,825	\$15,538	\$12,450	\$2,632
Clubhouse Spas	6	18	0	6	\$35,160	\$19,050	\$19,050	\$24,625	\$16,110	\$5,218
Golf Course Tee Boxes	20	20	0	16	\$937,600	\$121,600	\$348,935	\$689,395	\$588,665	\$46,880
Golf Course Bunkers	20	20	12	12	\$800,000	\$0	\$0	\$320,000	\$800,000	\$40,000
Golf Course Greens	30	30	1	28	\$2,959,600	\$0	\$57,388	\$1,850,390	\$2,902,212	\$98,653
Golf Course Irrigation/Pumps	1	50	0	6	\$674,450	\$426,950	\$426,950	\$649,150	\$247,500	\$52,400
Golf Driving Range/Turn Building	10	30	0	18	\$666,130	\$29,090	\$29,090	\$316,042	\$637,040	\$32,928
Golf Course Grounds	1	50	0	19	\$495,450	\$32,250	\$32,250	\$353,100	\$463,200	\$47,320
Golf Course Retaining Walls	30	30	1	29	\$178,000	\$0	\$26,583	\$58,767	\$151,417	\$5,933
Golf Course Maintenance Area	8	40	5	29	\$702,630	\$0	\$0	\$356,597	\$702,630	\$43,225
Golf Course Maintenance Equipment	8	25	0	10	\$2,687,850	\$1,482,535	\$1,526,937	\$2,170,882	\$1,160,913	\$260,639
Common Grounds (streets, landscaping, exterior lighting, retaining walls)	5	30	0	28	\$846,800	\$36,200	\$36,200	\$243,059	\$810,600	\$46,378
Lakes	10	40	3	23	\$170,000	\$0	\$0	\$89,125	\$170,000	\$15,125
					\$16,079,650	\$2,630,960	\$3,811,054	\$10,021,151	\$12,268,596	\$1,092,516

Percent Funded: 38.0%



## Budget Summary



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Clubhouse Exteriors</b>					
105	Balcony Surfaces - Resurface	Approx. 1,210 GSF	25	16	\$51,300
324	Wall Lights - Replace	(51) Fixtures	25	16	\$18,500
401	Awnings - Replace	(1) Awning	15	1	\$6,560
414	Patio Furniture - Replace	(66) Pieces	10	1	\$28,100
415	Patio Heater - Replace	(8) Heaters	10	4	\$8,290
503	Metal Rail - Replace	Approx 250 LF	30	21	\$28,700
701	Exterior Doors - Replace	(6) Doors	20	11	\$35,200
703	Utility Doors - Replace	(6) Utility Doors	20	11	\$12,950
709	Vehicle Gate - Replace	(1) Vehicle Gate	20	11	\$10,715
1115	Exterior Surfaces - Repaint	Approx. 28,400 GSF	10	2	\$80,500
1116	Exterior Trim - Repaint	Building Trim Surfaces	5	0	\$32,250
1117	Exterior Surface - Repair	Approx. 28,400 GSF x 5%	10	2	\$24,450
1302	Built-Up Roof - Replace	Approx. 1,480 GSF	15	6	\$23,250
1303	Comp Shingle Roof - Replace	Approx. 310 GSF	15	6	\$3,105
1304	Tile Roof - Repair/Replace	Approx. 13,550 GSF x 20%	25	16	\$38,250
1305	Tile Roof - Replace Underlayment	Approx. 13,550 GSF	20	11	\$155,000
1312	Gutters/Downspouts - Replace	Approx. 1,000 LF	25	16	\$18,500
<b>Clubhouse Bar Area</b>					
901	Interior Furnishings - Replace	(86) Various Pieces	10	1	\$44,150
903	Interiors - Remodel	Bar Room	10	8	\$315,000
911	Bar Appliances - Replace	(4) Appliances	10	1	\$19,650
912	Wine Refrigerator - Replace	(2) 78 Bottle Wine Fridge	10	1	\$7,100
<b>Clubhouse Dining Area</b>					
307	Entertainment Equipment - Replace	(1) System	5	1	\$1,840
901	Interior Furnishings - Remodel	(98) Various Pieces	10	8	\$63,250
903	Interiors - Remodel	Dining Room	10	8	\$315,000
922	AV Equipment - Replace	AV Equipment	10	8	\$76,950
<b>Clubhouse Kitchen</b>					
2600	Kitchen - Remodel	Kitchen	15	7	\$68,000
2601	Kitchen Flooring - Resurface	Approx 1,260 GSF	6	1	\$14,250
2610	Fire Suppression System - Replace	(1) Ansul R-102 System	20	11	\$11,750
2611	Deep Fryer - Replace	(2) Deep Fryers	10	1	\$11,750
2612	Broiler (Salamander) - Replace	(1) Montague Broiler	10	1	\$10,330
2613	Broiler (Underfired) - Replace	(1) Montague Broiler	10	1	\$19,650
2614	Oven - Replace	(1) Rational Oven	10	1	\$23,300
2615	Range (6 Burner) - Replace	(1) Montague Range	10	1	\$12,950
2616	Range (4 Burner) - Replace	(1) Montague Range	10	1	\$10,330
2617	Range (Flat Top) - Replace	(1) Montague Range	10	1	\$14,250
2618	Stove - Replace	(1) 1-Burner Stove	10	1	\$3,880
2619	Gas Stone Oven - Replace	(1) Oven	10	1	\$35,200
2620	Grease Trap - Replace	(1) Grease Trap	30	21	\$22,650
2621	Hood - Replace	(2) Hood Systems	15	6	\$71,000
2622	Dishwasher - Replace	(1) CMA-180 Dishwasher	10	9	\$12,000
2623	Mixer - Replace	(1) Mixer	10	1	\$5,780

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2625	Espresso Filtration System-Replace	(1) Everpure System	8	0	\$7,100
2700	Ice Machine - Replace	(2) Ice Machines	10	1	\$15,500
2702	Refrigerator Prep Tables - Replace	(2) True Prep Tables	10	0	\$21,450
2704	2-Drawer Warmers - Replace	(2) Hatco Warmers	10	1	\$4,705
2705	Refrigerator (Reach-In) - Replace	(1) Atosa Fridge	8	3	\$10,780
2705	Refrigerator (Undercounter) - Repl.	(1) True Fridge	10	1	\$3,880
2706	Walk-In Freezer - Repair	(1) Freezer	10	1	\$11,750
<b>Clubhouse Golf Pro Shop</b>					
307	Entertainment Equipment - Replace	(1) System	5	0	\$1,840
901	Interior Furnishings - Replace	Various Pieces	10	1	\$44,700
903	Interiors - Remodel	Golf Pro Shop	10	1	\$27,450
<b>Clubhouse Meeting Rooms</b>					
307	Entertainment Equipment - Replace	(1) System	5	0	\$1,840
901	Interior Furnishings - Replace	(43) Various Pieces	10	1	\$24,450
903	Interiors - Remodel	Board Room	10	4	\$11,900
<b>Clubhouse Offices/Staff Rooms</b>					
903	Interiors (Office) - Remodel	Office	15	6	\$35,800
903	Interiors (Staff) - Remodel	Staff Area	15	6	\$14,250
909	Bathroom - Refurbish	(1) Bathrooms	15	6	\$14,900
920	Office Equipment - Replace(Partial)	Misc. Office Equipment	2	0	\$3,225
922	AV Equipment - Replace	(1) Panasonic	10	1	\$3,225
950	Computer Equipment-Replace/Upgrade	Computer Equipment	3	0	\$13,200
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>					
901	Interior Furnishings - Replace	(52) Various Pieces	10	1	\$29,250
903	Interiors - Remodel	Common Area	10	1	\$131,000
909	Bathrooms - Refurbish	(4) Bathrooms	10	1	\$202,500
910	Locker Rooms - Refurbish	(2) Locker Rooms	10	1	\$96,950
<b>Clubhouse Mechanical Equipment</b>					
303	HVAC (P144) - Replace	(2) Units	20	11	\$104,650
304	HVAC (P1P96) - Replace	(4) Units	20	11	\$149,000
305	HVAC (P18) - Replace	(1) Unit	10	6	\$5,365
306	HVAC (P24) - Replace	(1) Unit	10	6	\$5,660
307	HVAC (P36) - Replace	(7) Units	15	6	\$49,550
308	HVAC (P72) - Replace	(4) Units	15	6	\$34,050
309	HVAC (P48) - Replace	(3) Units	20	6	\$23,850
310	HVAC (P54) - Replace	(1) Unit	20	6	\$8,530
311	HVAC (P96) - Replace	(1) Units	10	6	\$12,950
312	HVAC (P30) - Replace	(1) Unit	5	6	\$6,375
313	HVAC (MAU-1) - Replace	(1) Unit	15	3	\$14,900
314	Exhaust Fan (KEF) - Replace	(2) Unit	15	7	\$10,040
315	Exhaust Fan (EF) - Replace	(9) Unit	15	3	\$12,950
316	Exhaust Fan (SF) - Replace	(5) Unit	15	3	\$6,800
317	Condensing Unit - Replace	(3) Unit	15	3	\$18,500
318	Air Cooled Condensing Unit-Replace	(2) Unit	15	3	\$6,860
803	Tankless Water Heater - Replace	(6) Noritz Heaters	12	3	\$56,050
1801	Elevators - Modernize	(2) Elevator	30	21	\$287,000
1805	Elevator Cab (Common) - Remodel	(1) Interior Cab	10	1	\$32,250
1805	Freight Elevator - Remodel	(1) Interior Cab	20	11	\$14,250
1819	Fire Alarm System - Replace	(1) System	20	11	\$57,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Tennis Courts</b>					
409	Bench - Replace	(12) Bench	10	9	\$17,200
411	Drinking Fountains - Replace	(13) Fountains	25	3	\$73,350
502	Chain Link Fence - Replace	Approx 40,320 GSF	30	10	\$103,300
940	Storage Sheds - Replace	(2) Storage Sheds	20	19	\$9,080
1601	Tennis Cts - Seal/Repair/Stripe	(4) Courts	5	0	\$27,400
1601	Tennis Cts - Seal/Repair/Stripe	(4) Courts	5	0	\$27,400
1601	Tennis Cts - Seal/Repair/Stripe	(4) Courts	5	0	\$27,400
1602	Tennis Courts - Resurface	(12) Courts	30	8	\$322,500
1603	Tennis Ct Windscreen - Replace	Approx 16,800 GSF	5	4	\$35,800
1605	Tennis Court Lights - Replace	(96) Fixtures	25	15	\$102,600
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>					
320	Pole Lights - Replace	(8) Fixtures	25	24	\$46,500
404	Patio/Pool Furniture - Replace	(292) Assorted Pieces	7	3	\$57,800
411	Drinking Fountains - Replace	(1) Fountain	20	9	\$5,780
503	Metal Fence - Replace	Approx 410 GSF	20	19	\$43,550
1107	Metal Fence - Repaint	Approx 410 GSF	5	4	\$5,900
1201	Pool Deck - Repair/Reseal	Approx 11,100 GSF	7	0	\$55,450
1215	Lane Line Storage Reel - Replace	(1) Storage Reel	15	4	\$2,740
1216	Pool Lane Dividers - Replace	(10) Lanes	15	4	\$10,330
1217	Pool Starting Blocks - Replace	Starting Blocks	15	4	\$14,250
1219	Emergency EVAC Chair - Replace	(1) EVAC Chair	8	3	\$3,880
1219	Trash and Recyclable Units - Repl	(14) Units	12	0	\$16,100
1221	Lifeguard Stand - Replace	(1) Stand	15	5	\$6,440
1230	Pool Shades - Replace	Pool Shades	15	5	\$142,500
1401	Display Board - Replace	(1) Board	15	4	\$2,925
<b>Clubhouse Pool</b>					
1202	Pool - Resurface	Approx 5,000 GSF	10	0	\$226,500
1206	Pool Filters - Replace	(5) Pentair Sand Filters	18	6	\$18,500
1207	CO2 Filter System - Replace	(1) Tank	30	21	\$9,375
1208	Pool Heaters - Replace	(4) Raypaks, 399k BUTs	6	1	\$18,800
1210	Pool/Spa Pumps - Repair/Replace	(10) Pumps, 1.5hp	2	1	\$5,245
1212	Chemical Controller System - Repl	(1) System	10	0	\$7,280
1213	Pool Timing System - Replace	Timing System	10	5	\$15,500
1214	Pool Area, Mastic - Replace	Approx 1,190 LF	5	0	\$6,025
1224	Pool Surfaces - Retile	Pool Perimeter & Surfaces	20	9	\$22,650
<b>Clubhouse Wading Pool</b>					
1202	Wading Pool - Resurface	Approx 310 GSF	10	0	\$8,825
1206	Pool Filter - Replace	(1) Triton II Filter	18	6	\$2,925
1208	Wading Heaters - Replace	(2) Raypaks, 266k BTUs	6	3	\$9,525
<b>Clubhouse Spas</b>					
1203	Spas - Resurface	(2) 6' Spas	6	0	\$19,050
1206	Spa Filters - Replace	(2) Triton II Filters	18	6	\$5,780
1208	Spa Heaters - Replace	(2) Raypaks, 266k BTUs	6	5	\$10,330
<b>Golf Course Tee Boxes</b>					
2104	Tee Box - Renovation (2004)	(3) Tee Boxes, Hole #6	20	1	\$178,500
2106	Tee Box - Renovation (2005)	(4) Tee Boxes, Hole #7	20	2	\$29,250
2107	Tee Box - Renovation (2009)	(8) Tee Boxes, Holes #4&5	20	6	\$120,000
2113	Tee Box - Renovation (2013)	(4) Tee Boxes, Hole #15	20	10	\$57,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2115	Tee Box - Renovation (2015)	(5) Tee Boxes, Hole #2	20	12	\$80,500
2118	Tee Box - Renovation (2018)	(4) Tee Boxes	20	15	\$60,800
2119	Tee Box - Renovation (2019)	(4) Tee Boxes	20	16	\$60,800
2120	Tee Box - Renovation (2022)	(4) Tee Boxes	20	0	\$60,800
2121	Tee Box - Renovation (2023)	(4) Tee Boxes	20	0	\$60,800
2122	Tee Box - Renovation (2024)	(4) Tee Boxes	20	1	\$60,800
2123	Tee Box - Renovation (2025)	(3) Tee Boxes	20	2	\$45,950
2124	Tee Box - Renovation (2026)	(4) Tee Boxes	20	3	\$60,800
2125	Tee Box - Renovation (2027)	(4) Tee Boxes	20	4	\$60,800
<b>Golf Course Bunkers</b>					
2212	Golf Course Bunkers - Renovate	(49) Bunkers	20	12	\$800,000
<b>Golf Course Greens</b>					
2301	Green & Hole - Renovation (2002)	(2) Greens, Holes #2&3	30	9	\$459,500
2305	Green & Hole - Renovation (2005)	(1) Green, Hole #8	30	12	\$418,000
2307	Green & Hole - Renovation (2007)	(2) Greens, Holes #4&5	30	14	\$763,000
2311	Green & Hole - Renovation (2010)	(1) Green, Holes #11&16	30	17	\$103,300
2313	Green & Hole - Renovation (2012)	(1) Green, Hole #15	30	19	\$103,300
2314	Green & Hole - Renovation (2015)	(1) Green, Hole #14	30	22	\$80,500
2325	Green & Hole - Renovation (2024)	(3) Greens	30	1	\$268,500
2326	Green & Hole - Renovation (2025)	(3) Greens	30	2	\$268,500
2327	Green & Hole - Renovation (2026)	(3) Greens	30	3	\$268,500
2328	Practice Green - Renovation (20/21)	(3) Greens	30	28	\$226,500
<b>Golf Course Irrigation/Pumps</b>					
851	Pumps/Controllers (#4) - Replace	(2) Pumps	12	0	\$103,000
852	Pumps/Controllers (#11) - Replace	(2) Pumps	12	0	\$103,000
853	Pumps/Controllers (#18) - Replace	(4) Pumps	12	0	\$208,000
1005	Irrigation System - Repairs	Golf Course Irrig System	1	0	\$12,950
1350	# 4 Pump House - Replace	(1) Pump House	50	4	\$55,000
1350	#11 Pump House - Replace	(1) Pump House	50	4	\$55,000
1350	#18 Pump House - Replace	(1) Pump House	50	6	\$137,500
<b>Golf Driving Range/Turn Building</b>					
411	Drinking Fountains - Replace	(2) Drinking Fountains	15	3	\$6,440
2501	Driving Range Nets - Replace (25%)	Approx 1,700 LF	15	2	\$38,800
2501	Driving Range Nets - Replace (75%)	Approx 1,700 LF	15	13	\$113,800
2505	Mats & Bag Stands - Replace	(12) Mats	10	0	\$22,650
2511	Driving Range Tee Box - Renovate	Approx 3,200 GSF	25	13	\$123,500
2520	DR Irrigation/Landscaping - Replace	Driving Range	25	13	\$196,500
2540	Turn Building Snack Shop - Remodel	(1) Snack Shop	15	3	\$17,850
2542	Turn Building Bathrooms - Remodel	(2) Restroom	15	3	\$22,650
2545	Turn Building HVAC - Replace	(1) Day & Night HVAC	10	0	\$6,440
2550	Turn Building - Renovate	(1) Snack, (2) Restrooms	30	18	\$117,500
<b>Golf Course Grounds</b>					
504	Hole #11 Gate - Replace	(1) Gate	20	19	\$4,200
2905	Yardage & Tee Markers - Replace	Yardage & Tee Markers	10	2	\$71,000
2910	Golf Carth Paths - Repair/Replace	Approx 246,000 GSF	1	0	\$32,250
2930	Golf Course Bridges -Repair/Replace	(5) Bridges	50	16	\$388,000
<b>Golf Course Retaining Walls</b>					
514	# 2 Retaining Wall - Replace	(1) Wall	30	26	\$60,000
514	# 5 Retaining Wall - Replace	(1) Wall	30	29	\$13,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
514	# 9 Retaining Wall - Replace	(1) Wall	30	26	\$60,000
514	#14 Retaining Wall - Replace	(1) Wall	30	1	\$27,500
514	#17 Retaining Wall - Replace	(1) Wall	30	3	\$17,500
<b>Golf Course Maintenance Area</b>					
1222	Solar Panels - Replace	Solar System	10	5	\$268,500
1840	Diesel Tank - Replace	(1) 500 gal Tank	30	11	\$5,000
1840	Gasoline Tank - Replace	(1) 1,000 gal. Tank	30	11	\$12,500
2620	Wash Pad & Equipment – Replace	(1) Station	20	19	\$90,000
2830	Maintenance Office - Repair/Replace	(1) Trailer	20	6	\$57,800
2840	Containers - Replace	(5) Containers	25	6	\$19,650
2845	Maint Yard Perim Fence - Replace	Approx 965 LF	30	29	\$42,350
2850	Driving Range/Maint Road - Seal/Rep	Approx 34,500 GSF	8	6	\$10,330
2851	Driving Range/Maint Road - Replace	Approx 34,500 GSF	40	10	\$196,500
<b>Golf Course Maintenance Equipment</b>					
2851	Toyota Tundra(2014) - Replace	(1) Toyota Tundra	10	1	\$44,700
3002	Toro Groundsmaster 3100 - Repl	(1) Groundsmaster 3100	10	0	\$41,700
3003	John Deere Gator (2017) - Replace	(1) Tractor	10	4	\$17,850
3004	John Deere Gator (2018) - Replace	(1) Tractor	10	5	\$17,850
3005	7050 Rim Clamp Tire Changer - Repl	(1) Tire Changer	15	0	\$14,900
3007	Aerator Toro 648 - Replace	(1) Aerator Toro 648	10	0	\$44,700
3008	Aerator Toro 648 - Replace	(1) Aerator Toro 648 0801	10	0	\$48,300
3009	Angle Master 3000MC - Replace	(1) Angle Master	15	4	\$22,100
3010	Buffalo Blowers - Replace	(2) Buffalo Blowers	10	0	\$14,900
3013	Cat Excavator - Replace	(1) Cat 302.5 Excavator	12	0	\$86,450
3016	Compactor Plate - Replace	(1) Compactor Plate	10	0	\$4,470
3017	Concrete Saw - Replace	(1) Concrete Saw	10	0	\$4,470
3020	Daihatsu Mini - Replace	(1) Pickup	10	0	\$27,400
3021	Dayton Crane - Replace	(1) 1/2 Ton Crane	15	1	\$4,470
3022	Ditch Witch Trencher - Replace	(1) Ditch Witch Trencher	12	7	\$11,915
3023	Express Dual 3000 MC - Replace	(1) Reel Grinder	15	0	\$44,700
3025	John Deere Gator (2009) - Replace	(2) Gators	10	0	\$35,200
3026	John Deere Gator (2012) - Replace	(2) Gators	10	0	\$35,200
3027	John Deere Gator (2013) - Replace	(4) Gators	10	0	\$71,000
3028	Graden Verticutter - Replace	(1) Verticutter	10	0	\$10,630
3030	Toro Greensmaster 3400 - Replace	(2) Toro Greenmaster 3400	10	5	\$106,000
3031	Toro Greensmaster 3200 - Replace	(1) Toro Greenmaster 3200	10	0	\$53,050
3033	Toro Greensmaster 3400 - Replace	(1) Toro 3400 Triflex	10	2	\$53,050
3034	Toro Greensmaster Flex 2100 - Repl	(5) Greenmaster Flex	8	2	\$106,300
3035	Toro Groundsmaster 3500 - Repl	(2) Groundsmaster 3500	10	0	\$129,500
3037	John Deere Aerator - Replace	(1) John Deere 1500	10	0	\$34,650
3038	Toro 3500D Mower - Replace	(1) Toro 3500D	10	5	\$63,200
3039	JD Utility Tractor 5075 - Repl	(1) Utility Tractor 5075	15	10	\$47,750
3040	Kubota - Replace	(1) Tractor	10	9	\$47,750
3041	John Deere Aerator - Repl	(1) John Deere 800	10	0	\$34,650
3045	Manitowoc Hydraulic Lift - Replace	(1) Manitowoc Lift	25	0	\$32,800
3050	Kubota Rough Mower - Replace	(1) Kubota Rough Mower	10	0	\$44,700
3051	Kubota Tractor 6040 - Replace	(1) Kubota Tractor 6040	10	0	\$59,600
3052	Kubota Tractor 4700 - Replace	(1) Kubota Tractor 4700	12	2	\$41,750
3053	Kubota Utility Vehicle - Replace	(1) Kubota RTV 900	10	0	\$26,850

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3060	Kawasaki Mule - Replace	(1) Kawasaki Mule	10	0	\$12,950
3070	Lastec Mower (2010) - Replace	(1) Lastec Mower	10	0	\$32,250
3071	Harlie Rake - Replace	(1) Harlie Rake	20	0	\$23,850
3072	Lely Spreader - Replace	(1) Lely Spreader	10	5	\$8,630
3073	Mete-R-Matic Top Dresser - Repl	(1) Mete-R-Matic III	10	0	\$22,650
3074	Trencher Attachment - Replace	(1) Trencher Attachments	10	5	\$8,350
3075	Miller Millermatic 250 - Replace	(1) Miller Welder	10	0	\$5,960
3077	Toro MultiPro Sprayer - Replace	(1) Toro Chemical Sprayer	10	0	\$107,150
3078	Toro Chemical Sprayer - Replace	(1) Toro Chemical Sprayer	10	0	\$86,450
3080	Ventrac - Replace	(1) Ventrac Mower	10	9	\$43,000
3081	Kubota Excavator 048 - Replace	(1) Ventrac Mower	10	9	\$73,000
3085	SDI Sprayer - Replace	(1) SDI Sprayer	10	0	\$19,650
3086	Smithco Green Roller - Replace	(1) Smithco Green Roller	10	4	\$23,850
3087	Smithco Green Roller - Replace	(1) Smithco Green Roller	10	0	\$22,650
3093	Turfc0 Seeder - Replace	(1) Silt Seeder	10	3	\$20,900
3094	Toro Tee Mowers - Replace	(6) Tee Mowers	10	5	\$80,500
3095	Toro Workman 3100D - Replace	(1) Toro Workman 3100D	10	0	\$32,250
3096	Toro Workman 3200 - Replace	(3) Toro Workman 3200	10	0	\$96,800
3097	Toro Workman HD-D - Replace	(2) Toro Workman HDX-D	10	2	\$59,000
3105	Toro Trans-Pro Trailers - Replace	(7) Trans - Pro Trailers	10	2	\$26,850
3106	Toro Dingo TX - 427	(1) Toro Dingo	10	2	\$48,300
3109	Turfc0 SP 1530 Top Dresser - Repl	(1) Turfc0 SP 1530	10	0	\$35,200
3110	Tycrop MH-400 - Replace	(1) MH-400	10	9	\$35,200
3111	Tycrop MH-400 - Replace	(1) MH-400	10	3	\$35,200
3112	Ty-Crop 300 Spreader - Replace	(1) Ty-Crop Spreader	10	0	\$16,100
3115	Vericut Reels - Replace	Various Reels	10	0	\$14,250
3116	Honda 21" Mower - Repl	(3) Mowers	8	0	\$8,055
3117	Genie Scissor Lift - Replace	(1) Electric Scissor Lift	10	2	\$48,300
3118	Ryan Jr Sod Cutter - Replace	(1) Junior Sod Cutter	10	2	\$8,050
3119	Barreto Tiller - Replace	(1) Barreto Tiller	10	0	\$17,850
3121	John Deere Aerator 1500-Replace	(1) John Deere Aerator	10	3	\$34,650
3130	Verti-Drain 7516 - Replace	(1) Verti-Drain	10	3	\$66,850
3140	Cement Mixer - Replace	(1) Cement Mixer	10	0	\$7,750
3160	Haz Mat Locker - Replace	(1) Locker	20	0	\$20,900
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103	Concrete Walkways - Repair	Clubhouse Walkways	10	0	\$11,750
202	Asphalt Parking Lot - Resurface	Approx 61,700 GSF	30	28	\$358,000
203	Asphalt - Seal/Repair	Approx 61,700 GSF	5	3	\$21,450
305	Security System - Replace	Security Camera System	12	7	\$51,900
320	Parking Lot Ext. Lighting - Replace	(20) Fixtures	25	20	\$140,500
512	Split Rail Fence - Replace	Approx 2,200 LF	20	13	\$109,500
514	Retaining/Planter Walls - Replace	Approx 260 LF	20	0	\$24,450
1010	Landscaping - Upgrade	Common Area Landscaping	10	3	\$117,500
1403	Monument Sign - Replace	(1) Monument Sign	20	13	\$11,750
<b>Lakes</b>					
1701	# 2/18 Lake - Dredge	(1) Lake	10	5	\$25,000
1701	# 9 Lakes - Dredge	(2) Lakes	10	5	\$90,000
1701	#10 Lake - Dredge	(1) Lake	10	5	\$25,000
1703	#7 Lake - Reline	(1) Lake	40	23	\$15,000



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1712	#7 Fountain - Replace	(1) Fountain	20	3	\$15,000
266	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Clubhouse Exteriors</b>								
105	Balcony Surfaces - Resurface	\$51,300	X	9	/	25	=	\$18,468
324	Wall Lights - Replace	\$18,500	X	9	/	25	=	\$6,660
401	Awnings - Replace	\$6,560	X	14	/	15	=	\$6,123
414	Patio Furniture - Replace	\$28,100	X	9	/	10	=	\$25,290
415	Patio Heater - Replace	\$8,290	X	6	/	10	=	\$4,974
503	Metal Rail - Replace	\$28,700	X	9	/	30	=	\$8,610
701	Exterior Doors - Replace	\$35,200	X	9	/	20	=	\$15,840
703	Utility Doors - Replace	\$12,950	X	9	/	20	=	\$5,828
709	Vehicle Gate - Replace	\$10,715	X	9	/	20	=	\$4,822
1115	Exterior Surfaces - Repaint	\$80,500	X	8	/	10	=	\$64,400
1116	Exterior Trim - Repaint	\$32,250	X	5	/	5	=	\$32,250
1117	Exterior Surface - Repair	\$24,450	X	8	/	10	=	\$19,560
1302	Built-Up Roof - Replace	\$23,250	X	9	/	15	=	\$13,950
1303	Comp Shingle Roof - Replace	\$3,105	X	9	/	15	=	\$1,863
1304	Tile Roof - Repair/Replace	\$38,250	X	9	/	25	=	\$13,770
1305	Tile Roof - Replace Underlayment	\$155,000	X	9	/	20	=	\$69,750
1312	Gutters/Downspouts - Replace	\$18,500	X	9	/	25	=	\$6,660
<b>Clubhouse Bar Area</b>								
901	Interior Furnishings - Replace	\$44,150	X	9	/	10	=	\$39,735
903	Interiors - Remodel	\$315,000	X	2	/	10	=	\$63,000
911	Bar Appliances - Replace	\$19,650	X	9	/	10	=	\$17,685
912	Wine Refrigerator - Replace	\$7,100	X	9	/	10	=	\$6,390
<b>Clubhouse Dining Area</b>								
307	Entertainment Equipment - Replace	\$1,840	X	4	/	5	=	\$1,472
901	Interior Furnishings - Remodel	\$63,250	X	2	/	10	=	\$12,650
903	Interiors - Remodel	\$315,000	X	2	/	10	=	\$63,000
922	AV Equipment - Replace	\$76,950	X	2	/	10	=	\$15,390
<b>Clubhouse Kitchen</b>								
2600	Kitchen - Remodel	\$68,000	X	8	/	15	=	\$36,267
2601	Kitchen Flooring - Resurface	\$14,250	X	5	/	6	=	\$11,875
2610	Fire Suppression System - Replace	\$11,750	X	9	/	20	=	\$5,288
2611	Deep Fryer - Replace	\$11,750	X	9	/	10	=	\$10,575
2612	Broiler (Salamander) - Replace	\$10,330	X	9	/	10	=	\$9,297
2613	Broiler (Underfired) - Replace	\$19,650	X	9	/	10	=	\$17,685
2614	Oven - Replace	\$23,300	X	9	/	10	=	\$20,970
2615	Range (6 Burner) - Replace	\$12,950	X	9	/	10	=	\$11,655
2616	Range (4 Burner) - Replace	\$10,330	X	9	/	10	=	\$9,297
2617	Range (Flat Top) - Replace	\$14,250	X	9	/	10	=	\$12,825
2618	Stove - Replace	\$3,880	X	9	/	10	=	\$3,492
2619	Gas Stone Oven - Replace	\$35,200	X	9	/	10	=	\$31,680
2620	Grease Trap - Replace	\$22,650	X	9	/	30	=	\$6,795
2621	Hood - Replace	\$71,000	X	9	/	15	=	\$42,600
2622	Dishwasher - Replace	\$12,000	X	1	/	10	=	\$1,200
2623	Mixer - Replace	\$5,780	X	9	/	10	=	\$5,202

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2625	Espresso Filtration System-Replace	\$7,100	X	8	/	8	=	\$7,100
2700	Ice Machine - Replace	\$15,500	X	9	/	10	=	\$13,950
2702	Refrigerator Prep Tables - Replace	\$21,450	X	10	/	10	=	\$21,450
2704	2-Drawer Warmers - Replace	\$4,705	X	9	/	10	=	\$4,235
2705	Refrigerator (Reach-In) - Replace	\$10,780	X	5	/	8	=	\$6,738
2705	Refrigerator (Undercounter) - Repl.	\$3,880	X	9	/	10	=	\$3,492
2706	Walk-In Freezer - Repair	\$11,750	X	9	/	10	=	\$10,575
<b>Clubhouse Golf Pro Shop</b>								
307	Entertainment Equipment - Replace	\$1,840	X	5	/	5	=	\$1,840
901	Interior Furnishings - Replace	\$44,700	X	9	/	10	=	\$40,230
903	Interiors - Remodel	\$27,450	X	9	/	10	=	\$24,705
<b>Clubhouse Meeting Rooms</b>								
307	Entertainment Equipment - Replace	\$1,840	X	5	/	5	=	\$1,840
901	Interior Furnishings - Replace	\$24,450	X	9	/	10	=	\$22,005
903	Interiors - Remodel	\$11,900	X	6	/	10	=	\$7,140
<b>Clubhouse Offices/Staff Rooms</b>								
903	Interiors (Office) - Remodel	\$35,800	X	9	/	15	=	\$21,480
903	Interiors (Staff) - Remodel	\$14,250	X	9	/	15	=	\$8,550
909	Bathroom - Refurbish	\$14,900	X	9	/	15	=	\$8,940
920	Office Equipment - Replace(Partial)	\$3,225	X	2	/	2	=	\$3,225
922	AV Equipment - Replace	\$3,225	X	9	/	10	=	\$2,903
950	Computer Equipment-Replace/Upgrade	\$13,200	X	3	/	3	=	\$13,200
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>								
901	Interior Furnishings - Replace	\$29,250	X	9	/	10	=	\$26,325
903	Interiors - Remodel	\$131,000	X	9	/	10	=	\$117,900
909	Bathrooms - Refurbish	\$202,500	X	9	/	10	=	\$182,250
910	Locker Rooms - Refurbish	\$96,950	X	9	/	10	=	\$87,255
<b>Clubhouse Mechanical Equipment</b>								
303	HVAC (P144) - Replace	\$104,650	X	9	/	20	=	\$47,093
304	HVAC (P1P96) - Replace	\$149,000	X	9	/	20	=	\$67,050
305	HVAC (P18) - Replace	\$5,365	X	4	/	10	=	\$2,146
306	HVAC (P24) - Replace	\$5,660	X	4	/	10	=	\$2,264
307	HVAC (P36) - Replace	\$49,550	X	9	/	15	=	\$29,730
308	HVAC (P72) - Replace	\$34,050	X	9	/	15	=	\$20,430
309	HVAC (P48) - Replace	\$23,850	X	14	/	20	=	\$16,695
310	HVAC (P54) - Replace	\$8,530	X	14	/	20	=	\$5,971
311	HVAC (P96) - Replace	\$12,950	X	4	/	10	=	\$5,180
312	HVAC (P30) - Replace	\$6,375	X	0	/	5	=	\$0
313	HVAC (MAU-1) - Replace	\$14,900	X	12	/	15	=	\$11,920
314	Exhaust Fan (KEF) - Replace	\$10,040	X	8	/	15	=	\$5,355
315	Exhaust Fan (EF) - Replace	\$12,950	X	12	/	15	=	\$10,360
316	Exhaust Fan (SF) - Replace	\$6,800	X	12	/	15	=	\$5,440
317	Condensing Unit - Replace	\$18,500	X	12	/	15	=	\$14,800
318	Air Cooled Condensing Unit-Replace	\$6,860	X	12	/	15	=	\$5,488
803	Tankless Water Heater - Replace	\$56,050	X	9	/	12	=	\$42,038
1801	Elevators - Modernize	\$287,000	X	9	/	30	=	\$86,100
1805	Elevator Cab (Common) - Remodel	\$32,250	X	9	/	10	=	\$29,025
1805	Freight Elevator - Remodel	\$14,250	X	9	/	20	=	\$6,413
1819	Fire Alarm System - Replace	\$57,800	X	9	/	20	=	\$26,010

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Tennis Courts</b>								
409	Bench - Replace	\$17,200	X	1	/	10	=	\$1,720
411	Drinking Fountains - Replace	\$73,350	X	22	/	25	=	\$64,548
502	Chain Link Fence - Replace	\$103,300	X	20	/	30	=	\$68,867
940	Storage Sheds - Replace	\$9,080	X	1	/	20	=	\$454
1601	Tennis Cts - Seal/Repair/Stripe	\$27,400	X	5	/	5	=	\$27,400
1601	Tennis Cts - Seal/Repair/Stripe	\$27,400	X	5	/	5	=	\$27,400
1601	Tennis Cts - Seal/Repair/Stripe	\$27,400	X	5	/	5	=	\$27,400
1602	Tennis Courts - Resurface	\$322,500	X	22	/	30	=	\$236,500
1603	Tennis Ct Windscreen - Replace	\$35,800	X	1	/	5	=	\$7,160
1605	Tennis Court Lights - Replace	\$102,600	X	10	/	25	=	\$41,040
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>								
320	Pole Lights - Replace	\$46,500	X	1	/	25	=	\$1,860
404	Patio/Pool Furniture - Replace	\$57,800	X	4	/	7	=	\$33,029
411	Drinking Fountains - Replace	\$5,780	X	11	/	20	=	\$3,179
503	Metal Fence - Replace	\$43,550	X	1	/	20	=	\$2,178
1107	Metal Fence - Repaint	\$5,900	X	1	/	5	=	\$1,180
1201	Pool Deck - Repair/Reseal	\$55,450	X	7	/	7	=	\$55,450
1215	Lane Line Storage Reel - Replace	\$2,740	X	11	/	15	=	\$2,009
1216	Pool Lane Dividers - Replace	\$10,330	X	11	/	15	=	\$7,575
1217	Pool Starting Blocks - Replace	\$14,250	X	11	/	15	=	\$10,450
1219	Emergency EVAC Chair - Replace	\$3,880	X	5	/	8	=	\$2,425
1219	Trash and Recyclable Units - Repl	\$16,100	X	12	/	12	=	\$16,100
1221	Lifeguard Stand - Replace	\$6,440	X	10	/	15	=	\$4,293
1230	Pool Shades - Replace	\$142,500	X	10	/	15	=	\$95,000
1401	Display Board - Replace	\$2,925	X	11	/	15	=	\$2,145
<b>Clubhouse Pool</b>								
1202	Pool - Resurface	\$226,500	X	10	/	10	=	\$226,500
1206	Pool Filters - Replace	\$18,500	X	12	/	18	=	\$12,333
1207	CO2 Filter System - Replace	\$9,375	X	9	/	30	=	\$2,813
1208	Pool Heaters - Replace	\$18,800	X	5	/	6	=	\$15,667
1210	Pool/Spa Pumps - Repair/Replace	\$5,245	X	1	/	2	=	\$2,623
1212	Chemical Controller System - Repl	\$7,280	X	10	/	10	=	\$7,280
1213	Pool Timing System - Replace	\$15,500	X	5	/	10	=	\$7,750
1214	Pool Area, Mastic - Replace	\$6,025	X	5	/	5	=	\$6,025
1224	Pool Surfaces - Retile	\$22,650	X	11	/	20	=	\$12,458
<b>Clubhouse Wading Pool</b>								
1202	Wading Pool - Resurface	\$8,825	X	10	/	10	=	\$8,825
1206	Pool Filter - Replace	\$2,925	X	12	/	18	=	\$1,950
1208	Wading Heaters - Replace	\$9,525	X	3	/	6	=	\$4,763
<b>Clubhouse Spas</b>								
1203	Spas - Resurface	\$19,050	X	6	/	6	=	\$19,050
1206	Spa Filters - Replace	\$5,780	X	12	/	18	=	\$3,853
1208	Spa Heaters - Replace	\$10,330	X	1	/	6	=	\$1,722
<b>Golf Course Tee Boxes</b>								
2104	Tee Box - Renovation (2004)	\$178,500	X	19	/	20	=	\$169,575
2106	Tee Box - Renovation (2005)	\$29,250	X	18	/	20	=	\$26,325
2107	Tee Box - Renovation (2009)	\$120,000	X	14	/	20	=	\$84,000
2113	Tee Box - Renovation (2013)	\$57,800	X	10	/	20	=	\$28,900

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2115	Tee Box - Renovation (2015)	\$80,500	X	8	/	20	=	\$32,200
2118	Tee Box - Renovation (2018)	\$60,800	X	5	/	20	=	\$15,200
2119	Tee Box - Renovation (2019)	\$60,800	X	4	/	20	=	\$12,160
2120	Tee Box - Renovation (2022)	\$60,800	X	20	/	20	=	\$60,800
2121	Tee Box - Renovation (2023)	\$60,800	X	20	/	20	=	\$60,800
2122	Tee Box - Renovation (2024)	\$60,800	X	19	/	20	=	\$57,760
2123	Tee Box - Renovation (2025)	\$45,950	X	18	/	20	=	\$41,355
2124	Tee Box - Renovation (2026)	\$60,800	X	17	/	20	=	\$51,680
2125	Tee Box - Renovation (2027)	\$60,800	X	16	/	20	=	\$48,640
<b>Golf Course Bunkers</b>								
2212	Golf Course Bunkers - Renovate	\$800,000	X	8	/	20	=	\$320,000
<b>Golf Course Greens</b>								
2301	Green & Hole - Renovation (2002)	\$459,500	X	21	/	30	=	\$321,650
2305	Green & Hole - Renovation (2005)	\$418,000	X	18	/	30	=	\$250,800
2307	Green & Hole - Renovation (2007)	\$763,000	X	16	/	30	=	\$406,933
2311	Green & Hole - Renovation (2010)	\$103,300	X	13	/	30	=	\$44,763
2313	Green & Hole - Renovation (2012)	\$103,300	X	11	/	30	=	\$37,877
2314	Green & Hole - Renovation (2015)	\$80,500	X	8	/	30	=	\$21,467
2325	Green & Hole - Renovation (2024)	\$268,500	X	29	/	30	=	\$259,550
2326	Green & Hole - Renovation (2025)	\$268,500	X	28	/	30	=	\$250,600
2327	Green & Hole - Renovation (2026)	\$268,500	X	27	/	30	=	\$241,650
2328	Practice Green - Renovation (20/21)	\$226,500	X	2	/	30	=	\$15,100
<b>Golf Course Irrigation/Pumps</b>								
851	Pumps/Controllers (#4) - Replace	\$103,000	X	12	/	12	=	\$103,000
852	Pumps/Controllers (#11) - Replace	\$103,000	X	12	/	12	=	\$103,000
853	Pumps/Controllers (#18) - Replace	\$208,000	X	12	/	12	=	\$208,000
1005	Irrigation System - Repairs	\$12,950	X	1	/	1	=	\$12,950
1350	# 4 Pump House - Replace	\$55,000	X	46	/	50	=	\$50,600
1350	#11 Pump House - Replace	\$55,000	X	46	/	50	=	\$50,600
1350	#18 Pump House - Replace	\$137,500	X	44	/	50	=	\$121,000
<b>Golf Driving Range/Turn Building</b>								
411	Drinking Fountains - Replace	\$6,440	X	12	/	15	=	\$5,152
2501	Driving Range Nets - Replace (25%)	\$38,800	X	13	/	15	=	\$33,627
2501	Driving Range Nets - Replace (75%)	\$113,800	X	2	/	15	=	\$15,173
2505	Mats & Bag Stands - Replace	\$22,650	X	10	/	10	=	\$22,650
2511	Driving Range Tee Box - Renovate	\$123,500	X	12	/	25	=	\$59,280
2520	DR Irrigation/Landscaping - Replace	\$196,500	X	12	/	25	=	\$94,320
2540	Turn Building Snack Shop - Remodel	\$17,850	X	12	/	15	=	\$14,280
2542	Turn Building Bathrooms - Remodel	\$22,650	X	12	/	15	=	\$18,120
2545	Turn Building HVAC - Replace	\$6,440	X	10	/	10	=	\$6,440
2550	Turn Building - Renovate	\$117,500	X	12	/	30	=	\$47,000
<b>Golf Course Grounds</b>								
504	Hole #11 Gate - Replace	\$4,200	X	1	/	20	=	\$210
2905	Yardage & Tee Markers - Replace	\$71,000	X	8	/	10	=	\$56,800
2910	Golf Carth Paths - Repair/Replace	\$32,250	X	1	/	1	=	\$32,250
2930	Golf Course Bridges -Repair/Replace	\$388,000	X	34	/	50	=	\$263,840
<b>Golf Course Retaining Walls</b>								
514	# 2 Retaining Wall - Replace	\$60,000	X	4	/	30	=	\$8,000
514	# 5 Retaining Wall - Replace	\$13,000	X	1	/	30	=	\$433

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
514	# 9 Retaining Wall - Replace	\$60,000	X	4	/	30	=	\$8,000
514	#14 Retaining Wall - Replace	\$27,500	X	29	/	30	=	\$26,583
514	#17 Retaining Wall - Replace	\$17,500	X	27	/	30	=	\$15,750
<b>Golf Course Maintenance Area</b>								
1222	Solar Panels - Replace	\$268,500	X	5	/	10	=	\$134,250
1840	Diesel Tank - Replace	\$5,000	X	19	/	30	=	\$3,167
1840	Gasoline Tank - Replace	\$12,500	X	19	/	30	=	\$7,917
2620	Wash Pad & Equipment – Replace	\$90,000	X	1	/	20	=	\$4,500
2830	Maintenance Office - Repair/Replace	\$57,800	X	14	/	20	=	\$40,460
2840	Containers - Replace	\$19,650	X	19	/	25	=	\$14,934
2845	Maint Yard Perim Fence - Replace	\$42,350	X	1	/	30	=	\$1,412
2850	Driving Range/Maint Road - Seal/Rep	\$10,330	X	2	/	8	=	\$2,583
2851	Driving Range/Maint Road - Replace	\$196,500	X	30	/	40	=	\$147,375
<b>Golf Course Maintenance Equipment</b>								
2851	Toyota Tundra(2014) - Replace	\$44,700	X	9	/	10	=	\$40,230
3002	Toro Groundsmaster 3100 - Repl	\$41,700	X	10	/	10	=	\$41,700
3003	John Deere Gator (2017) - Replace	\$17,850	X	6	/	10	=	\$10,710
3004	John Deere Gator (2018) - Replace	\$17,850	X	5	/	10	=	\$8,925
3005	7050 Rim Clamp Tire Changer - Repl	\$14,900	X	15	/	15	=	\$14,900
3007	Aerator Toro 648 - Replace	\$44,700	X	10	/	10	=	\$44,700
3008	Aerator Toro 648 - Replace	\$48,300	X	10	/	10	=	\$48,300
3009	Angle Master 3000MC - Replace	\$22,100	X	11	/	15	=	\$16,207
3010	Buffalo Blowers - Replace	\$14,900	X	10	/	10	=	\$14,900
3013	Cat Excavator - Replace	\$86,450	X	12	/	12	=	\$86,450
3016	Compactor Plate - Replace	\$4,470	X	10	/	10	=	\$4,470
3017	Concrete Saw - Replace	\$4,470	X	10	/	10	=	\$4,470
3020	Daihatsu Mini - Replace	\$27,400	X	10	/	10	=	\$27,400
3021	Dayton Crane - Replace	\$4,470	X	14	/	15	=	\$4,172
3022	Ditch Witch Trencher - Replace	\$11,915	X	5	/	12	=	\$4,965
3023	Express Dual 3000 MC - Replace	\$44,700	X	15	/	15	=	\$44,700
3025	John Deere Gator (2009) - Replace	\$35,200	X	10	/	10	=	\$35,200
3026	John Deere Gator (2012) - Replace	\$35,200	X	10	/	10	=	\$35,200
3027	John Deere Gator (2013) - Replace	\$71,000	X	10	/	10	=	\$71,000
3028	Graden Verticutter - Replace	\$10,630	X	10	/	10	=	\$10,630
3030	Toro Greensmaster 3400 - Replace	\$106,000	X	5	/	10	=	\$53,000
3031	Toro Greensmaster 3200 - Replace	\$53,050	X	10	/	10	=	\$53,050
3033	Toro Greensmaster 3400 - Replace	\$53,050	X	8	/	10	=	\$42,440
3034	Toro Greensmaster Flex 2100 - Repl	\$106,300	X	6	/	8	=	\$79,725
3035	Toro Groundsmaster 3500 - Repl	\$129,500	X	10	/	10	=	\$129,500
3037	John Deere Aerator - Replace	\$34,650	X	10	/	10	=	\$34,650
3038	Toro 3500D Mower - Replace	\$63,200	X	5	/	10	=	\$31,600
3039	JD Utility Tractor 5075 - Repl	\$47,750	X	5	/	15	=	\$15,917
3040	Kubota - Replace	\$47,750	X	1	/	10	=	\$4,775
3041	John Deere Aerator - Repl	\$34,650	X	10	/	10	=	\$34,650
3045	Manitowoc Hydraulic Lift - Replace	\$32,800	X	25	/	25	=	\$32,800
3050	Kubota Rough Mower - Replace	\$44,700	X	10	/	10	=	\$44,700
3051	Kubota Tractor 6040 - Replace	\$59,600	X	10	/	10	=	\$59,600
3052	Kubota Tractor 4700 - Replace	\$41,750	X	10	/	12	=	\$34,792
3053	Kubota Utility Vehicle - Replace	\$26,850	X	10	/	10	=	\$26,850

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3060	Kawasaki Mule - Replace	\$12,950	X	10	/	10	=	\$12,950
3070	Lastec Mower (2010) - Replace	\$32,250	X	10	/	10	=	\$32,250
3071	Harlie Rake - Replace	\$23,850	X	20	/	20	=	\$23,850
3072	Lely Spreader - Replace	\$8,630	X	5	/	10	=	\$4,315
3073	Mete-R-Matic Top Dresser - Repl	\$22,650	X	10	/	10	=	\$22,650
3074	Trencher Attachment - Replace	\$8,350	X	5	/	10	=	\$4,175
3075	Miller Millermatic 250 - Replace	\$5,960	X	10	/	10	=	\$5,960
3077	Toro MultiPro Sprayer - Replace	\$107,150	X	10	/	10	=	\$107,150
3078	Toro Chemical Sprayer - Replace	\$86,450	X	10	/	10	=	\$86,450
3080	Ventrac - Replace	\$43,000	X	1	/	10	=	\$4,300
3081	Kubota Excavator 048 - Replace	\$73,000	X	1	/	10	=	\$7,300
3085	SDI Sprayer - Replace	\$19,650	X	10	/	10	=	\$19,650
3086	Smithco Green Roller - Replace	\$23,850	X	6	/	10	=	\$14,310
3087	Smithco Green Roller - Replace	\$22,650	X	10	/	10	=	\$22,650
3093	Turfco Seeder - Replace	\$20,900	X	7	/	10	=	\$14,630
3094	Toro Tee Mowers - Replace	\$80,500	X	5	/	10	=	\$40,250
3095	Toro Workman 3100D - Replace	\$32,250	X	10	/	10	=	\$32,250
3096	Toro Workman 3200 - Replace	\$96,800	X	10	/	10	=	\$96,800
3097	Toro Workman HD-D - Replace	\$59,000	X	8	/	10	=	\$47,200
3105	Toro Trans-Pro Trailers - Replace	\$26,850	X	8	/	10	=	\$21,480
3106	Toro Dingo TX - 427	\$48,300	X	8	/	10	=	\$38,640
3109	Turfco SP 1530 Top Dresser - Repl	\$35,200	X	10	/	10	=	\$35,200
3110	Tycrop MH-400 - Replace	\$35,200	X	1	/	10	=	\$3,520
3111	Tycrop MH-400 - Replace	\$35,200	X	7	/	10	=	\$24,640
3112	Ty-Crop 300 Spreader - Replace	\$16,100	X	10	/	10	=	\$16,100
3115	Vericut Reels - Replace	\$14,250	X	10	/	10	=	\$14,250
3116	Honda 21" Mower - Repl	\$8,055	X	8	/	8	=	\$8,055
3117	Genie Scissor Lift - Replace	\$48,300	X	8	/	10	=	\$38,640
3118	Ryan Jr Sod Cutter - Replace	\$8,050	X	8	/	10	=	\$6,440
3119	Barreto Tiller - Replace	\$17,850	X	10	/	10	=	\$17,850
3121	John Deere Aerator 1500-Replace	\$34,650	X	7	/	10	=	\$24,255
3130	Verti-Drain 7516 - Replace	\$66,850	X	7	/	10	=	\$46,795
3140	Cement Mixer - Replace	\$7,750	X	10	/	10	=	\$7,750
3160	Haz Mat Locker - Replace	\$20,900	X	20	/	20	=	\$20,900
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>								
103	Concrete Walkways - Repair	\$11,750	X	10	/	10	=	\$11,750
202	Asphalt Parking Lot - Resurface	\$358,000	X	2	/	30	=	\$23,867
203	Asphalt - Seal/Repair	\$21,450	X	2	/	5	=	\$8,580
305	Security System - Replace	\$51,900	X	5	/	12	=	\$21,625
320	Parking Lot Ext. Lighting - Replace	\$140,500	X	5	/	25	=	\$28,100
512	Split Rail Fence - Replace	\$109,500	X	7	/	20	=	\$38,325
514	Retaining/Planter Walls - Replace	\$24,450	X	20	/	20	=	\$24,450
1010	Landscaping - Upgrade	\$117,500	X	7	/	10	=	\$82,250
1403	Monument Sign - Replace	\$11,750	X	7	/	20	=	\$4,113
<b>Lakes</b>								
1701	# 2/18 Lake - Dredge	\$25,000	X	5	/	10	=	\$12,500
1701	# 9 Lakes - Dredge	\$90,000	X	5	/	10	=	\$45,000
1701	#10 Lake - Dredge	\$25,000	X	5	/	10	=	\$12,500
1703	#7 Lake - Reline	\$15,000	X	17	/	40	=	\$6,375



# Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1712 #7 Fountain - Replace	\$15,000	X	17	/	20	=	\$12,750
							\$10,021,151

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Clubhouse Exteriors</b>				
105 Balcony Surfaces - Resurface	25	\$51,300	\$2,052	0.19 %
324 Wall Lights - Replace	25	\$18,500	\$740	0.07 %
401 Awnings - Replace	15	\$6,560	\$437	0.04 %
414 Patio Furniture - Replace	10	\$28,100	\$2,810	0.26 %
415 Patio Heater - Replace	10	\$8,290	\$829	0.08 %
503 Metal Rail - Replace	30	\$28,700	\$957	0.09 %
701 Exterior Doors - Replace	20	\$35,200	\$1,760	0.16 %
703 Utility Doors - Replace	20	\$12,950	\$648	0.06 %
709 Vehicle Gate - Replace	20	\$10,715	\$536	0.05 %
1115 Exterior Surfaces - Repaint	10	\$80,500	\$8,050	0.74 %
1116 Exterior Trim - Repaint	5	\$32,250	\$6,450	0.59 %
1117 Exterior Surface - Repair	10	\$24,450	\$2,445	0.22 %
1302 Built-Up Roof - Replace	15	\$23,250	\$1,550	0.14 %
1303 Comp Shingle Roof - Replace	15	\$3,105	\$207	0.02 %
1304 Tile Roof - Repair/Replace	25	\$38,250	\$1,530	0.14 %
1305 Tile Roof - Replace Underlayment	20	\$155,000	\$7,750	0.71 %
1312 Gutters/Downspouts - Replace	25	\$18,500	\$740	0.07 %
<b>Clubhouse Bar Area</b>				
901 Interior Furnishings - Replace	10	\$44,150	\$4,415	0.40 %
903 Interiors - Remodel	10	\$315,000	\$31,500	2.88 %
911 Bar Appliances - Replace	10	\$19,650	\$1,965	0.18 %
912 Wine Refrigerator - Replace	10	\$7,100	\$710	0.06 %
<b>Clubhouse Dining Area</b>				
307 Entertainment Equipment - Replace	5	\$1,840	\$368	0.03 %
901 Interior Furnishings - Remodel	10	\$63,250	\$6,325	0.58 %
903 Interiors - Remodel	10	\$315,000	\$31,500	2.88 %
922 AV Equipment - Replace	10	\$76,950	\$7,695	0.70 %
<b>Clubhouse Kitchen</b>				
2600 Kitchen - Remodel	15	\$68,000	\$4,533	0.41 %
2601 Kitchen Flooring - Resurface	6	\$14,250	\$2,375	0.22 %
2610 Fire Suppression System - Replace	20	\$11,750	\$588	0.05 %
2611 Deep Fryer - Replace	10	\$11,750	\$1,175	0.11 %
2612 Broiler (Salamander) - Replace	10	\$10,330	\$1,033	0.09 %
2613 Broiler (Underfired) - Replace	10	\$19,650	\$1,965	0.18 %
2614 Oven - Replace	10	\$23,300	\$2,330	0.21 %
2615 Range (6 Burner) - Replace	10	\$12,950	\$1,295	0.12 %
2616 Range (4 Burner) - Replace	10	\$10,330	\$1,033	0.09 %
2617 Range (Flat Top) - Replace	10	\$14,250	\$1,425	0.13 %
2618 Stove - Replace	10	\$3,880	\$388	0.04 %
2619 Gas Stone Oven - Replace	10	\$35,200	\$3,520	0.32 %
2620 Grease Trap - Replace	30	\$22,650	\$755	0.07 %
2621 Hood - Replace	15	\$71,000	\$4,733	0.43 %
2622 Dishwasher - Replace	10	\$12,000	\$1,200	0.11 %
2623 Mixer - Replace	10	\$5,780	\$578	0.05 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2625	Espresso Filtration System-Replace	8	\$7,100	\$888	0.08 %
2700	Ice Machine - Replace	10	\$15,500	\$1,550	0.14 %
2702	Refrigerator Prep Tables - Replace	10	\$21,450	\$2,145	0.20 %
2704	2-Drawer Warmers - Replace	10	\$4,705	\$471	0.04 %
2705	Refrigerator (Reach-In) - Replace	8	\$10,780	\$1,348	0.12 %
2705	Refrigerator (Undercounter) - Repl.	10	\$3,880	\$388	0.04 %
2706	Walk-In Freezer - Repair	10	\$11,750	\$1,175	0.11 %
<b>Clubhouse Golf Pro Shop</b>					
307	Entertainment Equipment - Replace	5	\$1,840	\$368	0.03 %
901	Interior Furnishings - Replace	10	\$44,700	\$4,470	0.41 %
903	Interiors - Remodel	10	\$27,450	\$2,745	0.25 %
<b>Clubhouse Meeting Rooms</b>					
307	Entertainment Equipment - Replace	5	\$1,840	\$368	0.03 %
901	Interior Furnishings - Replace	10	\$24,450	\$2,445	0.22 %
903	Interiors - Remodel	10	\$11,900	\$1,190	0.11 %
<b>Clubhouse Offices/Staff Rooms</b>					
903	Interiors (Office) - Remodel	15	\$35,800	\$2,387	0.22 %
903	Interiors (Staff) - Remodel	15	\$14,250	\$950	0.09 %
909	Bathroom - Refurbish	15	\$14,900	\$993	0.09 %
920	Office Equipment - Replace(Partial)	2	\$3,225	\$1,613	0.15 %
922	AV Equipment - Replace	10	\$3,225	\$323	0.03 %
950	Computer Equipment-Replace/Upgrade	3	\$13,200	\$4,400	0.40 %
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>					
901	Interior Furnishings - Replace	10	\$29,250	\$2,925	0.27 %
903	Interiors - Remodel	10	\$131,000	\$13,100	1.20 %
909	Bathrooms - Refurbish	10	\$202,500	\$20,250	1.85 %
910	Locker Rooms - Refurbish	10	\$96,950	\$9,695	0.89 %
<b>Clubhouse Mechanical Equipment</b>					
303	HVAC (P144) - Replace	20	\$104,650	\$5,233	0.48 %
304	HVAC (P1P96) - Replace	20	\$149,000	\$7,450	0.68 %
305	HVAC (P18) - Replace	10	\$5,365	\$537	0.05 %
306	HVAC (P24) - Replace	10	\$5,660	\$566	0.05 %
307	HVAC (P36) - Replace	15	\$49,550	\$3,303	0.30 %
308	HVAC (P72) - Replace	15	\$34,050	\$2,270	0.21 %
309	HVAC (P48) - Replace	20	\$23,850	\$1,193	0.11 %
310	HVAC (P54) - Replace	20	\$8,530	\$427	0.04 %
311	HVAC (P96) - Replace	10	\$12,950	\$1,295	0.12 %
312	HVAC (P30) - Replace	5	\$6,375	\$1,275	0.12 %
313	HVAC (MAU-1) - Replace	15	\$14,900	\$993	0.09 %
314	Exhaust Fan (KEF) - Replace	15	\$10,040	\$669	0.06 %
315	Exhaust Fan (EF) - Replace	15	\$12,950	\$863	0.08 %
316	Exhaust Fan (SF) - Replace	15	\$6,800	\$453	0.04 %
317	Condensing Unit - Replace	15	\$18,500	\$1,233	0.11 %
318	Air Cooled Condensing Unit-Replace	15	\$6,860	\$457	0.04 %
803	Tankless Water Heater - Replace	12	\$56,050	\$4,671	0.43 %
1801	Elevators - Modernize	30	\$287,000	\$9,567	0.88 %
1805	Elevator Cab (Common) - Remodel	10	\$32,250	\$3,225	0.30 %
1805	Freight Elevator - Remodel	20	\$14,250	\$713	0.07 %
1819	Fire Alarm System - Replace	20	\$57,800	\$2,890	0.26 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Tennis Courts</b>				
409 Bench - Replace	10	\$17,200	\$1,720	0.16 %
411 Drinking Fountains - Replace	25	\$73,350	\$2,934	0.27 %
502 Chain Link Fence - Replace	30	\$103,300	\$3,443	0.32 %
940 Storage Sheds - Replace	20	\$9,080	\$454	0.04 %
1601 Tennis Cts - Seal/Repair/Stripe	5	\$27,400	\$5,480	0.50 %
1601 Tennis Cts - Seal/Repair/Stripe	5	\$27,400	\$5,480	0.50 %
1601 Tennis Cts - Seal/Repair/Stripe	5	\$27,400	\$5,480	0.50 %
1602 Tennis Courts - Resurface	30	\$322,500	\$10,750	0.98 %
1603 Tennis Ct Windscreen - Replace	5	\$35,800	\$7,160	0.66 %
1605 Tennis Court Lights - Replace	25	\$102,600	\$4,104	0.38 %
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>				
320 Pole Lights - Replace	25	\$46,500	\$1,860	0.17 %
404 Patio/Pool Furniture - Replace	7	\$57,800	\$8,257	0.76 %
411 Drinking Fountains - Replace	20	\$5,780	\$289	0.03 %
503 Metal Fence - Replace	20	\$43,550	\$2,178	0.20 %
1107 Metal Fence - Repaint	5	\$5,900	\$1,180	0.11 %
1201 Pool Deck - Repair/Reseal	7	\$55,450	\$7,921	0.73 %
1215 Lane Line Storage Reel - Replace	15	\$2,740	\$183	0.02 %
1216 Pool Lane Dividers - Replace	15	\$10,330	\$689	0.06 %
1217 Pool Starting Blocks - Replace	15	\$14,250	\$950	0.09 %
1219 Emergency EVAC Chair - Replace	8	\$3,880	\$485	0.04 %
1219 Trash and Recyclable Units - Repl	12	\$16,100	\$1,342	0.12 %
1221 Lifeguard Stand - Replace	15	\$6,440	\$429	0.04 %
1230 Pool Shades - Replace	15	\$142,500	\$9,500	0.87 %
1401 Display Board - Replace	15	\$2,925	\$195	0.02 %
<b>Clubhouse Pool</b>				
1202 Pool - Resurface	10	\$226,500	\$22,650	2.07 %
1206 Pool Filters - Replace	18	\$18,500	\$1,028	0.09 %
1207 CO2 Filter System - Replace	30	\$9,375	\$313	0.03 %
1208 Pool Heaters - Replace	6	\$18,800	\$3,133	0.29 %
1210 Pool/Spa Pumps - Repair/Replace	2	\$5,245	\$2,623	0.24 %
1212 Chemical Controller System - Repl	10	\$7,280	\$728	0.07 %
1213 Pool Timing System - Replace	10	\$15,500	\$1,550	0.14 %
1214 Pool Area, Mastic - Replace	5	\$6,025	\$1,205	0.11 %
1224 Pool Surfaces - Retile	20	\$22,650	\$1,133	0.10 %
<b>Clubhouse Wading Pool</b>				
1202 Wading Pool - Resurface	10	\$8,825	\$883	0.08 %
1206 Pool Filter - Replace	18	\$2,925	\$163	0.01 %
1208 Wading Heaters - Replace	6	\$9,525	\$1,588	0.15 %
<b>Clubhouse Spas</b>				
1203 Spas - Resurface	6	\$19,050	\$3,175	0.29 %
1206 Spa Filters - Replace	18	\$5,780	\$321	0.03 %
1208 Spa Heaters - Replace	6	\$10,330	\$1,722	0.16 %
<b>Golf Course Tee Boxes</b>				
2104 Tee Box - Renovation (2004)	20	\$178,500	\$8,925	0.82 %
2106 Tee Box - Renovation (2005)	20	\$29,250	\$1,463	0.13 %
2107 Tee Box - Renovation (2009)	20	\$120,000	\$6,000	0.55 %
2113 Tee Box - Renovation (2013)	20	\$57,800	\$2,890	0.26 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2115 Tee Box - Renovation (2015)	20	\$80,500	\$4,025	0.37 %
2118 Tee Box - Renovation (2018)	20	\$60,800	\$3,040	0.28 %
2119 Tee Box - Renovation (2019)	20	\$60,800	\$3,040	0.28 %
2120 Tee Box - Renovation (2022)	20	\$60,800	\$3,040	0.28 %
2121 Tee Box - Renovation (2023)	20	\$60,800	\$3,040	0.28 %
2122 Tee Box - Renovation (2024)	20	\$60,800	\$3,040	0.28 %
2123 Tee Box - Renovation (2025)	20	\$45,950	\$2,298	0.21 %
2124 Tee Box - Renovation (2026)	20	\$60,800	\$3,040	0.28 %
2125 Tee Box - Renovation (2027)	20	\$60,800	\$3,040	0.28 %
<b>Golf Course Bunkers</b>				
2212 Golf Course Bunkers - Renovate	20	\$800,000	\$40,000	3.66 %
<b>Golf Course Greens</b>				
2301 Green & Hole - Renovation (2002)	30	\$459,500	\$15,317	1.40 %
2305 Green & Hole - Renovation (2005)	30	\$418,000	\$13,933	1.28 %
2307 Green & Hole - Renovation (2007)	30	\$763,000	\$25,433	2.33 %
2311 Green & Hole - Renovation (2010)	30	\$103,300	\$3,443	0.32 %
2313 Green & Hole - Renovation (2012)	30	\$103,300	\$3,443	0.32 %
2314 Green & Hole - Renovation (2015)	30	\$80,500	\$2,683	0.25 %
2325 Green & Hole - Renovation (2024)	30	\$268,500	\$8,950	0.82 %
2326 Green & Hole - Renovation (2025)	30	\$268,500	\$8,950	0.82 %
2327 Green & Hole - Renovation (2026)	30	\$268,500	\$8,950	0.82 %
2328 Practice Green - Renovation (20/21)	30	\$226,500	\$7,550	0.69 %
<b>Golf Course Irrigation/Pumps</b>				
851 Pumps/Controllers (#4) - Replace	12	\$103,000	\$8,583	0.79 %
852 Pumps/Controllers (#11) - Replace	12	\$103,000	\$8,583	0.79 %
853 Pumps/Controllers (#18) - Replace	12	\$208,000	\$17,333	1.59 %
1005 Irrigation System - Repairs	1	\$12,950	\$12,950	1.19 %
1350 # 4 Pump House - Replace	50	\$55,000	\$1,100	0.10 %
1350 #11 Pump House - Replace	50	\$55,000	\$1,100	0.10 %
1350 #18 Pump House - Replace	50	\$137,500	\$2,750	0.25 %
<b>Golf Driving Range/Turn Building</b>				
411 Drinking Fountains - Replace	15	\$6,440	\$429	0.04 %
2501 Driving Range Nets - Replace (25%)	15	\$38,800	\$2,587	0.24 %
2501 Driving Range Nets - Replace (75%)	15	\$113,800	\$7,587	0.69 %
2505 Mats & Bag Stands - Replace	10	\$22,650	\$2,265	0.21 %
2511 Driving Range Tee Box - Renovate	25	\$123,500	\$4,940	0.45 %
2520 DR Irrigation/Landscaping - Replace	25	\$196,500	\$7,860	0.72 %
2540 Turn Building Snack Shop - Remodel	15	\$17,850	\$1,190	0.11 %
2542 Turn Building Bathrooms - Remodel	15	\$22,650	\$1,510	0.14 %
2545 Turn Building HVAC - Replace	10	\$6,440	\$644	0.06 %
2550 Turn Building - Renovate	30	\$117,500	\$3,917	0.36 %
<b>Golf Course Grounds</b>				
504 Hole #11 Gate - Replace	20	\$4,200	\$210	0.02 %
2905 Yardage & Tee Markers - Replace	10	\$71,000	\$7,100	0.65 %
2910 Golf Carth Paths - Repair/Replace	1	\$32,250	\$32,250	2.95 %
2930 Golf Course Bridges -Repair/Replace	50	\$388,000	\$7,760	0.71 %
<b>Golf Course Retaining Walls</b>				
514 # 2 Retaining Wall - Replace	30	\$60,000	\$2,000	0.18 %
514 # 5 Retaining Wall - Replace	30	\$13,000	\$433	0.04 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
514 #9 Retaining Wall - Replace	30	\$60,000	\$2,000	0.18 %
514 #14 Retaining Wall - Replace	30	\$27,500	\$917	0.08 %
514 #17 Retaining Wall - Replace	30	\$17,500	\$583	0.05 %
<b>Golf Course Maintenance Area</b>				
1222 Solar Panels - Replace	10	\$268,500	\$26,850	2.46 %
1840 Diesel Tank - Replace	30	\$5,000	\$167	0.02 %
1840 Gasoline Tank - Replace	30	\$12,500	\$417	0.04 %
2620 Wash Pad & Equipment – Replace	20	\$90,000	\$4,500	0.41 %
2830 Maintenance Office - Repair/Replace	20	\$57,800	\$2,890	0.26 %
2840 Containers - Replace	25	\$19,650	\$786	0.07 %
2845 Maint Yard Perim Fence - Replace	30	\$42,350	\$1,412	0.13 %
2850 Driving Range/Maint Road - Seal/Rep	8	\$10,330	\$1,291	0.12 %
2851 Driving Range/Maint Road - Replace	40	\$196,500	\$4,913	0.45 %
<b>Golf Course Maintenance Equipment</b>				
2851 Toyota Tundra(2014) - Replace	10	\$44,700	\$4,470	0.41 %
3002 Toro Groundskeeper 3100 - Repl	10	\$41,700	\$4,170	0.38 %
3003 John Deere Gator (2017) - Replace	10	\$17,850	\$1,785	0.16 %
3004 John Deere Gator (2018) - Replace	10	\$17,850	\$1,785	0.16 %
3005 7050 Rim Clamp Tire Changer - Repl	15	\$14,900	\$993	0.09 %
3007 Aerator Toro 648 - Replace	10	\$44,700	\$4,470	0.41 %
3008 Aerator Toro 648 - Replace	10	\$48,300	\$4,830	0.44 %
3009 Angle Master 3000MC - Replace	15	\$22,100	\$1,473	0.13 %
3010 Buffalo Blowers - Replace	10	\$14,900	\$1,490	0.14 %
3013 Cat Excavator - Replace	12	\$86,450	\$7,204	0.66 %
3016 Compactor Plate - Replace	10	\$4,470	\$447	0.04 %
3017 Concrete Saw - Replace	10	\$4,470	\$447	0.04 %
3020 Daihatsu Mini - Replace	10	\$27,400	\$2,740	0.25 %
3021 Dayton Crane - Replace	15	\$4,470	\$298	0.03 %
3022 Ditch Witch Trencher - Replace	12	\$11,915	\$993	0.09 %
3023 Express Dual 3000 MC - Replace	15	\$44,700	\$2,980	0.27 %
3025 John Deere Gator (2009) - Replace	10	\$35,200	\$3,520	0.32 %
3026 John Deere Gator (2012) - Replace	10	\$35,200	\$3,520	0.32 %
3027 John Deere Gator (2013) - Replace	10	\$71,000	\$7,100	0.65 %
3028 Graden Verticutter - Replace	10	\$10,630	\$1,063	0.10 %
3030 Toro Greensmaster 3400 - Replace	10	\$106,000	\$10,600	0.97 %
3031 Toro Greensmaster 3200 - Replace	10	\$53,050	\$5,305	0.49 %
3033 Toro Greensmaster 3400 - Replace	10	\$53,050	\$5,305	0.49 %
3034 Toro Greensmaster Flex 2100 - Repl	8	\$106,300	\$13,288	1.22 %
3035 Toro Groundskeeper 3500 - Repl	10	\$129,500	\$12,950	1.19 %
3037 John Deere Aerator - Replace	10	\$34,650	\$3,465	0.32 %
3038 Toro 3500D Mower - Replace	10	\$63,200	\$6,320	0.58 %
3039 JD Utility Tractor 5075 - Repl	15	\$47,750	\$3,183	0.29 %
3040 Kubota - Replace	10	\$47,750	\$4,775	0.44 %
3041 John Deere Aerator - Repl	10	\$34,650	\$3,465	0.32 %
3045 Manitowoc Hydraulic Lift - Replace	25	\$32,800	\$1,312	0.12 %
3050 Kubota Rough Mower - Replace	10	\$44,700	\$4,470	0.41 %
3051 Kubota Tractor 6040 - Replace	10	\$59,600	\$5,960	0.55 %
3052 Kubota Tractor 4700 - Replace	12	\$41,750	\$3,479	0.32 %
3053 Kubota Utility Vehicle - Replace	10	\$26,850	\$2,685	0.25 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3060	Kawasaki Mule - Replace	10	\$12,950	\$1,295	0.12 %
3070	Lastec Mower (2010) - Replace	10	\$32,250	\$3,225	0.30 %
3071	Hartie Rake - Replace	20	\$23,850	\$1,193	0.11 %
3072	Lely Spreader - Replace	10	\$8,630	\$863	0.08 %
3073	Mete-R-Matic Top Dresser - Repl	10	\$22,650	\$2,265	0.21 %
3074	Trencher Attachment - Replace	10	\$8,350	\$835	0.08 %
3075	Miller Millermatic 250 - Replace	10	\$5,960	\$596	0.05 %
3077	Toro MultiPro Sprayer - Replace	10	\$107,150	\$10,715	0.98 %
3078	Toro Chemical Sprayer - Replace	10	\$86,450	\$8,645	0.79 %
3080	Ventrac - Replace	10	\$43,000	\$4,300	0.39 %
3081	Kubota Excavator 048 - Replace	10	\$73,000	\$7,300	0.67 %
3085	SDI Sprayer - Replace	10	\$19,650	\$1,965	0.18 %
3086	Smithco Green Roller - Replace	10	\$23,850	\$2,385	0.22 %
3087	Smithco Green Roller - Replace	10	\$22,650	\$2,265	0.21 %
3093	Turfco Seeder - Replace	10	\$20,900	\$2,090	0.19 %
3094	Toro Tee Mowers - Replace	10	\$80,500	\$8,050	0.74 %
3095	Toro Workman 3100D - Replace	10	\$32,250	\$3,225	0.30 %
3096	Toro Workman 3200 - Replace	10	\$96,800	\$9,680	0.89 %
3097	Toro Workman HD-D - Replace	10	\$59,000	\$5,900	0.54 %
3105	Toro Trans-Pro Trailers - Replace	10	\$26,850	\$2,685	0.25 %
3106	Toro Dingo TX - 427	10	\$48,300	\$4,830	0.44 %
3109	Turfco SP 1530 Top Dresser - Repl	10	\$35,200	\$3,520	0.32 %
3110	Tycrop MH-400 - Replace	10	\$35,200	\$3,520	0.32 %
3111	Tycrop MH-400 - Replace	10	\$35,200	\$3,520	0.32 %
3112	Ty-Crop 300 Spreader - Replace	10	\$16,100	\$1,610	0.15 %
3115	Vericut Reels - Replace	10	\$14,250	\$1,425	0.13 %
3116	Honda 21" Mower - Repl	8	\$8,055	\$1,007	0.09 %
3117	Genie Scissor Lift - Replace	10	\$48,300	\$4,830	0.44 %
3118	Ryan Jr Sod Cutter - Replace	10	\$8,050	\$805	0.07 %
3119	Barreto Tiller - Replace	10	\$17,850	\$1,785	0.16 %
3121	John Deere Aerator 1500-Replace	10	\$34,650	\$3,465	0.32 %
3130	Verti-Drain 7516 - Replace	10	\$66,850	\$6,685	0.61 %
3140	Cement Mixer - Replace	10	\$7,750	\$775	0.07 %
3160	Haz Mat Locker - Replace	20	\$20,900	\$1,045	0.10 %
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103	Concrete Walkways - Repair	10	\$11,750	\$1,175	0.11 %
202	Asphalt Parking Lot - Resurface	30	\$358,000	\$11,933	1.09 %
203	Asphalt - Seal/Repair	5	\$21,450	\$4,290	0.39 %
305	Security System - Replace	12	\$51,900	\$4,325	0.40 %
320	Parking Lot Ext. Lighting - Replace	25	\$140,500	\$5,620	0.51 %
512	Split Rail Fence - Replace	20	\$109,500	\$5,475	0.50 %
514	Retaining/Planter Walls - Replace	20	\$24,450	\$1,223	0.11 %
1010	Landscaping - Upgrade	10	\$117,500	\$11,750	1.08 %
1403	Monument Sign - Replace	20	\$11,750	\$588	0.05 %
<b>Lakes</b>					
1701	# 2/18 Lake - Dredge	10	\$25,000	\$2,500	0.23 %
1701	# 9 Lakes - Dredge	10	\$90,000	\$9,000	0.82 %
1701	#10 Lake - Dredge	10	\$25,000	\$2,500	0.23 %
1703	#7 Lake - Reline	40	\$15,000	\$375	0.03 %



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1712 #7 Fountain - Replace	20	\$15,000	\$750	0.07 %
266 Total Funded Components			\$1,092,518	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Clubhouse Exteriors</b>							
105	Balcony Surfaces - Resurface	25	16	\$51,300	\$18,468	\$0	\$171.00
324	Wall Lights - Replace	25	16	\$18,500	\$6,660	\$0	\$61.67
401	Awnings - Replace	15	1	\$6,560	\$6,123	\$6,123	\$36.44
414	Patio Furniture - Replace	10	1	\$28,100	\$25,290	\$25,290	\$234.17
415	Patio Heater - Replace	10	4	\$8,290	\$4,974	\$0	\$69.08
503	Metal Rail - Replace	30	21	\$28,700	\$8,610	\$0	\$79.72
701	Exterior Doors - Replace	20	11	\$35,200	\$15,840	\$0	\$146.67
703	Utility Doors - Replace	20	11	\$12,950	\$5,828	\$0	\$53.96
709	Vehicle Gate - Replace	20	11	\$10,715	\$4,822	\$0	\$44.65
1115	Exterior Surfaces - Repaint	10	2	\$80,500	\$64,400	\$0	\$670.83
1116	Exterior Trim - Repaint	5	0	\$32,250	\$32,250	\$32,250	\$537.50
1117	Exterior Surface - Repair	10	2	\$24,450	\$19,560	\$0	\$203.75
1302	Built-Up Roof - Replace	15	6	\$23,250	\$13,950	\$0	\$129.17
1303	Comp Shingle Roof - Replace	15	6	\$3,105	\$1,863	\$0	\$17.25
1304	Tile Roof - Repair/Replace	25	16	\$38,250	\$13,770	\$0	\$127.50
1305	Tile Roof - Replace Underlayment	20	11	\$155,000	\$69,750	\$0	\$645.83
1312	Gutters/Downspouts - Replace	25	16	\$18,500	\$6,660	\$0	\$61.67
<b>Clubhouse Bar Area</b>							
901	Interior Furnishings - Replace	10	1	\$44,150	\$39,735	\$39,735	\$367.92
903	Interiors - Remodel	10	8	\$315,000	\$63,000	\$0	\$2,624.99
911	Bar Appliances - Replace	10	1	\$19,650	\$17,685	\$17,685	\$163.75
912	Wine Refrigerator - Replace	10	1	\$7,100	\$6,390	\$6,390	\$59.17
<b>Clubhouse Dining Area</b>							
307	Entertainment Equipment - Replace	5	1	\$1,840	\$1,472	\$1,472	\$30.67
901	Interior Furnishings - Remodel	10	8	\$63,250	\$12,650	\$0	\$527.08
903	Interiors - Remodel	10	8	\$315,000	\$63,000	\$0	\$2,624.99
922	AV Equipment - Replace	10	8	\$76,950	\$15,390	\$0	\$641.25
<b>Clubhouse Kitchen</b>							
2600	Kitchen - Remodel	15	7	\$68,000	\$36,267	\$0	\$377.78
2601	Kitchen Flooring - Resurface	6	1	\$14,250	\$11,875	\$11,875	\$197.92
2610	Fire Suppression System - Replace	20	11	\$11,750	\$5,288	\$0	\$48.96
2611	Deep Fryer - Replace	10	1	\$11,750	\$10,575	\$10,575	\$97.92
2612	Broiler (Salamander) - Replace	10	1	\$10,330	\$9,297	\$9,297	\$86.08
2613	Broiler (Underfired) - Replace	10	1	\$19,650	\$17,685	\$17,685	\$163.75
2614	Oven - Replace	10	1	\$23,300	\$20,970	\$20,970	\$194.17
2615	Range (6 Burner) - Replace	10	1	\$12,950	\$11,655	\$11,655	\$107.92
2616	Range (4 Burner) - Replace	10	1	\$10,330	\$9,297	\$9,297	\$86.08
2617	Range (Flat Top) - Replace	10	1	\$14,250	\$12,825	\$12,825	\$118.75
2618	Stove - Replace	10	1	\$3,880	\$3,492	\$3,492	\$32.33
2619	Gas Stone Oven - Replace	10	1	\$35,200	\$31,680	\$31,680	\$293.33
2620	Grease Trap - Replace	30	21	\$22,650	\$6,795	\$0	\$62.92
2621	Hood - Replace	15	6	\$71,000	\$42,600	\$0	\$394.44
2622	Dishwasher - Replace	10	9	\$12,000	\$1,200	\$0	\$100.00

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2623	Mixer - Replace	10	1	\$5,780	\$5,202	\$5,202	\$48.17
2625	Espresso Filtration System-Replace	8	0	\$7,100	\$7,100	\$7,100	\$73.96
2700	Ice Machine - Replace	10	1	\$15,500	\$13,950	\$13,950	\$129.17
2702	Refrigerator Prep Tables - Replace	10	0	\$21,450	\$21,450	\$21,450	\$178.75
2704	2-Drawer Warmers - Replace	10	1	\$4,705	\$4,235	\$4,235	\$39.21
2705	Refrigerator (Reach-In) - Replace	8	3	\$10,780	\$6,738	\$0	\$112.29
2705	Refrigerator (Undercounter) - Repl.	10	1	\$3,880	\$3,492	\$3,492	\$32.33
2706	Walk-In Freezer - Repair	10	1	\$11,750	\$10,575	\$10,575	\$97.92
<b>Clubhouse Golf Pro Shop</b>							
307	Entertainment Equipment - Replace	5	0	\$1,840	\$1,840	\$1,840	\$30.67
901	Interior Furnishings - Replace	10	1	\$44,700	\$40,230	\$40,230	\$372.50
903	Interiors - Remodel	10	1	\$27,450	\$24,705	\$24,705	\$228.75
<b>Clubhouse Meeting Rooms</b>							
307	Entertainment Equipment - Replace	5	0	\$1,840	\$1,840	\$1,840	\$30.67
901	Interior Furnishings - Replace	10	1	\$24,450	\$22,005	\$22,005	\$203.75
903	Interiors - Remodel	10	4	\$11,900	\$7,140	\$0	\$99.17
<b>Clubhouse Offices/Staff Rooms</b>							
903	Interiors (Office) - Remodel	15	6	\$35,800	\$21,480	\$0	\$198.89
903	Interiors (Staff) - Remodel	15	6	\$14,250	\$8,550	\$0	\$79.17
909	Bathroom - Refurbish	15	6	\$14,900	\$8,940	\$0	\$82.78
920	Office Equipment - Replace(Partial)	2	0	\$3,225	\$3,225	\$3,225	\$134.37
922	AV Equipment - Replace	10	1	\$3,225	\$2,903	\$2,903	\$26.87
950	Computer Equipment-Replace/Upgrade	3	0	\$13,200	\$13,200	\$13,200	\$366.67
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>							
901	Interior Furnishings - Replace	10	1	\$29,250	\$26,325	\$26,325	\$243.75
903	Interiors - Remodel	10	1	\$131,000	\$117,900	\$117,900	\$1,091.66
909	Bathrooms - Refurbish	10	1	\$202,500	\$182,250	\$182,250	\$1,687.50
910	Locker Rooms - Refurbish	10	1	\$96,950	\$87,255	\$87,255	\$807.92
<b>Clubhouse Mechanical Equipment</b>							
303	HVAC (P144) - Replace	20	11	\$104,650	\$47,093	\$0	\$436.04
304	HVAC (P1P96) - Replace	20	11	\$149,000	\$67,050	\$0	\$620.83
305	HVAC (P18) - Replace	10	6	\$5,365	\$2,146	\$0	\$44.71
306	HVAC (P24) - Replace	10	6	\$5,660	\$2,264	\$0	\$47.17
307	HVAC (P36) - Replace	15	6	\$49,550	\$29,730	\$0	\$275.28
308	HVAC (P72) - Replace	15	6	\$34,050	\$20,430	\$0	\$189.17
309	HVAC (P48) - Replace	20	6	\$23,850	\$16,695	\$0	\$99.37
310	HVAC (P54) - Replace	20	6	\$8,530	\$5,971	\$0	\$35.54
311	HVAC (P96) - Replace	10	6	\$12,950	\$5,180	\$0	\$107.92
312	HVAC (P30) - Replace	5	6	\$6,375	\$0	\$0	\$106.25
313	HVAC (MAU-1) - Replace	15	3	\$14,900	\$11,920	\$0	\$82.78
314	Exhaust Fan (KEF) - Replace	15	7	\$10,040	\$5,355	\$0	\$55.78
315	Exhaust Fan (EF) - Replace	15	3	\$12,950	\$10,360	\$0	\$71.94
316	Exhaust Fan (SF) - Replace	15	3	\$6,800	\$5,440	\$0	\$37.78
317	Condensing Unit - Replace	15	3	\$18,500	\$14,800	\$0	\$102.78
318	Air Cooled Condensing Unit-Replace	15	3	\$6,860	\$5,488	\$0	\$38.11
803	Tankless Water Heater - Replace	12	3	\$56,050	\$42,038	\$0	\$389.24
1801	Elevators - Modernize	30	21	\$287,000	\$86,100	\$0	\$797.22

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1805	Elevator Cab (Common) - Remodel	10	1	\$32,250	\$29,025	\$29,025	\$268.75
1805	Freight Elevator - Remodel	20	11	\$14,250	\$6,413	\$0	\$59.37
1819	Fire Alarm System - Replace	20	11	\$57,800	\$26,010	\$0	\$240.83
<b>Tennis Courts</b>							
409	Bench - Replace	10	9	\$17,200	\$1,720	\$0	\$143.33
411	Drinking Fountains - Replace	25	3	\$73,350	\$64,548	\$0	\$244.50
502	Chain Link Fence - Replace	30	10	\$103,300	\$68,867	\$0	\$286.94
940	Storage Sheds - Replace	20	19	\$9,080	\$454	\$0	\$37.83
1601	Tennis Cts - Seal/Repair/Stripe	5	0	\$27,400	\$27,400	\$27,400	\$456.67
1601	Tennis Cts - Seal/Repair/Stripe	5	0	\$27,400	\$27,400	\$27,400	\$456.67
1601	Tennis Cts - Seal/Repair/Stripe	5	0	\$27,400	\$27,400	\$27,400	\$456.67
1602	Tennis Courts - Resurface	30	8	\$322,500	\$236,500	\$0	\$895.83
1603	Tennis Ct Windscreen - Replace	5	4	\$35,800	\$7,160	\$0	\$596.67
1605	Tennis Court Lights - Replace	25	15	\$102,600	\$41,040	\$0	\$342.00
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>							
320	Pole Lights - Replace	25	24	\$46,500	\$1,860	\$0	\$155.00
404	Patio/Pool Furniture - Replace	7	3	\$57,800	\$33,029	\$0	\$688.09
411	Drinking Fountains - Replace	20	9	\$5,780	\$3,179	\$0	\$24.08
503	Metal Fence - Replace	20	19	\$43,550	\$2,178	\$0	\$181.46
1107	Metal Fence - Repaint	5	4	\$5,900	\$1,180	\$0	\$98.33
1201	Pool Deck - Repair/Reseal	7	0	\$55,450	\$55,450	\$55,450	\$660.12
1215	Lane Line Storage Reel - Replace	15	4	\$2,740	\$2,009	\$0	\$15.22
1216	Pool Lane Dividers - Replace	15	4	\$10,330	\$7,575	\$0	\$57.39
1217	Pool Starting Blocks - Replace	15	4	\$14,250	\$10,450	\$0	\$79.17
1219	Emergency EVAC Chair - Replace	8	3	\$3,880	\$2,425	\$0	\$40.42
1219	Trash and Recyclable Units - Repl	12	0	\$16,100	\$16,100	\$16,100	\$111.81
1221	Lifeguard Stand - Replace	15	5	\$6,440	\$4,293	\$0	\$35.78
1230	Pool Shades - Replace	15	5	\$142,500	\$95,000	\$0	\$791.67
1401	Display Board - Replace	15	4	\$2,925	\$2,145	\$0	\$16.25
<b>Clubhouse Pool</b>							
1202	Pool - Resurface	10	0	\$226,500	\$226,500	\$226,500	\$1,887.50
1206	Pool Filters - Replace	18	6	\$18,500	\$12,333	\$0	\$85.65
1207	CO2 Filter System - Replace	30	21	\$9,375	\$2,813	\$0	\$26.04
1208	Pool Heaters - Replace	6	1	\$18,800	\$15,667	\$15,667	\$261.11
1210	Pool/Spa Pumps - Repair/Replace	2	1	\$5,245	\$2,623	\$2,623	\$218.54
1212	Chemical Controller System - Repl	10	0	\$7,280	\$7,280	\$7,280	\$60.67
1213	Pool Timing System - Replace	10	5	\$15,500	\$7,750	\$0	\$129.17
1214	Pool Area, Mastic - Replace	5	0	\$6,025	\$6,025	\$6,025	\$100.42
1224	Pool Surfaces - Retile	20	9	\$22,650	\$12,458	\$0	\$94.37
<b>Clubhouse Wading Pool</b>							
1202	Wading Pool - Resurface	10	0	\$8,825	\$8,825	\$8,825	\$73.54
1206	Pool Filter - Replace	18	6	\$2,925	\$1,950	\$0	\$13.54
1208	Wading Heaters - Replace	6	3	\$9,525	\$4,763	\$0	\$132.29
<b>Clubhouse Spas</b>							
1203	Spas - Resurface	6	0	\$19,050	\$19,050	\$19,050	\$264.58
1206	Spa Filters - Replace	18	6	\$5,780	\$3,853	\$0	\$26.76
1208	Spa Heaters - Replace	6	5	\$10,330	\$1,722	\$0	\$143.47

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Golf Course Tee Boxes</b>							
2104	Tee Box - Renovation (2004)	20	1	\$178,500	\$169,575	\$169,575	\$743.75
2106	Tee Box - Renovation (2005)	20	2	\$29,250	\$26,325	\$0	\$121.87
2107	Tee Box - Renovation (2009)	20	6	\$120,000	\$84,000	\$0	\$500.00
2113	Tee Box - Renovation (2013)	20	10	\$57,800	\$28,900	\$0	\$240.83
2115	Tee Box - Renovation (2015)	20	12	\$80,500	\$32,200	\$0	\$335.42
2118	Tee Box - Renovation (2018)	20	15	\$60,800	\$15,200	\$0	\$253.33
2119	Tee Box - Renovation (2019)	20	16	\$60,800	\$12,160	\$0	\$253.33
2120	Tee Box - Renovation (2022)	20	0	\$60,800	\$60,800	\$60,800	\$253.33
2121	Tee Box - Renovation (2023)	20	0	\$60,800	\$60,800	\$60,800	\$253.33
2122	Tee Box - Renovation (2024)	20	1	\$60,800	\$57,760	\$57,760	\$253.33
2123	Tee Box - Renovation (2025)	20	2	\$45,950	\$41,355	\$0	\$191.46
2124	Tee Box - Renovation (2026)	20	3	\$60,800	\$51,680	\$0	\$253.33
2125	Tee Box - Renovation (2027)	20	4	\$60,800	\$48,640	\$0	\$253.33
<b>Golf Course Bunkers</b>							
2212	Golf Course Bunkers - Renovate	20	12	\$800,000	\$320,000	\$0	\$3,333.33
<b>Golf Course Greens</b>							
2301	Green & Hole - Renovation (2002)	30	9	\$459,500	\$321,650	\$0	\$1,276.39
2305	Green & Hole - Renovation (2005)	30	12	\$418,000	\$250,800	\$0	\$1,161.11
2307	Green & Hole - Renovation (2007)	30	14	\$763,000	\$406,933	\$0	\$2,119.44
2311	Green & Hole - Renovation (2010)	30	17	\$103,300	\$44,763	\$0	\$286.94
2313	Green & Hole - Renovation (2012)	30	19	\$103,300	\$37,877	\$0	\$286.94
2314	Green & Hole - Renovation (2015)	30	22	\$80,500	\$21,467	\$0	\$223.61
2325	Green & Hole - Renovation (2024)	30	1	\$268,500	\$259,550	\$57,388	\$745.83
2326	Green & Hole - Renovation (2025)	30	2	\$268,500	\$250,600	\$0	\$745.83
2327	Green & Hole - Renovation (2026)	30	3	\$268,500	\$241,650	\$0	\$745.83
2328	Practice Green - Renovation (20/21)	30	28	\$226,500	\$15,100	\$0	\$629.17
<b>Golf Course Irrigation/Pumps</b>							
851	Pumps/Controllers (#4) - Replace	12	0	\$103,000	\$103,000	\$103,000	\$715.28
852	Pumps/Controllers (#11) - Replace	12	0	\$103,000	\$103,000	\$103,000	\$715.28
853	Pumps/Controllers (#18) - Replace	12	0	\$208,000	\$208,000	\$208,000	\$1,444.44
1005	Irrigation System - Repairs	1	0	\$12,950	\$12,950	\$12,950	\$1,079.16
1350	# 4 Pump House - Replace	50	4	\$55,000	\$50,600	\$0	\$91.67
1350	#11 Pump House - Replace	50	4	\$55,000	\$50,600	\$0	\$91.67
1350	#18 Pump House - Replace	50	6	\$137,500	\$121,000	\$0	\$229.17
<b>Golf Driving Range/Turn Building</b>							
411	Drinking Fountains - Replace	15	3	\$6,440	\$5,152	\$0	\$35.78
2501	Driving Range Nets - Replace (25%)	15	2	\$38,800	\$33,627	\$0	\$215.56
2501	Driving Range Nets - Replace (75%)	15	13	\$113,800	\$15,173	\$0	\$632.22
2505	Mats & Bag Stands - Replace	10	0	\$22,650	\$22,650	\$22,650	\$188.75
2511	Driving Range Tee Box - Renovate	25	13	\$123,500	\$59,280	\$0	\$411.67
2520	DR Irrigation/Landscaping - Replace	25	13	\$196,500	\$94,320	\$0	\$655.00
2540	Turn Building Snack Shop - Remodel	15	3	\$17,850	\$14,280	\$0	\$99.17
2542	Turn Building Bathrooms - Remodel	15	3	\$22,650	\$18,120	\$0	\$125.83
2545	Turn Building HVAC - Replace	10	0	\$6,440	\$6,440	\$6,440	\$53.67
2550	Turn Building - Renovate	30	18	\$117,500	\$47,000	\$0	\$326.39
<b>Golf Course Grounds</b>							
504	Hole #11 Gate - Replace	20	19	\$4,200	\$210	\$0	\$17.50

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2905	Yardage & Tee Markers - Replace	10	2	\$71,000	\$56,800	\$0	\$591.67
2910	Golf Carth Paths - Repair/Replace	1	0	\$32,250	\$32,250	\$32,250	\$2,687.49
2930	Golf Course Bridges -Repair/Replace	50	16	\$388,000	\$263,840	\$0	\$646.67
<b>Golf Course Retaining Walls</b>							
514 # 2	Retaining Wall - Replace	30	26	\$60,000	\$8,000	\$0	\$166.67
514 # 5	Retaining Wall - Replace	30	29	\$13,000	\$433	\$0	\$36.11
514 # 9	Retaining Wall - Replace	30	26	\$60,000	\$8,000	\$0	\$166.67
514 #14	Retaining Wall - Replace	30	1	\$27,500	\$26,583	\$26,583	\$76.39
514 #17	Retaining Wall - Replace	30	3	\$17,500	\$15,750	\$0	\$48.61
<b>Golf Course Maintenance Area</b>							
1222	Solar Panels - Replace	10	5	\$268,500	\$134,250	\$0	\$2,237.50
1840	Diesel Tank - Replace	30	11	\$5,000	\$3,167	\$0	\$13.89
1840	Gasoline Tank - Replace	30	11	\$12,500	\$7,917	\$0	\$34.72
2620	Wash Pad & Equipment – Replace	20	19	\$90,000	\$4,500	\$0	\$375.00
2830	Maintenance Office - Repair/Replace	20	6	\$57,800	\$40,460	\$0	\$240.83
2840	Containers - Replace	25	6	\$19,650	\$14,934	\$0	\$65.50
2845	Maint Yard Perim Fence - Replace	30	29	\$42,350	\$1,412	\$0	\$117.64
2850	Driving Range/Maint Road - Seal/Rep	8	6	\$10,330	\$2,583	\$0	\$107.60
2851	Driving Range/Maint Road - Replace	40	10	\$196,500	\$147,375	\$0	\$409.37
<b>Golf Course Maintenance Equipment</b>							
2851	Toyota Tundra(2014) - Replace	10	1	\$44,700	\$40,230	\$40,230	\$372.50
3002	Toro Groundsmaster 3100 - Repl	10	0	\$41,700	\$41,700	\$41,700	\$347.50
3003	John Deere Gator (2017) - Replace	10	4	\$17,850	\$10,710	\$0	\$148.75
3004	John Deere Gator (2018) - Replace	10	5	\$17,850	\$8,925	\$0	\$148.75
3005	7050 Rim Clamp Tire Changer - Repl	15	0	\$14,900	\$14,900	\$14,900	\$82.78
3007	Aerator Toro 648 - Replace	10	0	\$44,700	\$44,700	\$44,700	\$372.50
3008	Aerator Toro 648 - Replace	10	0	\$48,300	\$48,300	\$48,300	\$402.50
3009	Angle Master 3000MC - Replace	15	4	\$22,100	\$16,207	\$0	\$122.78
3010	Buffalo Blowers - Replace	10	0	\$14,900	\$14,900	\$14,900	\$124.17
3013	Cat Excavator - Replace	12	0	\$86,450	\$86,450	\$86,450	\$600.35
3016	Compactor Plate - Replace	10	0	\$4,470	\$4,470	\$4,470	\$37.25
3017	Concrete Saw - Replace	10	0	\$4,470	\$4,470	\$4,470	\$37.25
3020	Daihatsu Mini - Replace	10	0	\$27,400	\$27,400	\$27,400	\$228.33
3021	Dayton Crane - Replace	15	1	\$4,470	\$4,172	\$4,172	\$24.83
3022	Ditch Witch Trencher - Replace	12	7	\$11,915	\$4,965	\$0	\$82.74
3023	Express Dual 3000 MC - Replace	15	0	\$44,700	\$44,700	\$44,700	\$248.33
3025	John Deere Gator (2009) - Replace	10	0	\$35,200	\$35,200	\$35,200	\$293.33
3026	John Deere Gator (2012) - Replace	10	0	\$35,200	\$35,200	\$35,200	\$293.33
3027	John Deere Gator (2013) - Replace	10	0	\$71,000	\$71,000	\$71,000	\$591.67
3028	Graden Verticutter - Replace	10	0	\$10,630	\$10,630	\$10,630	\$88.58
3030	Toro Greensmaster 3400 - Replace	10	5	\$106,000	\$53,000	\$0	\$883.33
3031	Toro Greensmaster 3200 - Replace	10	0	\$53,050	\$53,050	\$53,050	\$442.08
3033	Toro Greensmaster 3400 - Replace	10	2	\$53,050	\$42,440	\$0	\$442.08
3034	Toro Greensmaster Flex 2100 - Repl	8	2	\$106,300	\$79,725	\$0	\$1,107.29
3035	Toro Groundsmaster 3500 - Repl	10	0	\$129,500	\$129,500	\$129,500	\$1,079.16
3037	John Deere Aerator - Replace	10	0	\$34,650	\$34,650	\$34,650	\$288.75
3038	Toro 3500D Mower - Replace	10	5	\$63,200	\$31,600	\$0	\$526.67
3039	JD Utility Tractor 5075 - Repl	15	10	\$47,750	\$15,917	\$0	\$265.28

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
3040	Kubota - Replace	10	9	\$47,750	\$4,775	\$0	\$397.92
3041	John Deere Aerator - Repl	10	0	\$34,650	\$34,650	\$34,650	\$288.75
3045	Manitowoc Hydraulic Lift - Replace	25	0	\$32,800	\$32,800	\$32,800	\$109.33
3050	Kubota Rough Mower - Replace	10	0	\$44,700	\$44,700	\$44,700	\$372.50
3051	Kubota Tractor 6040 - Replace	10	0	\$59,600	\$59,600	\$59,600	\$496.67
3052	Kubota Tractor 4700 - Replace	12	2	\$41,750	\$34,792	\$0	\$289.93
3053	Kubota Utility Vehicle - Replace	10	0	\$26,850	\$26,850	\$26,850	\$223.75
3060	Kawasaki Mule - Replace	10	0	\$12,950	\$12,950	\$12,950	\$107.92
3070	Lastec Mower (2010) - Replace	10	0	\$32,250	\$32,250	\$32,250	\$268.75
3071	Harlie Rake - Replace	20	0	\$23,850	\$23,850	\$23,850	\$99.37
3072	Lely Spreader - Replace	10	5	\$8,630	\$4,315	\$0	\$71.92
3073	Mete-R-Matic Top Dresser - Repl	10	0	\$22,650	\$22,650	\$22,650	\$188.75
3074	Trencher Attachment - Replace	10	5	\$8,350	\$4,175	\$0	\$69.58
3075	Miller Millermatic 250 - Replace	10	0	\$5,960	\$5,960	\$5,960	\$49.67
3077	Toro MultiPro Sprayer - Replace	10	0	\$107,150	\$107,150	\$107,150	\$892.91
3078	Toro Chemical Sprayer - Replace	10	0	\$86,450	\$86,450	\$86,450	\$720.42
3080	Ventrac - Replace	10	9	\$43,000	\$4,300	\$0	\$358.33
3081	Kubota Excavator 048 - Replace	10	9	\$73,000	\$7,300	\$0	\$608.33
3085	SDI Sprayer - Replace	10	0	\$19,650	\$19,650	\$19,650	\$163.75
3086	Smithco Green Roller - Replace	10	4	\$23,850	\$14,310	\$0	\$198.75
3087	Smithco Green Roller - Replace	10	0	\$22,650	\$22,650	\$22,650	\$188.75
3093	Turfco Seeder - Replace	10	3	\$20,900	\$14,630	\$0	\$174.17
3094	Toro Tee Mowers - Replace	10	5	\$80,500	\$40,250	\$0	\$670.83
3095	Toro Workman 3100D - Replace	10	0	\$32,250	\$32,250	\$32,250	\$268.75
3096	Toro Workman 3200 - Replace	10	0	\$96,800	\$96,800	\$96,800	\$806.67
3097	Toro Workman HD-D - Replace	10	2	\$59,000	\$47,200	\$0	\$491.67
3105	Toro Trans-Pro Trailers - Replace	10	2	\$26,850	\$21,480	\$0	\$223.75
3106	Toro Dingo TX - 427	10	2	\$48,300	\$38,640	\$0	\$402.50
3109	Turfco SP 1530 Top Dresser - Repl	10	0	\$35,200	\$35,200	\$35,200	\$293.33
3110	Tycrop MH-400 - Replace	10	9	\$35,200	\$3,520	\$0	\$293.33
3111	Tycrop MH-400 - Replace	10	3	\$35,200	\$24,640	\$0	\$293.33
3112	Ty-Crop 300 Spreader - Replace	10	0	\$16,100	\$16,100	\$16,100	\$134.17
3115	Vericut Reels - Replace	10	0	\$14,250	\$14,250	\$14,250	\$118.75
3116	Honda 21" Mower - Repl	8	0	\$8,055	\$8,055	\$8,055	\$83.91
3117	Genie Scissor Lift - Replace	10	2	\$48,300	\$38,640	\$0	\$402.50
3118	Ryan Jr Sod Cutter - Replace	10	2	\$8,050	\$6,440	\$0	\$67.08
3119	Barreto Tiller - Replace	10	0	\$17,850	\$17,850	\$17,850	\$148.75
3121	John Deere Aerator 1500-Replace	10	3	\$34,650	\$24,255	\$0	\$288.75
3130	Verti-Drain 7516 - Replace	10	3	\$66,850	\$46,795	\$0	\$557.08
3140	Cement Mixer - Replace	10	0	\$7,750	\$7,750	\$7,750	\$64.58
3160	Haz Mat Locker - Replace	20	0	\$20,900	\$20,900	\$20,900	\$87.08
Common Grounds (streets, landscaping, exterior lighting, retaining walls)							
103	Concrete Walkways - Repair	10	0	\$11,750	\$11,750	\$11,750	\$97.92
202	Asphalt Parking Lot - Resurface	30	28	\$358,000	\$23,867	\$0	\$994.44
203	Asphalt - Seal/Repair	5	3	\$21,450	\$8,580	\$0	\$357.50
305	Security System - Replace	12	7	\$51,900	\$21,625	\$0	\$360.42
320	Parking Lot Ext. Lighting - Replace	25	20	\$140,500	\$28,100	\$0	\$468.33
512	Split Rail Fence - Replace	20	13	\$109,500	\$38,325	\$0	\$456.25

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
514	Retaining/Planter Walls - Replace	20	0	\$24,450	\$24,450	\$24,450	\$101.87
1010	Landscaping - Upgrade	10	3	\$117,500	\$82,250	\$0	\$979.16
1403	Monument Sign - Replace	20	13	\$11,750	\$4,113	\$0	\$48.96
Lakes							
1701 # 2/18	Lake - Dredge	10	5	\$25,000	\$12,500	\$0	\$208.33
1701 # 9	Lakes - Dredge	10	5	\$90,000	\$45,000	\$0	\$750.00
1701 #10	Lake - Dredge	10	5	\$25,000	\$12,500	\$0	\$208.33
1703 #7	Lake - Reline	40	23	\$15,000	\$6,375	\$0	\$31.25
1712 #7	Fountain - Replace	20	3	\$15,000	\$12,750	\$0	\$62.50
266 Total Funded Components					\$10,021,151	\$3,811,054	\$91,043



# 30-Year Reserve Plan Summary

Report # 18931-4  
No-Site-Visit

Fiscal Year Start: 2023

Interest:

0.50 %

Inflation:

4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$3,811,054	\$10,021,151	38.0 %	Medium	109.15 %	\$1,092,516	\$0	\$15,244	\$2,630,960
2024	\$2,287,854	\$8,820,692	25.9 %	High	15.00 %	\$1,256,393	\$0	\$10,573	\$1,612,411
2025	\$1,942,410	\$8,678,280	22.4 %	High	15.00 %	\$1,444,852	\$0	\$10,649	\$1,079,951
2026	\$2,317,961	\$9,131,197	25.4 %	High	5.00 %	\$1,517,095	\$0	\$12,486	\$1,170,230
2027	\$2,677,311	\$9,557,497	28.0 %	High	5.00 %	\$1,592,950	\$0	\$16,309	\$438,884
2028	\$3,847,686	\$10,812,573	35.6 %	Medium	5.00 %	\$1,672,597	\$0	\$20,296	\$1,268,239
2029	\$4,272,340	\$11,308,491	37.8 %	Medium	5.00 %	\$1,756,227	\$0	\$23,390	\$966,242
2030	\$5,085,716	\$12,193,619	41.7 %	Medium	5.00 %	\$1,844,038	\$0	\$29,182	\$369,514
2031	\$6,589,422	\$13,792,256	47.8 %	Medium	5.00 %	\$1,936,240	\$0	\$33,836	\$1,611,805
2032	\$6,947,694	\$14,222,663	48.8 %	Medium	5.00 %	\$2,033,052	\$0	\$36,949	\$1,182,701
2033	\$7,834,994	\$15,178,754	51.6 %	Medium	5.00 %	\$2,134,705	\$0	\$36,091	\$3,401,313
2034	\$6,604,477	\$13,930,420	47.4 %	Medium	5.00 %	\$2,241,440	\$0	\$32,654	\$2,418,783
2035	\$6,459,789	\$13,721,260	47.1 %	Medium	5.00 %	\$2,353,512	\$0	\$28,982	\$3,706,750
2036	\$5,135,534	\$12,234,213	42.0 %	Medium	5.00 %	\$2,471,188	\$0	\$28,027	\$1,557,002
2037	\$6,077,747	\$12,996,188	46.8 %	Medium	5.00 %	\$2,594,747	\$0	\$32,523	\$1,770,717
2038	\$6,934,301	\$13,642,053	50.8 %	Medium	5.00 %	\$2,724,485	\$0	\$36,231	\$2,133,947
2039	\$7,561,069	\$14,014,696	54.0 %	Medium	5.00 %	\$2,860,709	\$0	\$41,859	\$1,277,654
2040	\$9,185,983	\$15,374,640	59.7 %	Medium	5.00 %	\$3,003,744	\$0	\$52,290	\$507,769
2041	\$11,734,248	\$17,674,787	66.4 %	Medium	5.00 %	\$3,153,932	\$0	\$60,602	\$2,437,209
2042	\$12,511,572	\$18,148,852	68.9 %	Medium	5.00 %	\$3,311,628	\$0	\$67,123	\$1,547,049
2043	\$14,343,274	\$19,659,717	73.0 %	Low	5.00 %	\$3,477,210	\$0	\$68,468	\$4,839,304
2044	\$13,049,648	\$17,902,825	72.9 %	Low	5.00 %	\$3,651,070	\$0	\$63,763	\$4,303,442
2045	\$12,461,039	\$16,732,537	74.5 %	Low	5.00 %	\$3,833,624	\$0	\$67,826	\$1,687,370
2046	\$14,675,119	\$18,339,720	80.0 %	Low	5.00 %	\$4,025,305	\$0	\$80,863	\$1,104,501
2047	\$17,676,786	\$20,725,084	85.3 %	Low	5.00 %	\$4,226,570	\$0	\$93,344	\$2,328,185
2048	\$19,668,514	\$22,045,250	89.2 %	Low	5.00 %	\$4,437,899	\$0	\$103,030	\$2,657,119
2049	\$21,552,324	\$23,192,629	92.9 %	Low	5.00 %	\$4,659,793	\$0	\$115,803	\$1,549,381
2050	\$24,778,539	\$25,659,111	96.6 %	Low	5.00 %	\$4,892,783	\$0	\$135,398	\$414,859
2051	\$29,391,861	\$29,530,159	99.5 %	Low	5.00 %	\$5,137,422	\$0	\$147,642	\$4,999,363
2052	\$29,677,562	\$28,919,211	102.6 %	Low	5.00 %	\$5,394,293	\$0	\$159,007	\$1,292,385

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$3,811,054	\$2,287,854	\$1,942,410	\$2,317,961	\$2,677,311
Annual Reserve Funding	\$1,092,516	\$1,256,393	\$1,444,852	\$1,517,095	\$1,592,950
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,244	\$10,573	\$10,649	\$12,486	\$16,309
Total Income	\$4,918,814	\$3,554,821	\$3,397,911	\$3,847,541	\$4,286,570
# Component					
<b>Clubhouse Exteriors</b>					
105 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$6,822	\$0	\$0	\$0
414 Patio Furniture - Replace	\$0	\$29,224	\$0	\$0	\$0
415 Patio Heater - Replace	\$0	\$0	\$0	\$0	\$9,698
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
701 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces - Repaint	\$0	\$0	\$87,069	\$0	\$0
1116 Exterior Trim - Repaint	\$32,250	\$0	\$0	\$0	\$0
1117 Exterior Surface - Repair	\$0	\$0	\$26,445	\$0	\$0
1302 Built-Up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Bar Area</b>					
901 Interior Furnishings - Replace	\$0	\$45,916	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
911 Bar Appliances - Replace	\$0	\$20,436	\$0	\$0	\$0
912 Wine Refrigerator - Replace	\$0	\$7,384	\$0	\$0	\$0
<b>Clubhouse Dining Area</b>					
307 Entertainment Equipment - Replace	\$0	\$1,914	\$0	\$0	\$0
901 Interior Furnishings - Remodel	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Kitchen</b>					
2600 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2601 Kitchen Flooring - Resurface	\$0	\$14,820	\$0	\$0	\$0
2610 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
2611 Deep Fryer - Replace	\$0	\$12,220	\$0	\$0	\$0
2612 Broiler (Salamander) - Replace	\$0	\$10,743	\$0	\$0	\$0
2613 Broiler (Underfired) - Replace	\$0	\$20,436	\$0	\$0	\$0
2614 Oven - Replace	\$0	\$24,232	\$0	\$0	\$0
2615 Range (6 Burner) - Replace	\$0	\$13,468	\$0	\$0	\$0
2616 Range (4 Burner) - Replace	\$0	\$10,743	\$0	\$0	\$0
2617 Range (Flat Top) - Replace	\$0	\$14,820	\$0	\$0	\$0
2618 Stove - Replace	\$0	\$4,035	\$0	\$0	\$0
2619 Gas Stone Oven - Replace	\$0	\$36,608	\$0	\$0	\$0
2620 Grease Trap - Replace	\$0	\$0	\$0	\$0	\$0
2621 Hood - Replace	\$0	\$0	\$0	\$0	\$0
2622 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$0
2623 Mixer - Replace	\$0	\$6,011	\$0	\$0	\$0
2625 Espresso Filtration System-Replace	\$7,100	\$0	\$0	\$0	\$0
2700 Ice Machine - Replace	\$0	\$16,120	\$0	\$0	\$0
2702 Refrigerator Prep Tables - Replace	\$21,450	\$0	\$0	\$0	\$0
2704 2-Drawer Warmers - Replace	\$0	\$4,893	\$0	\$0	\$0
2705 Refrigerator (Reach-In) - Replace	\$0	\$0	\$0	\$12,126	\$0
2705 Refrigerator (Undercounter) - Repl.	\$0	\$4,035	\$0	\$0	\$0
2706 Walk-In Freezer - Repair	\$0	\$12,220	\$0	\$0	\$0
<b>Clubhouse Golf Pro Shop</b>					
307 Entertainment Equipment - Replace	\$1,840	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$46,488	\$0	\$0	\$0

Fiscal Year		2023	2024	2025	2026	2027
903	Interiors - Remodel	\$0	\$28,548	\$0	\$0	\$0
<b>Clubhouse Meeting Rooms</b>						
307	Entertainment Equipment - Replace	\$1,840	\$0	\$0	\$0	\$0
901	Interior Furnishings - Replace	\$0	\$25,428	\$0	\$0	\$0
903	Interiors - Remodel	\$0	\$0	\$0	\$0	\$13,921
<b>Clubhouse Offices/Staff Rooms</b>						
903	Interiors (Office) - Remodel	\$0	\$0	\$0	\$0	\$0
903	Interiors (Staff) - Remodel	\$0	\$0	\$0	\$0	\$0
909	Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
920	Office Equipment - Replace(Partial)	\$3,225	\$0	\$3,488	\$0	\$3,773
922	AV Equipment - Replace	\$0	\$3,354	\$0	\$0	\$0
950	Computer Equipment-Replace/Upgrade	\$13,200	\$0	\$0	\$14,848	\$0
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>						
901	Interior Furnishings - Replace	\$0	\$30,420	\$0	\$0	\$0
903	Interiors - Remodel	\$0	\$136,240	\$0	\$0	\$0
909	Bathrooms - Refurbish	\$0	\$210,600	\$0	\$0	\$0
910	Locker Rooms - Refurbish	\$0	\$100,828	\$0	\$0	\$0
<b>Clubhouse Mechanical Equipment</b>						
303	HVAC (P144) - Replace	\$0	\$0	\$0	\$0	\$0
304	HVAC (P1P96) - Replace	\$0	\$0	\$0	\$0	\$0
305	HVAC (P18) - Replace	\$0	\$0	\$0	\$0	\$0
306	HVAC (P24) - Replace	\$0	\$0	\$0	\$0	\$0
307	HVAC (P36) - Replace	\$0	\$0	\$0	\$0	\$0
308	HVAC (P72) - Replace	\$0	\$0	\$0	\$0	\$0
309	HVAC (P48) - Replace	\$0	\$0	\$0	\$0	\$0
310	HVAC (P54) - Replace	\$0	\$0	\$0	\$0	\$0
311	HVAC (P96) - Replace	\$0	\$0	\$0	\$0	\$0
312	HVAC (P30) - Replace	\$0	\$0	\$0	\$0	\$0
313	HVAC (MAU-1) - Replace	\$0	\$0	\$0	\$16,760	\$0
314	Exhaust Fan (KEF) - Replace	\$0	\$0	\$0	\$0	\$0
315	Exhaust Fan (EF) - Replace	\$0	\$0	\$0	\$14,567	\$0
316	Exhaust Fan (SF) - Replace	\$0	\$0	\$0	\$7,649	\$0
317	Condensing Unit - Replace	\$0	\$0	\$0	\$20,810	\$0
318	Air Cooled Condensing Unit-Replace	\$0	\$0	\$0	\$7,717	\$0
803	Tankless Water Heater - Replace	\$0	\$0	\$0	\$63,049	\$0
1801	Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1805	Elevator Cab (Common) - Remodel	\$0	\$33,540	\$0	\$0	\$0
1805	Freight Elevator - Remodel	\$0	\$0	\$0	\$0	\$0
1819	Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Tennis Courts</b>						
409	Bench - Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$82,509	\$0
502	Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
940	Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
1601	Tennis Cts - Seal/Repair/Stripe	\$27,400	\$0	\$0	\$0	\$0
1601	Tennis Cts - Seal/Repair/Stripe	\$27,400	\$0	\$0	\$0	\$0
1601	Tennis Cts - Seal/Repair/Stripe	\$27,400	\$0	\$0	\$0	\$0
1602	Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1603	Tennis Ct Windscreen - Replace	\$0	\$0	\$0	\$0	\$41,881
1605	Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>						
320	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404	Patio/Pool Furniture - Replace	\$0	\$0	\$0	\$65,017	\$0
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107	Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$6,902
1201	Pool Deck - Repair/Reseal	\$55,450	\$0	\$0	\$0	\$0
1215	Lane Line Storage Reel - Replace	\$0	\$0	\$0	\$0	\$3,205
1216	Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$12,085
1217	Pool Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$16,670
1219	Emergency EVAC Chair - Replace	\$0	\$0	\$0	\$4,364	\$0
1219	Trash and Recyclable Units - Repl	\$16,100	\$0	\$0	\$0	\$0
1221	Lifeguard Stand - Replace	\$0	\$0	\$0	\$0	\$0
1230	Pool Shades - Replace	\$0	\$0	\$0	\$0	\$0
1401	Display Board - Replace	\$0	\$0	\$0	\$0	\$3,422
<b>Clubhouse Pool</b>						
1202	Pool - Resurface	\$226,500	\$0	\$0	\$0	\$0

Fiscal Year		2023	2024	2025	2026	2027
1206	Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1207	CO2 Filter System - Replace	\$0	\$0	\$0	\$0	\$0
1208	Pool Heaters - Replace	\$0	\$19,552	\$0	\$0	\$0
1210	Pool/Spa Pumps - Repair/Replace	\$0	\$5,455	\$0	\$5,900	\$0
1212	Chemical Controller System - Repl	\$7,280	\$0	\$0	\$0	\$0
1213	Pool Timing System - Replace	\$0	\$0	\$0	\$0	\$0
1214	Pool Area, Mastic - Replace	\$6,025	\$0	\$0	\$0	\$0
1224	Pool Surfaces - Retile	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Wading Pool</b>						
1202	Wading Pool - Resurface	\$8,825	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Wading Heaters - Replace	\$0	\$0	\$0	\$10,714	\$0
<b>Clubhouse Spas</b>						
1203	Spas - Resurface	\$19,050	\$0	\$0	\$0	\$0
1206	Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208	Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Tee Boxes</b>						
2104	Tee Box - Renovation (2004)	\$0	\$185,640	\$0	\$0	\$0
2106	Tee Box - Renovation (2005)	\$0	\$0	\$31,637	\$0	\$0
2107	Tee Box - Renovation (2009)	\$0	\$0	\$0	\$0	\$0
2113	Tee Box - Renovation (2013)	\$0	\$0	\$0	\$0	\$0
2115	Tee Box - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2118	Tee Box - Renovation (2018)	\$0	\$0	\$0	\$0	\$0
2119	Tee Box - Renovation (2019)	\$0	\$0	\$0	\$0	\$0
2120	Tee Box - Renovation (2022)	\$60,800	\$0	\$0	\$0	\$0
2121	Tee Box - Renovation (2023)	\$60,800	\$0	\$0	\$0	\$0
2122	Tee Box - Renovation (2024)	\$0	\$63,232	\$0	\$0	\$0
2123	Tee Box - Renovation (2025)	\$0	\$0	\$49,700	\$0	\$0
2124	Tee Box - Renovation (2026)	\$0	\$0	\$0	\$68,392	\$0
2125	Tee Box - Renovation (2027)	\$0	\$0	\$0	\$0	\$71,127
<b>Golf Course Bunkers</b>						
2212	Golf Course Bunkers - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Greens</b>						
2301	Green & Hole - Renovation (2002)	\$0	\$0	\$0	\$0	\$0
2305	Green & Hole - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2307	Green & Hole - Renovation (2007)	\$0	\$0	\$0	\$0	\$0
2311	Green & Hole - Renovation (2010)	\$0	\$0	\$0	\$0	\$0
2313	Green & Hole - Renovation (2012)	\$0	\$0	\$0	\$0	\$0
2314	Green & Hole - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2325	Green & Hole - Renovation (2024)	\$0	\$279,240	\$0	\$0	\$0
2326	Green & Hole - Renovation (2025)	\$0	\$0	\$290,410	\$0	\$0
2327	Green & Hole - Renovation (2026)	\$0	\$0	\$0	\$302,026	\$0
2328	Practice Green - Renovation (20/21)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Irrigation/Pumps</b>						
851	Pumps/Controllers (#4) - Replace	\$103,000	\$0	\$0	\$0	\$0
852	Pumps/Controllers (#11) - Replace	\$103,000	\$0	\$0	\$0	\$0
853	Pumps/Controllers (#18) - Replace	\$208,000	\$0	\$0	\$0	\$0
1005	Irrigation System - Repairs	\$12,950	\$13,468	\$14,007	\$14,567	\$15,150
1350	# 4 Pump House - Replace	\$0	\$0	\$0	\$0	\$64,342
1350	#11 Pump House - Replace	\$0	\$0	\$0	\$0	\$64,342
1350	#18 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Driving Range/Turn Building</b>						
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$7,244	\$0
2501	Driving Range Nets - Replace (25%)	\$0	\$0	\$41,966	\$0	\$0
2501	Driving Range Nets - Replace (75%)	\$0	\$0	\$0	\$0	\$0
2505	Mats & Bag Stands - Replace	\$22,650	\$0	\$0	\$0	\$0
2511	Driving Range Tee Box - Renovate	\$0	\$0	\$0	\$0	\$0
2520	DR Irrigation/Landscaping - Replace	\$0	\$0	\$0	\$0	\$0
2540	Turn Building Snack Shop - Remodel	\$0	\$0	\$0	\$20,079	\$0
2542	Turn Building Bathrooms - Remodel	\$0	\$0	\$0	\$25,478	\$0
2545	Turn Building HVAC - Replace	\$6,440	\$0	\$0	\$0	\$0
2550	Turn Building - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Grounds</b>						
504	Hole #11 Gate - Replace	\$0	\$0	\$0	\$0	\$0
2905	Yardage & Tee Markers - Replace	\$0	\$0	\$76,794	\$0	\$0
2910	Golf Carth Paths - Repair/Replace	\$32,250	\$33,540	\$34,882	\$36,277	\$37,728
2930	Golf Course Bridges -Repair/Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
<b>Golf Course Retaining Walls</b>					
514 # 2 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514 # 5 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514 # 9 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514 #14 Retaining Wall - Replace	\$0	\$28,600	\$0	\$0	\$0
514 #17 Retaining Wall - Replace	\$0	\$0	\$0	\$19,685	\$0
<b>Golf Course Maintenance Area</b>					
1222 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
1840 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
1840 Gasoline Tank - Replace	\$0	\$0	\$0	\$0	\$0
2620 Wash Pad & Equipment – Replace	\$0	\$0	\$0	\$0	\$0
2830 Maintenance Office - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2840 Containers - Replace	\$0	\$0	\$0	\$0	\$0
2845 Maint Yard Perim Fence - Replace	\$0	\$0	\$0	\$0	\$0
2850 Driving Range/Maint Road - Seal/Rep	\$0	\$0	\$0	\$0	\$0
2851 Driving Range/Maint Road - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Maintenance Equipment</b>					
2851 Toyota Tundra(2014) - Replace	\$0	\$46,488	\$0	\$0	\$0
3002 Toro Groundskeeper 3100 - Repl	\$41,700	\$0	\$0	\$0	\$0
3003 John Deere Gator (2017) - Replace	\$0	\$0	\$0	\$0	\$20,882
3004 John Deere Gator (2018) - Replace	\$0	\$0	\$0	\$0	\$0
3005 7050 Rim Clamp Tire Changer - Repl	\$14,900	\$0	\$0	\$0	\$0
3007 Aerator Toro 648 - Replace	\$44,700	\$0	\$0	\$0	\$0
3008 Aerator Toro 648 - Replace	\$48,300	\$0	\$0	\$0	\$0
3009 Angle Master 3000MC - Replace	\$0	\$0	\$0	\$0	\$25,854
3010 Buffalo Blowers - Replace	\$14,900	\$0	\$0	\$0	\$0
3013 Cat Excavator - Replace	\$86,450	\$0	\$0	\$0	\$0
3016 Compactor Plate - Replace	\$4,470	\$0	\$0	\$0	\$0
3017 Concrete Saw - Replace	\$4,470	\$0	\$0	\$0	\$0
3020 Daihatsu Mini - Replace	\$27,400	\$0	\$0	\$0	\$0
3021 Dayton Crane - Replace	\$0	\$4,649	\$0	\$0	\$0
3022 Ditch Witch Trencher - Replace	\$0	\$0	\$0	\$0	\$0
3023 Express Dual 3000 MC - Replace	\$44,700	\$0	\$0	\$0	\$0
3025 John Deere Gator (2009) - Replace	\$35,200	\$0	\$0	\$0	\$0
3026 John Deere Gator (2012) - Replace	\$35,200	\$0	\$0	\$0	\$0
3027 John Deere Gator (2013) - Replace	\$71,000	\$0	\$0	\$0	\$0
3028 Graden Verticutter - Replace	\$10,630	\$0	\$0	\$0	\$0
3030 Toro Greensmaster 3400 - Replace	\$0	\$0	\$0	\$0	\$0
3031 Toro Greensmaster 3200 - Replace	\$53,050	\$0	\$0	\$0	\$0
3033 Toro Greensmaster 3400 - Replace	\$0	\$0	\$57,379	\$0	\$0
3034 Toro Greensmaster Flex 2100 - Repl	\$0	\$0	\$114,974	\$0	\$0
3035 Toro Groundskeeper 3500 - Repl	\$129,500	\$0	\$0	\$0	\$0
3037 John Deere Aerator - Replace	\$34,650	\$0	\$0	\$0	\$0
3038 Toro 3500D Mower - Replace	\$0	\$0	\$0	\$0	\$0
3039 JD Utility Tractor 5075 - Repl	\$0	\$0	\$0	\$0	\$0
3040 Kubota - Replace	\$0	\$0	\$0	\$0	\$0
3041 John Deere Aerator - Repl	\$34,650	\$0	\$0	\$0	\$0
3045 Manitowoc Hydraulic Lift - Replace	\$32,800	\$0	\$0	\$0	\$0
3050 Kubota Rough Mower - Replace	\$44,700	\$0	\$0	\$0	\$0
3051 Kubota Tractor 6040 - Replace	\$59,600	\$0	\$0	\$0	\$0
3052 Kubota Tractor 4700 - Replace	\$0	\$0	\$45,157	\$0	\$0
3053 Kubota Utility Vehicle - Replace	\$26,850	\$0	\$0	\$0	\$0
3060 Kawasaki Mule - Replace	\$12,950	\$0	\$0	\$0	\$0
3070 Lastec Mower (2010) - Replace	\$107,150	\$0	\$0	\$0	\$0
3071 Harlie Rake - Replace	\$23,850	\$0	\$0	\$0	\$0
3072 Lely Spreader - Replace	\$0	\$0	\$0	\$0	\$0
3073 Mete-R-Matic Top Dresser - Repl	\$22,650	\$0	\$0	\$0	\$0
3074 Trencher Attachment - Replace	\$0	\$0	\$0	\$0	\$0
3075 Miller Millermatic 250 - Replace	\$5,960	\$0	\$0	\$0	\$0
3077 Toro MultiPro Sprayer - Replace	\$107,150	\$0	\$0	\$0	\$0
3078 Toro Chemical Sprayer - Replace	\$86,450	\$0	\$0	\$0	\$0
3080 Ventrac - Replace	\$0	\$0	\$0	\$0	\$0
3081 Kubota Excavator 048 - Replace	\$0	\$0	\$0	\$0	\$0
3085 SDI Sprayer - Replace	\$19,650	\$0	\$0	\$0	\$0
3086 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$27,901
3087 Smithco Green Roller - Replace	\$22,650	\$0	\$0	\$0	\$0
3093 Turfco Seeder - Replace	\$0	\$0	\$0	\$23,510	\$0
3094 Toro Tee Mowers - Replace	\$0	\$0	\$0	\$0	\$0
3095 Toro Workman 3100D - Replace	\$32,250	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
3096 Toro Workman 3200 - Replace	\$96,800	\$0	\$0	\$0	\$0
3097 Toro Workman HD-D - Replace	\$0	\$0	\$63,814	\$0	\$0
3105 Toro Trans-Pro Trailers - Replace	\$0	\$0	\$29,041	\$0	\$0
3106 Toro Dingo TX - 427	\$0	\$0	\$52,241	\$0	\$0
3109 Turfco SP 1530 Top Dresser - Repl	\$35,200	\$0	\$0	\$0	\$0
3110 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$0
3111 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$39,595	\$0
3112 Ty-Crop 300 Spreader - Replace	\$16,100	\$0	\$0	\$0	\$0
3115 Vericut Reels - Replace	\$14,250	\$0	\$0	\$0	\$0
3116 Honda 21" Mower - Repl	\$8,055	\$0	\$0	\$0	\$0
3117 Genie Scissor Lift - Replace	\$0	\$0	\$52,241	\$0	\$0
3118 Ryan Jr Sod Cutter - Replace	\$0	\$0	\$8,707	\$0	\$0
3119 Barreto Tiller - Replace	\$17,850	\$0	\$0	\$0	\$0
3121 John Deere Aerator 1500-Replace	\$0	\$0	\$0	\$38,977	\$0
3130 Verti-Drain 7516 - Replace	\$0	\$0	\$0	\$75,197	\$0
3140 Cement Mixer - Replace	\$7,750	\$0	\$0	\$0	\$0
3160 Haz Mat Locker - Replace	\$20,900	\$0	\$0	\$0	\$0
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103 Concrete Walkways - Repair	\$11,750	\$0	\$0	\$0	\$0
202 Asphalt Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$0	\$0	\$0	\$24,128	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
320 Parking Lot Ext. Lighting - Replace	\$0	\$0	\$0	\$0	\$0
512 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
514 Retaining/Planter Walls - Replace	\$24,450	\$0	\$0	\$0	\$0
1010 Landscaping - Upgrade	\$0	\$0	\$0	\$132,172	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lakes</b>					
1701 # 2/18 Lake - Dredge	\$0	\$0	\$0	\$0	\$0
1701 # 9 Lakes - Dredge	\$0	\$0	\$0	\$0	\$0
1701 #10 Lake - Dredge	\$0	\$0	\$0	\$0	\$0
1703 #7 Lake - Reline	\$0	\$0	\$0	\$0	\$0
1712 #7 Fountain - Replace	\$0	\$0	\$0	\$16,873	\$0
Total Expenses	\$2,630,960	\$1,612,411	\$1,079,951	\$1,170,230	\$438,884
Ending Reserve Balance	\$2,287,854	\$1,942,410	\$2,317,961	\$2,677,311	\$3,847,686

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Reserve Balance	\$3,847,686	\$4,272,340	\$5,085,716	\$6,589,422	\$6,947,694
Annual Reserve Funding	\$1,672,597	\$1,756,227	\$1,844,038	\$1,936,240	\$2,033,052
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,296	\$23,390	\$29,182	\$33,836	\$36,949
<b>Total Income</b>	<b>\$5,540,579</b>	<b>\$6,051,958</b>	<b>\$6,958,936</b>	<b>\$8,559,498</b>	<b>\$9,017,695</b>
<b># Component</b>					
<b>Clubhouse Exteriors</b>					
105 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
414 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
415 Patio Heater - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
701 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Trim - Repaint	\$39,237	\$0	\$0	\$0	\$0
1117 Exterior Surface - Repair	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roof - Replace	\$0	\$29,419	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$3,929	\$0	\$0	\$0
1304 Tile Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Bar Area</b>					
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$431,099	\$0
911 Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$0
912 Wine Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Dining Area</b>					
307 Entertainment Equipment - Replace	\$0	\$2,328	\$0	\$0	\$0
901 Interior Furnishings - Remodel	\$0	\$0	\$0	\$86,562	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$431,099	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$105,311	\$0
<b>Clubhouse Kitchen</b>					
2600 Kitchen - Remodel	\$0	\$0	\$89,483	\$0	\$0
2601 Kitchen Flooring - Resurface	\$0	\$0	\$18,752	\$0	\$0
2610 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
2611 Deep Fryer - Replace	\$0	\$0	\$0	\$0	\$0
2612 Broiler (Salamander) - Replace	\$0	\$0	\$0	\$0	\$0
2613 Broiler (Underfired) - Replace	\$0	\$0	\$0	\$0	\$0
2614 Oven - Replace	\$0	\$0	\$0	\$0	\$0
2615 Range (6 Burner) - Replace	\$0	\$0	\$0	\$0	\$0
2616 Range (4 Burner) - Replace	\$0	\$0	\$0	\$0	\$0
2617 Range (Flat Top) - Replace	\$0	\$0	\$0	\$0	\$0
2618 Stove - Replace	\$0	\$0	\$0	\$0	\$0
2619 Gas Stone Oven - Replace	\$0	\$0	\$0	\$0	\$0
2620 Grease Trap - Replace	\$0	\$0	\$0	\$0	\$0
2621 Hood - Replace	\$0	\$89,838	\$0	\$0	\$0
2622 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$17,080
2623 Mixer - Replace	\$0	\$0	\$0	\$0	\$0
2625 Espresso Filtration System-Replace	\$0	\$0	\$0	\$9,717	\$0
2700 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
2702 Refrigerator Prep Tables - Replace	\$0	\$0	\$0	\$0	\$0
2704 2-Drawer Warmers - Replace	\$0	\$0	\$0	\$0	\$0
2705 Refrigerator (Reach-In) - Replace	\$0	\$0	\$0	\$0	\$0
2705 Refrigerator (Undercounter) - Repl.	\$0	\$0	\$0	\$0	\$0
2706 Walk-In Freezer - Repair	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Golf Pro Shop</b>					
307 Entertainment Equipment - Replace	\$2,239	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Meeting Rooms</b>					
307 Entertainment Equipment - Replace	\$2,239	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2028	2029	2030	2031	2032
<b>Clubhouse Offices/Staff Rooms</b>					
903 Interiors (Office) - Remodel	\$0	\$45,298	\$0	\$0	\$0
903 Interiors (Staff) - Remodel	\$0	\$18,031	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$18,853	\$0	\$0	\$0
920 Office Equipment - Replace(Partial)	\$0	\$4,081	\$0	\$4,414	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
950 Computer Equipment-Replace/Upgrade	\$0	\$16,702	\$0	\$0	\$18,788
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>					
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Locker Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Mechanical Equipment</b>					
303 HVAC (P144) - Replace	\$0	\$0	\$0	\$0	\$0
304 HVAC (P1P96) - Replace	\$0	\$0	\$0	\$0	\$0
305 HVAC (P18) - Replace	\$0	\$6,788	\$0	\$0	\$0
306 HVAC (P24) - Replace	\$0	\$7,162	\$0	\$0	\$0
307 HVAC (P36) - Replace	\$0	\$62,697	\$0	\$0	\$0
308 HVAC (P72) - Replace	\$0	\$43,084	\$0	\$0	\$0
309 HVAC (P48) - Replace	\$0	\$30,178	\$0	\$0	\$0
310 HVAC (P54) - Replace	\$0	\$10,793	\$0	\$0	\$0
311 HVAC (P96) - Replace	\$0	\$16,386	\$0	\$0	\$0
312 HVAC (P30) - Replace	\$0	\$8,066	\$0	\$0	\$0
313 HVAC (MAU-1) - Replace	\$0	\$0	\$0	\$0	\$0
314 Exhaust Fan (KEF) - Replace	\$0	\$0	\$13,212	\$0	\$0
315 Exhaust Fan (EF) - Replace	\$0	\$0	\$0	\$0	\$0
316 Exhaust Fan (SF) - Replace	\$0	\$0	\$0	\$0	\$0
317 Condensing Unit - Replace	\$0	\$0	\$0	\$0	\$0
318 Air Cooled Condensing Unit-Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1805 Elevator Cab (Common) - Remodel	\$0	\$0	\$0	\$0	\$0
1805 Freight Elevator - Remodel	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Tennis Courts</b>					
409 Bench - Replace	\$0	\$0	\$0	\$0	\$24,481
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
940 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$33,336	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$33,336	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$33,336	\$0	\$0	\$0	\$0
1602 Tennis Courts - Resurface	\$0	\$0	\$0	\$441,364	\$0
1603 Tennis Ct Windscreen - Replace	\$0	\$0	\$0	\$0	\$50,955
1605 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio/Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$8,227
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$8,398
1201 Pool Deck - Repair/Reseal	\$0	\$0	\$72,968	\$0	\$0
1215 Lane Line Storage Reel - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1217 Pool Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
1219 Emergency EVAC Chair - Replace	\$0	\$0	\$0	\$0	\$0
1219 Trash and Recyclable Units - Repl	\$0	\$0	\$0	\$0	\$0
1221 Lifeguard Stand - Replace	\$7,835	\$0	\$0	\$0	\$0
1230 Pool Shades - Replace	\$173,373	\$0	\$0	\$0	\$0
1401 Display Board - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool</b>					
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filters - Replace	\$0	\$23,408	\$0	\$0	\$0
1207 CO2 Filter System - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$0	\$0	\$24,740	\$0	\$0
1210 Pool/Spa Pumps - Repair/Replace	\$6,381	\$0	\$6,902	\$0	\$7,465
1212 Chemical Controller System - Repl	\$0	\$0	\$0	\$0	\$0
1213 Pool Timing System - Replace	\$18,858	\$0	\$0	\$0	\$0



Fiscal Year		2028	2029	2030	2031	2032
1214	Pool Area, Mastic - Replace	\$7,330	\$0	\$0	\$0	\$0
1224	Pool Surfaces - Retile	\$0	\$0	\$0	\$0	\$32,238
<b>Clubhouse Wading Pool</b>						
1202	Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$3,701	\$0	\$0	\$0
1208	Wading Heaters - Replace	\$0	\$0	\$0	\$0	\$13,557
<b>Clubhouse Spas</b>						
1203	Spas - Resurface	\$0	\$24,104	\$0	\$0	\$0
1206	Spa Filters - Replace	\$0	\$7,314	\$0	\$0	\$0
1208	Spa Heaters - Replace	\$12,568	\$0	\$0	\$0	\$0
<b>Golf Course Tee Boxes</b>						
2104	Tee Box - Renovation (2004)	\$0	\$0	\$0	\$0	\$0
2106	Tee Box - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2107	Tee Box - Renovation (2009)	\$0	\$151,838	\$0	\$0	\$0
2113	Tee Box - Renovation (2013)	\$0	\$0	\$0	\$0	\$0
2115	Tee Box - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2118	Tee Box - Renovation (2018)	\$0	\$0	\$0	\$0	\$0
2119	Tee Box - Renovation (2019)	\$0	\$0	\$0	\$0	\$0
2120	Tee Box - Renovation (2022)	\$0	\$0	\$0	\$0	\$0
2121	Tee Box - Renovation (2023)	\$0	\$0	\$0	\$0	\$0
2122	Tee Box - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2123	Tee Box - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2124	Tee Box - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2125	Tee Box - Renovation (2027)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Bunkers</b>						
2212	Golf Course Bunkers - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Greens</b>						
2301	Green & Hole - Renovation (2002)	\$0	\$0	\$0	\$0	\$654,012
2305	Green & Hole - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2307	Green & Hole - Renovation (2007)	\$0	\$0	\$0	\$0	\$0
2311	Green & Hole - Renovation (2010)	\$0	\$0	\$0	\$0	\$0
2313	Green & Hole - Renovation (2012)	\$0	\$0	\$0	\$0	\$0
2314	Green & Hole - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2325	Green & Hole - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2326	Green & Hole - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2327	Green & Hole - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2328	Practice Green - Renovation (20/21)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Irrigation/Pumps</b>						
851	Pumps/Controllers (#4) - Replace	\$0	\$0	\$0	\$0	\$0
852	Pumps/Controllers (#11) - Replace	\$0	\$0	\$0	\$0	\$0
853	Pumps/Controllers (#18) - Replace	\$0	\$0	\$0	\$0	\$0
1005	Irrigation System - Repairs	\$15,756	\$16,386	\$17,041	\$17,723	\$18,432
1350	# 4 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#11 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#18 Pump House - Replace	\$0	\$173,981	\$0	\$0	\$0
<b>Golf Driving Range/Turn Building</b>						
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (25%)	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (75%)	\$0	\$0	\$0	\$0	\$0
2505	Mats & Bag Stands - Replace	\$0	\$0	\$0	\$0	\$0
2511	Driving Range Tee Box - Renovate	\$0	\$0	\$0	\$0	\$0
2520	DR Irrigation/Landscaping - Replace	\$0	\$0	\$0	\$0	\$0
2540	Turn Building Snack Shop - Remodel	\$0	\$0	\$0	\$0	\$0
2542	Turn Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2545	Turn Building HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2550	Turn Building - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Grounds</b>						
504	Hole #11 Gate - Replace	\$0	\$0	\$0	\$0	\$0
2905	Yardage & Tee Markers - Replace	\$0	\$0	\$0	\$0	\$0
2910	Golf Carth Paths - Repair/Replace	\$39,237	\$40,807	\$42,439	\$44,136	\$45,902
2930	Golf Course Bridges -Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Retaining Walls</b>						
514	# 2 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 5 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 9 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#14 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#17 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2028	2029	2030	2031	2032
<b>Golf Course Maintenance Area</b>					
1222 Solar Panels - Replace	\$326,671	\$0	\$0	\$0	\$0
1840 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
1840 Gasoline Tank - Replace	\$0	\$0	\$0	\$0	\$0
2620 Wash Pad & Equipment – Replace	\$0	\$0	\$0	\$0	\$0
2830 Maintenance Office - Repair/Replace	\$0	\$73,135	\$0	\$0	\$0
2840 Containers - Replace	\$0	\$24,864	\$0	\$0	\$0
2845 Maint Yard Perim Fence - Replace	\$0	\$0	\$0	\$0	\$0
2850 Driving Range/Maint Road - Seal/Rep	\$0	\$13,071	\$0	\$0	\$0
2851 Driving Range/Maint Road - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Maintenance Equipment</b>					
2851 Toyota Tundra(2014) - Replace	\$0	\$0	\$0	\$0	\$0
3002 Toro Groundsmaster 3100 - Repl	\$0	\$0	\$0	\$0	\$0
3003 John Deere Gator (2017) - Replace	\$0	\$0	\$0	\$0	\$0
3004 John Deere Gator (2018) - Replace	\$21,717	\$0	\$0	\$0	\$0
3005 7050 Rim Clamp Tire Changer - Repl	\$0	\$0	\$0	\$0	\$0
3007 Aerator Toro 648 - Replace	\$0	\$0	\$0	\$0	\$0
3008 Aerator Toro 648 - Replace	\$0	\$0	\$0	\$0	\$0
3009 Angle Master 3000MC - Replace	\$0	\$0	\$0	\$0	\$0
3010 Buffalo Blowers - Replace	\$0	\$0	\$0	\$0	\$0
3013 Cat Excavator - Replace	\$0	\$0	\$0	\$0	\$0
3016 Compactor Plate - Replace	\$0	\$0	\$0	\$0	\$0
3017 Concrete Saw - Replace	\$0	\$0	\$0	\$0	\$0
3020 Daihatsu Mini - Replace	\$0	\$0	\$0	\$0	\$0
3021 Dayton Crane - Replace	\$0	\$0	\$0	\$0	\$0
3022 Ditch Witch Trencher - Replace	\$0	\$0	\$15,679	\$0	\$0
3023 Express Dual 3000 MC - Replace	\$0	\$0	\$0	\$0	\$0
3025 John Deere Gator (2009) - Replace	\$0	\$0	\$0	\$0	\$0
3026 John Deere Gator (2012) - Replace	\$0	\$0	\$0	\$0	\$0
3027 John Deere Gator (2013) - Replace	\$0	\$0	\$0	\$0	\$0
3028 Graden Verticutter - Replace	\$0	\$0	\$0	\$0	\$0
3030 Toro Greensmaster 3400 - Replace	\$128,965	\$0	\$0	\$0	\$0
3031 Toro Greensmaster 3200 - Replace	\$0	\$0	\$0	\$0	\$0
3033 Toro Greensmaster 3400 - Replace	\$0	\$0	\$0	\$0	\$0
3034 Toro Greensmaster Flex 2100 - Repl	\$0	\$0	\$0	\$0	\$0
3035 Toro Groundsmaster 3500 - Repl	\$0	\$0	\$0	\$0	\$0
3037 John Deere Aerator - Replace	\$0	\$0	\$0	\$0	\$0
3038 Toro 3500D Mower - Replace	\$76,892	\$0	\$0	\$0	\$0
3039 JD Utility Tractor 5075 - Repl	\$0	\$0	\$0	\$0	\$0
3040 Kubota - Replace	\$0	\$0	\$0	\$0	\$67,963
3041 John Deere Aerator - Repl	\$0	\$0	\$0	\$0	\$0
3045 Manitowoc Hydraulic Lift - Replace	\$0	\$0	\$0	\$0	\$0
3050 Kubota Rough Mower - Replace	\$0	\$0	\$0	\$0	\$0
3051 Kubota Tractor 6040 - Replace	\$0	\$0	\$0	\$0	\$0
3052 Kubota Tractor 4700 - Replace	\$0	\$0	\$0	\$0	\$0
3053 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
3060 Kawasaki Mule - Replace	\$0	\$0	\$0	\$0	\$0
3070 Lastec Mower (2010) - Replace	\$0	\$0	\$0	\$0	\$0
3071 Harlie Rake - Replace	\$0	\$0	\$0	\$0	\$0
3072 Lely Spreader - Replace	\$10,500	\$0	\$0	\$0	\$0
3073 Mete-R-Matic Top Dresser - Repl	\$0	\$0	\$0	\$0	\$0
3074 Trencher Attachment - Replace	\$10,159	\$0	\$0	\$0	\$0
3075 Miller Millermatic 250 - Replace	\$0	\$0	\$0	\$0	\$0
3077 Toro MultiPro Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3078 Toro Chemical Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3080 Ventrac - Replace	\$0	\$0	\$0	\$0	\$61,202
3081 Kubota Excavator 048 - Replace	\$0	\$0	\$0	\$0	\$103,902
3085 SDI Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3086 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$0
3087 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$0
3093 Turfco Seeder - Replace	\$0	\$0	\$0	\$0	\$0
3094 Toro Tee Mowers - Replace	\$97,941	\$0	\$0	\$0	\$0
3095 Toro Workman 3100D - Replace	\$0	\$0	\$0	\$0	\$0
3096 Toro Workman 3200 - Replace	\$0	\$0	\$0	\$0	\$0
3097 Toro Workman HD-D - Replace	\$0	\$0	\$0	\$0	\$0
3105 Toro Trans-Pro Trailers - Replace	\$0	\$0	\$0	\$0	\$0
3106 Toro Dingo TX - 427	\$0	\$0	\$0	\$0	\$0
3109 Turfco SP 1530 Top Dresser - Repl	\$0	\$0	\$0	\$0	\$0
3110 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$50,101

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
3111 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$0
3112 Ty-Crop 300 Spreader - Replace	\$0	\$0	\$0	\$0	\$0
3115 Vericut Reels - Replace	\$0	\$0	\$0	\$0	\$0
3116 Honda 21" Mower - Repl	\$0	\$0	\$0	\$11,024	\$0
3117 Genie Scissor Lift - Replace	\$0	\$0	\$0	\$0	\$0
3118 Ryan Jr Sod Cutter - Replace	\$0	\$0	\$0	\$0	\$0
3119 Barreto Tiller - Replace	\$0	\$0	\$0	\$0	\$0
3121 John Deere Aerator 1500-Replace	\$0	\$0	\$0	\$0	\$0
3130 Verti-Drain 7516 - Replace	\$0	\$0	\$0	\$0	\$0
3140 Cement Mixer - Replace	\$0	\$0	\$0	\$0	\$0
3160 Haz Mat Locker - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
202 Asphalt Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$0	\$0	\$0	\$29,356	\$0
305 Security System - Replace	\$0	\$0	\$68,297	\$0	\$0
320 Parking Lot Ext. Lighting - Replace	\$0	\$0	\$0	\$0	\$0
512 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
514 Retaining/Planter Walls - Replace	\$0	\$0	\$0	\$0	\$0
1010 Landscaping - Upgrade	\$0	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lakes</b>					
1701 # 2/18 Lake - Dredge	\$30,416	\$0	\$0	\$0	\$0
1701 # 9 Lakes - Dredge	\$109,499	\$0	\$0	\$0	\$0
1701 #10 Lake - Dredge	\$30,416	\$0	\$0	\$0	\$0
1703 #7 Lake - Reline	\$0	\$0	\$0	\$0	\$0
1712 #7 Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,268,239	\$966,242	\$369,514	\$1,611,805	\$1,182,701
Ending Reserve Balance	\$4,272,340	\$5,085,716	\$6,589,422	\$6,947,694	\$7,834,994

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Starting Reserve Balance	\$7,834,994	\$6,604,477	\$6,459,789	\$5,135,534	\$6,077,747
Annual Reserve Funding	\$2,134,705	\$2,241,440	\$2,353,512	\$2,471,188	\$2,594,747
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$36,091	\$32,654	\$28,982	\$28,027	\$32,523
<b>Total Income</b>	<b>\$10,005,790</b>	<b>\$8,878,571</b>	<b>\$8,842,283</b>	<b>\$7,634,749</b>	<b>\$8,705,018</b>
<b># Component</b>					
<b>Clubhouse Exteriors</b>					
105 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
414 Patio Furniture - Replace	\$0	\$43,259	\$0	\$0	\$0
415 Patio Heater - Replace	\$0	\$0	\$0	\$0	\$14,356
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
701 Exterior Doors - Replace	\$0	\$54,189	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$19,936	\$0	\$0	\$0
709 Vehicle Gate - Replace	\$0	\$16,495	\$0	\$0	\$0
1115 Exterior Surfaces - Repaint	\$0	\$0	\$128,883	\$0	\$0
1116 Exterior Trim - Repaint	\$47,738	\$0	\$0	\$0	\$0
1117 Exterior Surface - Repair	\$0	\$0	\$39,145	\$0	\$0
1302 Built-Up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Replace Underlayment	\$0	\$238,615	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Bar Area</b>					
901 Interior Furnishings - Replace	\$0	\$67,967	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
911 Bar Appliances - Replace	\$0	\$30,250	\$0	\$0	\$0
912 Wine Refrigerator - Replace	\$0	\$10,930	\$0	\$0	\$0
<b>Clubhouse Dining Area</b>					
307 Entertainment Equipment - Replace	\$0	\$2,833	\$0	\$0	\$0
901 Interior Furnishings - Remodel	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Kitchen</b>					
2600 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2601 Kitchen Flooring - Resurface	\$0	\$0	\$0	\$23,727	\$0
2610 Fire Suppression System - Replace	\$0	\$18,089	\$0	\$0	\$0
2611 Deep Fryer - Replace	\$0	\$18,089	\$0	\$0	\$0
2612 Broiler (Salamander) - Replace	\$0	\$15,903	\$0	\$0	\$0
2613 Broiler (Underfired) - Replace	\$0	\$30,250	\$0	\$0	\$0
2614 Oven - Replace	\$0	\$35,869	\$0	\$0	\$0
2615 Range (6 Burner) - Replace	\$0	\$19,936	\$0	\$0	\$0
2616 Range (4 Burner) - Replace	\$0	\$15,903	\$0	\$0	\$0
2617 Range (Flat Top) - Replace	\$0	\$21,937	\$0	\$0	\$0
2618 Stove - Replace	\$0	\$5,973	\$0	\$0	\$0
2619 Gas Stone Oven - Replace	\$0	\$54,189	\$0	\$0	\$0
2620 Grease Trap - Replace	\$0	\$0	\$0	\$0	\$0
2621 Hood - Replace	\$0	\$0	\$0	\$0	\$0
2622 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$0
2623 Mixer - Replace	\$0	\$8,898	\$0	\$0	\$0
2625 Espresso Filtration System-Replace	\$0	\$0	\$0	\$0	\$0
2700 Ice Machine - Replace	\$0	\$23,862	\$0	\$0	\$0
2702 Refrigerator Prep Tables - Replace	\$31,751	\$0	\$0	\$0	\$0
2704 2-Drawer Warmers - Replace	\$0	\$7,243	\$0	\$0	\$0
2705 Refrigerator (Reach-In) - Replace	\$0	\$16,595	\$0	\$0	\$0
2705 Refrigerator (Undercounter) - Repl.	\$0	\$5,973	\$0	\$0	\$0
2706 Walk-In Freezer - Repair	\$0	\$18,089	\$0	\$0	\$0
<b>Clubhouse Golf Pro Shop</b>					
307 Entertainment Equipment - Replace	\$2,724	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$68,814	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$42,258	\$0	\$0	\$0
<b>Clubhouse Meeting Rooms</b>					
307 Entertainment Equipment - Replace	\$2,724	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$37,640	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$20,607

Fiscal Year	2033	2034	2035	2036	2037
<b>Clubhouse Offices/Staff Rooms</b>					
903 Interiors (Office) - Remodel	\$0	\$0	\$0	\$0	\$0
903 Interiors (Staff) - Remodel	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Office Equipment - Replace(Partial)	\$4,774	\$0	\$5,163	\$0	\$5,585
922 AV Equipment - Replace	\$0	\$4,965	\$0	\$0	\$0
950 Computer Equipment-Replace/Upgrade	\$0	\$0	\$21,134	\$0	\$0
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>					
901 Interior Furnishings - Replace	\$0	\$45,029	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$201,668	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$311,739	\$0	\$0	\$0
910 Locker Rooms - Refurbish	\$0	\$149,250	\$0	\$0	\$0
<b>Clubhouse Mechanical Equipment</b>					
303 HVAC (P144) - Replace	\$0	\$161,104	\$0	\$0	\$0
304 HVAC (P1P96) - Replace	\$0	\$229,379	\$0	\$0	\$0
305 HVAC (P18) - Replace	\$0	\$0	\$0	\$0	\$0
306 HVAC (P24) - Replace	\$0	\$0	\$0	\$0	\$0
307 HVAC (P36) - Replace	\$0	\$0	\$0	\$0	\$0
308 HVAC (P72) - Replace	\$0	\$0	\$0	\$0	\$0
309 HVAC (P48) - Replace	\$0	\$0	\$0	\$0	\$0
310 HVAC (P54) - Replace	\$0	\$0	\$0	\$0	\$0
311 HVAC (P96) - Replace	\$0	\$0	\$0	\$0	\$0
312 HVAC (P30) - Replace	\$0	\$9,814	\$0	\$0	\$0
313 HVAC (MAU-1) - Replace	\$0	\$0	\$0	\$0	\$0
314 Exhaust Fan (KEF) - Replace	\$0	\$0	\$0	\$0	\$0
315 Exhaust Fan (EF) - Replace	\$0	\$0	\$0	\$0	\$0
316 Exhaust Fan (SF) - Replace	\$0	\$0	\$0	\$0	\$0
317 Condensing Unit - Replace	\$0	\$0	\$0	\$0	\$0
318 Air Cooled Condensing Unit-Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1805 Elevator Cab (Common) - Remodel	\$0	\$49,647	\$0	\$0	\$0
1805 Freight Elevator - Remodel	\$0	\$21,937	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$88,980	\$0	\$0	\$0
<b>Tennis Courts</b>					
409 Bench - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$152,909	\$0	\$0	\$0	\$0
940 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$40,559	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$40,559	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$40,559	\$0	\$0	\$0	\$0
1602 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1603 Tennis Ct Windscreen - Replace	\$0	\$0	\$0	\$0	\$61,994
1605 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio/Pool Furniture - Replace	\$85,558	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$10,217
1201 Pool Deck - Repair/Reseal	\$0	\$0	\$0	\$0	\$96,021
1215 Lane Line Storage Reel - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1217 Pool Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
1219 Emergency EVAC Chair - Replace	\$0	\$5,973	\$0	\$0	\$0
1219 Trash and Recyclable Units - Repl	\$0	\$0	\$25,777	\$0	\$0
1221 Lifeguard Stand - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Shades - Replace	\$0	\$0	\$0	\$0	\$0
1401 Display Board - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool</b>					
1202 Pool - Resurface	\$335,275	\$0	\$0	\$0	\$0
1206 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1207 CO2 Filter System - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$0	\$0	\$0	\$31,303	\$0
1210 Pool/Spa Pumps - Repair/Replace	\$0	\$8,074	\$0	\$8,733	\$0
1212 Chemical Controller System - Repl	\$10,776	\$0	\$0	\$0	\$0
1213 Pool Timing System - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2033	2034	2035	2036	2037
1214	Pool Area, Mastic - Replace	\$8,918	\$0	\$0	\$0	\$0
1224	Pool Surfaces - Retile	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Wading Pool</b>						
1202	Wading Pool - Resurface	\$13,063	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Wading Heaters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Spas</b>						
1203	Spas - Resurface	\$0	\$0	\$30,500	\$0	\$0
1206	Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208	Spa Heaters - Replace	\$0	\$15,903	\$0	\$0	\$0
<b>Golf Course Tee Boxes</b>						
2104	Tee Box - Renovation (2004)	\$0	\$0	\$0	\$0	\$0
2106	Tee Box - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2107	Tee Box - Renovation (2009)	\$0	\$0	\$0	\$0	\$0
2113	Tee Box - Renovation (2013)	\$85,558	\$0	\$0	\$0	\$0
2115	Tee Box - Renovation (2015)	\$0	\$0	\$128,883	\$0	\$0
2118	Tee Box - Renovation (2018)	\$0	\$0	\$0	\$0	\$0
2119	Tee Box - Renovation (2019)	\$0	\$0	\$0	\$0	\$0
2120	Tee Box - Renovation (2022)	\$0	\$0	\$0	\$0	\$0
2121	Tee Box - Renovation (2023)	\$0	\$0	\$0	\$0	\$0
2122	Tee Box - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2123	Tee Box - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2124	Tee Box - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2125	Tee Box - Renovation (2027)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Bunkers</b>						
2212	Golf Course Bunkers - Renovate	\$0	\$0	\$1,280,826	\$0	\$0
<b>Golf Course Greens</b>						
2301	Green & Hole - Renovation (2002)	\$0	\$0	\$0	\$0	\$0
2305	Green & Hole - Renovation (2005)	\$0	\$0	\$669,231	\$0	\$0
2307	Green & Hole - Renovation (2007)	\$0	\$0	\$0	\$0	\$1,321,269
2311	Green & Hole - Renovation (2010)	\$0	\$0	\$0	\$0	\$0
2313	Green & Hole - Renovation (2012)	\$0	\$0	\$0	\$0	\$0
2314	Green & Hole - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2325	Green & Hole - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2326	Green & Hole - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2327	Green & Hole - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2328	Practice Green - Renovation (20/21)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Irrigation/Pumps</b>						
851	Pumps/Controllers (#4) - Replace	\$0	\$0	\$164,906	\$0	\$0
852	Pumps/Controllers (#11) - Replace	\$0	\$0	\$164,906	\$0	\$0
853	Pumps/Controllers (#18) - Replace	\$0	\$0	\$333,015	\$0	\$0
1005	Irrigation System - Repairs	\$19,169	\$19,936	\$20,733	\$21,563	\$22,425
1350	# 4 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#11 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#18 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Driving Range/Turn Building</b>						
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (25%)	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (75%)	\$0	\$0	\$0	\$189,485	\$0
2505	Mats & Bag Stands - Replace	\$33,528	\$0	\$0	\$0	\$0
2511	Driving Range Tee Box - Renovate	\$0	\$0	\$0	\$205,637	\$0
2520	DR Irrigation/Landscaping - Replace	\$0	\$0	\$0	\$327,187	\$0
2540	Turn Building Snack Shop - Remodel	\$0	\$0	\$0	\$0	\$0
2542	Turn Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2545	Turn Building HVAC - Replace	\$9,533	\$0	\$0	\$0	\$0
2550	Turn Building - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Grounds</b>						
504	Hole #11 Gate - Replace	\$0	\$0	\$0	\$0	\$0
2905	Yardage & Tee Markers - Replace	\$0	\$0	\$113,673	\$0	\$0
2910	Golf Carth Paths - Repair/Replace	\$47,738	\$49,647	\$51,633	\$53,699	\$55,847
2930	Golf Course Bridges -Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Retaining Walls</b>						
514	# 2 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 5 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 9 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#14 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#17 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2033	2034	2035	2036	2037
<b>Golf Course Maintenance Area</b>					
1222 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
1840 Diesel Tank - Replace	\$0	\$7,697	\$0	\$0	\$0
1840 Gasoline Tank - Replace	\$0	\$19,243	\$0	\$0	\$0
2620 Wash Pad & Equipment – Replace	\$0	\$0	\$0	\$0	\$0
2830 Maintenance Office - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2840 Containers - Replace	\$0	\$0	\$0	\$0	\$0
2845 Maint Yard Perim Fence - Replace	\$0	\$0	\$0	\$0	\$0
2850 Driving Range/Maint Road - Seal/Rep	\$0	\$0	\$0	\$0	\$17,888
2851 Driving Range/Maint Road - Replace	\$290,868	\$0	\$0	\$0	\$0
<b>Golf Course Maintenance Equipment</b>					
2851 Toyota Tundra(2014) - Replace	\$0	\$68,814	\$0	\$0	\$0
3002 Toro Groundsmaster 3100 - Repl	\$61,726	\$0	\$0	\$0	\$0
3003 John Deere Gator (2017) - Replace	\$0	\$0	\$0	\$0	\$30,910
3004 John Deere Gator (2018) - Replace	\$0	\$0	\$0	\$0	\$0
3005 7050 Rim Clamp Tire Changer - Repl	\$0	\$0	\$0	\$0	\$0
3007 Aerator Toro 648 - Replace	\$66,167	\$0	\$0	\$0	\$0
3008 Aerator Toro 648 - Replace	\$71,496	\$0	\$0	\$0	\$0
3009 Angle Master 3000MC - Replace	\$0	\$0	\$0	\$0	\$0
3010 Buffalo Blowers - Replace	\$22,056	\$0	\$0	\$0	\$0
3013 Cat Excavator - Replace	\$0	\$0	\$138,409	\$0	\$0
3016 Compactor Plate - Replace	\$6,617	\$0	\$0	\$0	\$0
3017 Concrete Saw - Replace	\$6,617	\$0	\$0	\$0	\$0
3020 Daihatsu Mini - Replace	\$40,559	\$0	\$0	\$0	\$0
3021 Dayton Crane - Replace	\$0	\$0	\$0	\$0	\$0
3022 Ditch Witch Trencher - Replace	\$0	\$0	\$0	\$0	\$0
3023 Express Dual 3000 MC - Replace	\$0	\$0	\$0	\$0	\$0
3025 John Deere Gator (2009) - Replace	\$52,105	\$0	\$0	\$0	\$0
3026 John Deere Gator (2012) - Replace	\$52,105	\$0	\$0	\$0	\$0
3027 John Deere Gator (2013) - Replace	\$105,097	\$0	\$0	\$0	\$0
3028 Graden Verticutter - Replace	\$15,735	\$0	\$0	\$0	\$0
3030 Toro Greensmaster 3400 - Replace	\$0	\$0	\$0	\$0	\$0
3031 Toro Greensmaster 3200 - Replace	\$78,527	\$0	\$0	\$0	\$0
3033 Toro Greensmaster 3400 - Replace	\$0	\$0	\$84,935	\$0	\$0
3034 Toro Greensmaster Flex 2100 - Repl	\$157,350	\$0	\$0	\$0	\$0
3035 Toro Groundsmaster 3500 - Repl	\$191,692	\$0	\$0	\$0	\$0
3037 John Deere Aerator - Replace	\$51,290	\$0	\$0	\$0	\$0
3038 Toro 3500D Mower - Replace	\$0	\$0	\$0	\$0	\$0
3039 JD Utility Tractor 5075 - Repl	\$70,682	\$0	\$0	\$0	\$0
3040 Kubota - Replace	\$0	\$0	\$0	\$0	\$0
3041 John Deere Aerator - Repl	\$51,290	\$0	\$0	\$0	\$0
3045 Manitowoc Hydraulic Lift - Replace	\$0	\$0	\$0	\$0	\$0
3050 Kubota Rough Mower - Replace	\$66,167	\$0	\$0	\$0	\$0
3051 Kubota Tractor 6040 - Replace	\$88,223	\$0	\$0	\$0	\$0
3052 Kubota Tractor 4700 - Replace	\$0	\$0	\$0	\$0	\$72,297
3053 Kubota Utility Vehicle - Replace	\$39,745	\$0	\$0	\$0	\$0
3060 Kawasaki Mule - Replace	\$19,169	\$0	\$0	\$0	\$0
3070 Lastec Mower (2010) - Replace	\$47,738	\$0	\$0	\$0	\$0
3071 Harlie Rake - Replace	\$0	\$0	\$0	\$0	\$0
3072 Lely Spreader - Replace	\$0	\$0	\$0	\$0	\$0
3073 Mete-R-Matic Top Dresser - Repl	\$33,528	\$0	\$0	\$0	\$0
3074 Trencher Attachment - Replace	\$0	\$0	\$0	\$0	\$0
3075 Miller Millermatic 250 - Replace	\$8,822	\$0	\$0	\$0	\$0
3077 Toro MultiPro Sprayer - Replace	\$158,608	\$0	\$0	\$0	\$0
3078 Toro Chemical Sprayer - Replace	\$127,967	\$0	\$0	\$0	\$0
3080 Ventrac - Replace	\$0	\$0	\$0	\$0	\$0
3081 Kubota Excavator 048 - Replace	\$0	\$0	\$0	\$0	\$0
3085 SDI Sprayer - Replace	\$29,087	\$0	\$0	\$0	\$0
3086 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$41,300
3087 Smithco Green Roller - Replace	\$33,528	\$0	\$0	\$0	\$0
3093 Turfco Seeder - Replace	\$0	\$0	\$0	\$34,800	\$0
3094 Toro Tee Mowers - Replace	\$0	\$0	\$0	\$0	\$0
3095 Toro Workman 3100D - Replace	\$47,738	\$0	\$0	\$0	\$0
3096 Toro Workman 3200 - Replace	\$143,288	\$0	\$0	\$0	\$0
3097 Toro Workman HD-D - Replace	\$0	\$0	\$94,461	\$0	\$0
3105 Toro Trans-Pro Trailers - Replace	\$0	\$0	\$42,988	\$0	\$0
3106 Toro Dingo TX - 427	\$0	\$0	\$77,330	\$0	\$0
3109 Turfco SP 1530 Top Dresser - Repl	\$52,105	\$0	\$0	\$0	\$0
3110 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$0

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3111 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$58,611	\$0
3112 Ty-Crop 300 Spreader - Replace	\$23,832	\$0	\$0	\$0	\$0
3115 Vericut Reels - Replace	\$21,093	\$0	\$0	\$0	\$0
3116 Honda 21" Mower - Repl	\$0	\$0	\$0	\$0	\$0
3117 Genie Scissor Lift - Replace	\$0	\$0	\$77,330	\$0	\$0
3118 Ryan Jr Sod Cutter - Replace	\$0	\$0	\$12,888	\$0	\$0
3119 Barreto Tiller - Replace	\$26,422	\$0	\$0	\$0	\$0
3121 John Deere Aerator 1500-Replace	\$0	\$0	\$0	\$57,695	\$0
3130 Verti-Drain 7516 - Replace	\$0	\$0	\$0	\$111,310	\$0
3140 Cement Mixer - Replace	\$11,472	\$0	\$0	\$0	\$0
3160 Haz Mat Locker - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103 Concrete Walkways - Repair	\$17,393	\$0	\$0	\$0	\$0
202 Asphalt Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$0	\$0	\$0	\$35,716	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
320 Parking Lot Ext. Lighting - Replace	\$0	\$0	\$0	\$0	\$0
512 Split Rail Fence - Replace	\$0	\$0	\$0	\$182,326	\$0
514 Retaining/Planter Walls - Replace	\$0	\$0	\$0	\$0	\$0
1010 Landscaping - Upgrade	\$0	\$0	\$0	\$195,646	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$19,565	\$0
<b>Lakes</b>					
1701 # 2/18 Lake - Dredge	\$0	\$0	\$0	\$0	\$0
1701 # 9 Lakes - Dredge	\$0	\$0	\$0	\$0	\$0
1701 #10 Lake - Dredge	\$0	\$0	\$0	\$0	\$0
1703 #7 Lake - Reline	\$0	\$0	\$0	\$0	\$0
1712 #7 Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,401,313	\$2,418,783	\$3,706,750	\$1,557,002	\$1,770,717
Ending Reserve Balance	\$6,604,477	\$6,459,789	\$5,135,534	\$6,077,747	\$6,934,301



<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Starting Reserve Balance	\$6,934,301	\$7,561,069	\$9,185,983	\$11,734,248	\$12,511,572
Annual Reserve Funding	\$2,724,485	\$2,860,709	\$3,003,744	\$3,153,932	\$3,311,628
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$36,231	\$41,859	\$52,290	\$60,602	\$67,123
<b>Total Income</b>	<b>\$9,695,016</b>	<b>\$10,463,637</b>	<b>\$12,242,017</b>	<b>\$14,948,781</b>	<b>\$15,890,323</b>
<b># Component</b>					
<b>Clubhouse Exteriors</b>					
105 Balcony Surfaces - Resurface	\$0	\$96,084	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$34,650	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$12,287	\$0	\$0	\$0
414 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
415 Patio Heater - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
701 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Trim - Repaint	\$58,080	\$0	\$0	\$0	\$0
1117 Exterior Surface - Repair	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair/Replace	\$0	\$71,642	\$0	\$0	\$0
1305 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$34,650	\$0	\$0	\$0
<b>Clubhouse Bar Area</b>					
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$638,132	\$0
911 Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$0
912 Wine Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Dining Area</b>					
307 Entertainment Equipment - Replace	\$0	\$3,446	\$0	\$0	\$0
901 Interior Furnishings - Remodel	\$0	\$0	\$0	\$128,133	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$638,132	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$155,887	\$0
<b>Clubhouse Kitchen</b>					
2600 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2601 Kitchen Flooring - Resurface	\$0	\$0	\$0	\$0	\$30,023
2610 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
2611 Deep Fryer - Replace	\$0	\$0	\$0	\$0	\$0
2612 Broiler (Salamander) - Replace	\$0	\$0	\$0	\$0	\$0
2613 Broiler (Underfired) - Replace	\$0	\$0	\$0	\$0	\$0
2614 Oven - Replace	\$0	\$0	\$0	\$0	\$0
2615 Range (6 Burner) - Replace	\$0	\$0	\$0	\$0	\$0
2616 Range (4 Burner) - Replace	\$0	\$0	\$0	\$0	\$0
2617 Range (Flat Top) - Replace	\$0	\$0	\$0	\$0	\$0
2618 Stove - Replace	\$0	\$0	\$0	\$0	\$0
2619 Gas Stone Oven - Replace	\$0	\$0	\$0	\$0	\$0
2620 Grease Trap - Replace	\$0	\$0	\$0	\$0	\$0
2621 Hood - Replace	\$0	\$0	\$0	\$0	\$0
2622 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$25,282
2623 Mixer - Replace	\$0	\$0	\$0	\$0	\$0
2625 Espresso Filtration System-Replace	\$0	\$13,298	\$0	\$0	\$0
2700 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
2702 Refrigerator Prep Tables - Replace	\$0	\$0	\$0	\$0	\$0
2704 2-Drawer Warmers - Replace	\$0	\$0	\$0	\$0	\$0
2705 Refrigerator (Reach-In) - Replace	\$0	\$0	\$0	\$0	\$22,712
2705 Refrigerator (Undercounter) - Repl.	\$0	\$0	\$0	\$0	\$0
2706 Walk-In Freezer - Repair	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Golf Pro Shop</b>					
307 Entertainment Equipment - Replace	\$3,314	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Meeting Rooms</b>					
307 Entertainment Equipment - Replace	\$3,314	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2038	2039	2040	2041	2042
<b>Clubhouse Offices/Staff Rooms</b>					
903 Interiors (Office) - Remodel	\$0	\$0	\$0	\$0	\$0
903 Interiors (Staff) - Remodel	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Office Equipment - Replace(Partial)	\$0	\$6,040	\$0	\$6,533	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
950 Computer Equipment-Replace/Upgrade	\$23,772	\$0	\$0	\$26,741	\$0
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>					
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Locker Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Mechanical Equipment</b>					
303 HVAC (P144) - Replace	\$0	\$0	\$0	\$0	\$0
304 HVAC (P1P96) - Replace	\$0	\$0	\$0	\$0	\$0
305 HVAC (P18) - Replace	\$0	\$10,049	\$0	\$0	\$0
306 HVAC (P24) - Replace	\$0	\$10,601	\$0	\$0	\$0
307 HVAC (P36) - Replace	\$0	\$0	\$0	\$0	\$0
308 HVAC (P72) - Replace	\$0	\$0	\$0	\$0	\$0
309 HVAC (P48) - Replace	\$0	\$0	\$0	\$0	\$0
310 HVAC (P54) - Replace	\$0	\$0	\$0	\$0	\$0
311 HVAC (P96) - Replace	\$0	\$24,255	\$0	\$0	\$0
312 HVAC (P30) - Replace	\$0	\$11,940	\$0	\$0	\$0
313 HVAC (MAU-1) - Replace	\$0	\$0	\$0	\$30,185	\$0
314 Exhaust Fan (KEF) - Replace	\$0	\$0	\$0	\$0	\$0
315 Exhaust Fan (EF) - Replace	\$0	\$0	\$0	\$26,234	\$0
316 Exhaust Fan (SF) - Replace	\$0	\$0	\$0	\$13,776	\$0
317 Condensing Unit - Replace	\$0	\$0	\$0	\$37,478	\$0
318 Air Cooled Condensing Unit-Replace	\$0	\$0	\$0	\$13,897	\$0
803 Tankless Water Heater - Replace	\$100,943	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1805 Elevator Cab (Common) - Remodel	\$0	\$0	\$0	\$0	\$0
1805 Freight Elevator - Remodel	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Tennis Courts</b>					
409 Bench - Replace	\$0	\$0	\$0	\$0	\$36,238
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
940 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$19,130
1601 Tennis Cts - Seal/Repair/Stripe	\$49,346	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$49,346	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$49,346	\$0	\$0	\$0	\$0
1602 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1603 Tennis Ct Windscreen - Replace	\$0	\$0	\$0	\$0	\$75,425
1605 Tennis Court Lights - Replace	\$184,777	\$0	\$0	\$0	\$0
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio/Pool Furniture - Replace	\$0	\$0	\$112,589	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$91,753
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$12,430
1201 Pool Deck - Repair/Reseal	\$0	\$0	\$0	\$0	\$0
1215 Lane Line Storage Reel - Replace	\$0	\$0	\$0	\$0	\$5,773
1216 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$21,764
1217 Pool Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$30,023
1219 Emergency EVAC Chair - Replace	\$0	\$0	\$0	\$0	\$8,175
1219 Trash and Recyclable Units - Repl	\$0	\$0	\$0	\$0	\$0
1221 Lifeguard Stand - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Shades - Replace	\$0	\$0	\$0	\$0	\$0
1401 Display Board - Replace	\$0	\$0	\$0	\$0	\$6,163
<b>Clubhouse Pool</b>					
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1207 CO2 Filter System - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$39,609
1210 Pool/Spa Pumps - Repair/Replace	\$9,446	\$0	\$10,217	\$0	\$11,050
1212 Chemical Controller System - Repl	\$0	\$0	\$0	\$0	\$0
1213 Pool Timing System - Replace	\$27,915	\$0	\$0	\$0	\$0

Fiscal Year		2038	2039	2040	2041	2042
1214	Pool Area, Mastic - Replace	\$10,851	\$0	\$0	\$0	\$0
1224	Pool Surfaces - Retile	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Wading Pool</b>						
1202	Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Wading Heaters - Replace	\$17,154	\$0	\$0	\$0	\$0
<b>Clubhouse Spas</b>						
1203	Spas - Resurface	\$0	\$0	\$0	\$38,592	\$0
1206	Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208	Spa Heaters - Replace	\$0	\$0	\$20,122	\$0	\$0
<b>Golf Course Tee Boxes</b>						
2104	Tee Box - Renovation (2004)	\$0	\$0	\$0	\$0	\$0
2106	Tee Box - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2107	Tee Box - Renovation (2009)	\$0	\$0	\$0	\$0	\$0
2113	Tee Box - Renovation (2013)	\$0	\$0	\$0	\$0	\$0
2115	Tee Box - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2118	Tee Box - Renovation (2018)	\$109,497	\$0	\$0	\$0	\$0
2119	Tee Box - Renovation (2019)	\$0	\$113,877	\$0	\$0	\$0
2120	Tee Box - Renovation (2022)	\$0	\$0	\$0	\$0	\$0
2121	Tee Box - Renovation (2023)	\$0	\$0	\$0	\$0	\$0
2122	Tee Box - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2123	Tee Box - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2124	Tee Box - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2125	Tee Box - Renovation (2027)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Bunkers</b>						
2212	Golf Course Bunkers - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Greens</b>						
2301	Green & Hole - Renovation (2002)	\$0	\$0	\$0	\$0	\$0
2305	Green & Hole - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2307	Green & Hole - Renovation (2007)	\$0	\$0	\$0	\$0	\$0
2311	Green & Hole - Renovation (2010)	\$0	\$0	\$201,218	\$0	\$0
2313	Green & Hole - Renovation (2012)	\$0	\$0	\$0	\$0	\$217,638
2314	Green & Hole - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2325	Green & Hole - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2326	Green & Hole - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2327	Green & Hole - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2328	Practice Green - Renovation (20/21)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Irrigation/Pumps</b>						
851	Pumps/Controllers (#4) - Replace	\$0	\$0	\$0	\$0	\$0
852	Pumps/Controllers (#11) - Replace	\$0	\$0	\$0	\$0	\$0
853	Pumps/Controllers (#18) - Replace	\$0	\$0	\$0	\$0	\$0
1005	Irrigation System - Repairs	\$23,322	\$24,255	\$25,225	\$26,234	\$27,284
1350	# 4 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#11 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#18 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Driving Range/Turn Building</b>						
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$13,046	\$0
2501	Driving Range Nets - Replace (25%)	\$0	\$0	\$75,579	\$0	\$0
2501	Driving Range Nets - Replace (75%)	\$0	\$0	\$0	\$0	\$0
2505	Mats & Bag Stands - Replace	\$0	\$0	\$0	\$0	\$0
2511	Driving Range Tee Box - Renovate	\$0	\$0	\$0	\$0	\$0
2520	DR Irrigation/Landscaping - Replace	\$0	\$0	\$0	\$0	\$0
2540	Turn Building Snack Shop - Remodel	\$0	\$0	\$0	\$36,161	\$0
2542	Turn Building Bathrooms - Remodel	\$0	\$0	\$0	\$45,885	\$0
2545	Turn Building HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2550	Turn Building - Renovate	\$0	\$0	\$0	\$238,033	\$0
<b>Golf Course Grounds</b>						
504	Hole #11 Gate - Replace	\$0	\$0	\$0	\$0	\$8,849
2905	Yardage & Tee Markers - Replace	\$0	\$0	\$0	\$0	\$0
2910	Golf Carth Paths - Repair/Replace	\$58,080	\$60,404	\$62,820	\$65,333	\$67,946
2930	Golf Course Bridges -Repair/Replace	\$0	\$726,717	\$0	\$0	\$0
<b>Golf Course Retaining Walls</b>						
514	# 2 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 5 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 9 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#14 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#17 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0

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<b>Golf Course Maintenance Area</b>					
1222 Solar Panels - Replace	\$483,553	\$0	\$0	\$0	\$0
1840 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
1840 Gasoline Tank - Replace	\$0	\$0	\$0	\$0	\$0
2620 Wash Pad & Equipment – Replace	\$0	\$0	\$0	\$0	\$189,616
2830 Maintenance Office - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2840 Containers - Replace	\$0	\$0	\$0	\$0	\$0
2845 Maint Yard Perim Fence - Replace	\$0	\$0	\$0	\$0	\$0
2850 Driving Range/Maint Road - Seal/Rep	\$0	\$0	\$0	\$0	\$0
2851 Driving Range/Maint Road - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Maintenance Equipment</b>					
2851 Toyota Tundra(2014) - Replace	\$0	\$0	\$0	\$0	\$0
3002 Toro Groundsmaster 3100 - Repl	\$0	\$0	\$0	\$0	\$0
3003 John Deere Gator (2017) - Replace	\$0	\$0	\$0	\$0	\$0
3004 John Deere Gator (2018) - Replace	\$32,147	\$0	\$0	\$0	\$0
3005 7050 Rim Clamp Tire Changer - Repl	\$26,834	\$0	\$0	\$0	\$0
3007 Aerator Toro 648 - Replace	\$0	\$0	\$0	\$0	\$0
3008 Aerator Toro 648 - Replace	\$0	\$0	\$0	\$0	\$0
3009 Angle Master 3000MC - Replace	\$0	\$0	\$0	\$0	\$46,561
3010 Buffalo Blowers - Replace	\$0	\$0	\$0	\$0	\$0
3013 Cat Excavator - Replace	\$0	\$0	\$0	\$0	\$0
3016 Compactor Plate - Replace	\$0	\$0	\$0	\$0	\$0
3017 Concrete Saw - Replace	\$0	\$0	\$0	\$0	\$0
3020 Daihatsu Mini - Replace	\$0	\$0	\$0	\$0	\$0
3021 Dayton Crane - Replace	\$0	\$8,372	\$0	\$0	\$0
3022 Ditch Witch Trencher - Replace	\$0	\$0	\$0	\$0	\$25,103
3023 Express Dual 3000 MC - Replace	\$80,502	\$0	\$0	\$0	\$0
3025 John Deere Gator (2009) - Replace	\$0	\$0	\$0	\$0	\$0
3026 John Deere Gator (2012) - Replace	\$0	\$0	\$0	\$0	\$0
3027 John Deere Gator (2013) - Replace	\$0	\$0	\$0	\$0	\$0
3028 Graden Verticutter - Replace	\$0	\$0	\$0	\$0	\$0
3030 Toro Greensmaster 3400 - Replace	\$190,900	\$0	\$0	\$0	\$0
3031 Toro Greensmaster 3200 - Replace	\$0	\$0	\$0	\$0	\$0
3033 Toro Greensmaster 3400 - Replace	\$0	\$0	\$0	\$0	\$0
3034 Toro Greensmaster Flex 2100 - Repl	\$0	\$0	\$0	\$215,344	\$0
3035 Toro Groundsmaster 3500 - Repl	\$0	\$0	\$0	\$0	\$0
3037 John Deere Aerator - Replace	\$0	\$0	\$0	\$0	\$0
3038 Toro 3500D Mower - Replace	\$113,820	\$0	\$0	\$0	\$0
3039 JD Utility Tractor 5075 - Repl	\$0	\$0	\$0	\$0	\$0
3040 Kubota - Replace	\$0	\$0	\$0	\$0	\$100,602
3041 John Deere Aerator - Repl	\$0	\$0	\$0	\$0	\$0
3045 Manitowoc Hydraulic Lift - Replace	\$0	\$0	\$0	\$0	\$0
3050 Kubota Rough Mower - Replace	\$0	\$0	\$0	\$0	\$0
3051 Kubota Tractor 6040 - Replace	\$0	\$0	\$0	\$0	\$0
3052 Kubota Tractor 4700 - Replace	\$0	\$0	\$0	\$0	\$0
3053 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
3060 Kawasaki Mule - Replace	\$0	\$0	\$0	\$0	\$0
3070 Lastec Mower (2010) - Replace	\$0	\$0	\$0	\$0	\$0
3071 Harlie Rake - Replace	\$0	\$0	\$0	\$0	\$0
3072 Lely Spreader - Replace	\$15,542	\$0	\$0	\$0	\$0
3073 Mete-R-Matic Top Dresser - Repl	\$0	\$0	\$0	\$0	\$0
3074 Trencher Attachment - Replace	\$15,038	\$0	\$0	\$0	\$0
3075 Miller Millermatic 250 - Replace	\$0	\$0	\$0	\$0	\$0
3077 Toro MultiPro Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3078 Toro Chemical Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3080 Ventrac - Replace	\$0	\$0	\$0	\$0	\$90,595
3081 Kubota Excavator 048 - Replace	\$0	\$0	\$0	\$0	\$153,800
3085 SDI Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3086 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$0
3087 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$0
3093 Turfco Seeder - Replace	\$0	\$0	\$0	\$0	\$0
3094 Toro Tee Mowers - Replace	\$144,976	\$0	\$0	\$0	\$0
3095 Toro Workman 3100D - Replace	\$0	\$0	\$0	\$0	\$0
3096 Toro Workman 3200 - Replace	\$0	\$0	\$0	\$0	\$0
3097 Toro Workman HD-D - Replace	\$0	\$0	\$0	\$0	\$0
3105 Toro Trans-Pro Trailers - Replace	\$0	\$0	\$0	\$0	\$0
3106 Toro Dingo TX - 427	\$0	\$0	\$0	\$0	\$0
3109 Turfco SP 1530 Top Dresser - Repl	\$0	\$0	\$0	\$0	\$0
3110 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$74,161

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3111 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$0
3112 Ty-Crop 300 Spreader - Replace	\$0	\$0	\$0	\$0	\$0
3115 Vericut Reels - Replace	\$0	\$0	\$0	\$0	\$0
3116 Honda 21" Mower - Repl	\$0	\$15,087	\$0	\$0	\$0
3117 Genie Scissor Lift - Replace	\$0	\$0	\$0	\$0	\$0
3118 Ryan Jr Sod Cutter - Replace	\$0	\$0	\$0	\$0	\$0
3119 Barreto Tiller - Replace	\$0	\$0	\$0	\$0	\$0
3121 John Deere Aerator 1500-Replace	\$0	\$0	\$0	\$0	\$0
3130 Verti-Drain 7516 - Replace	\$0	\$0	\$0	\$0	\$0
3140 Cement Mixer - Replace	\$0	\$0	\$0	\$0	\$0
3160 Haz Mat Locker - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
202 Asphalt Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$0	\$0	\$0	\$43,454	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$109,345
320 Parking Lot Ext. Lighting - Replace	\$0	\$0	\$0	\$0	\$0
512 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
514 Retaining/Planter Walls - Replace	\$0	\$0	\$0	\$0	\$0
1010 Landscaping - Upgrade	\$0	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lakes</b>					
1701 # 2/18 Lake - Dredge	\$45,024	\$0	\$0	\$0	\$0
1701 # 9 Lakes - Dredge	\$162,085	\$0	\$0	\$0	\$0
1701 #10 Lake - Dredge	\$45,024	\$0	\$0	\$0	\$0
1703 #7 Lake - Reline	\$0	\$0	\$0	\$0	\$0
1712 #7 Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,133,947	\$1,277,654	\$507,769	\$2,437,209	\$1,547,049
Ending Reserve Balance	\$7,561,069	\$9,185,983	\$11,734,248	\$12,511,572	\$14,343,274

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Starting Reserve Balance	\$14,343,274	\$13,049,648	\$12,461,039	\$14,675,119	\$17,676,786
Annual Reserve Funding	\$3,477,210	\$3,651,070	\$3,833,624	\$4,025,305	\$4,226,570
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$68,468	\$63,763	\$67,826	\$80,863	\$93,344
<b>Total Income</b>	<b>\$17,888,952</b>	<b>\$16,764,482</b>	<b>\$16,362,489</b>	<b>\$18,781,286</b>	<b>\$21,996,699</b>
<b># Component</b>					
<b>Clubhouse Exteriors</b>					
105 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
414 Patio Furniture - Replace	\$0	\$64,033	\$0	\$0	\$0
415 Patio Heater - Replace	\$0	\$0	\$0	\$0	\$21,250
503 Metal Rail - Replace	\$0	\$65,401	\$0	\$0	\$0
701 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces - Repaint	\$0	\$0	\$190,778	\$0	\$0
1116 Exterior Trim - Repaint	\$70,664	\$0	\$0	\$0	\$0
1117 Exterior Surface - Repair	\$0	\$0	\$57,945	\$0	\$0
1302 Built-Up Roof - Replace	\$0	\$52,981	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$7,076	\$0	\$0	\$0
1304 Tile Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Bar Area</b>					
901 Interior Furnishings - Replace	\$0	\$100,608	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
911 Bar Appliances - Replace	\$0	\$44,778	\$0	\$0	\$0
912 Wine Refrigerator - Replace	\$0	\$16,179	\$0	\$0	\$0
<b>Clubhouse Dining Area</b>					
307 Entertainment Equipment - Replace	\$0	\$4,193	\$0	\$0	\$0
901 Interior Furnishings - Remodel	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Kitchen</b>					
2600 Kitchen - Remodel	\$0	\$0	\$161,154	\$0	\$0
2601 Kitchen Flooring - Resurface	\$0	\$0	\$0	\$0	\$0
2610 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
2611 Deep Fryer - Replace	\$0	\$26,776	\$0	\$0	\$0
2612 Broiler (Salamander) - Replace	\$0	\$23,540	\$0	\$0	\$0
2613 Broiler (Underfired) - Replace	\$0	\$44,778	\$0	\$0	\$0
2614 Oven - Replace	\$0	\$53,095	\$0	\$0	\$0
2615 Range (6 Burner) - Replace	\$0	\$29,510	\$0	\$0	\$0
2616 Range (4 Burner) - Replace	\$0	\$23,540	\$0	\$0	\$0
2617 Range (Flat Top) - Replace	\$0	\$32,472	\$0	\$0	\$0
2618 Stove - Replace	\$0	\$8,842	\$0	\$0	\$0
2619 Gas Stone Oven - Replace	\$0	\$80,213	\$0	\$0	\$0
2620 Grease Trap - Replace	\$0	\$51,614	\$0	\$0	\$0
2621 Hood - Replace	\$0	\$161,793	\$0	\$0	\$0
2622 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$0
2623 Mixer - Replace	\$0	\$13,171	\$0	\$0	\$0
2625 Espresso Filtration System-Replace	\$0	\$0	\$0	\$0	\$18,199
2700 Ice Machine - Replace	\$0	\$35,321	\$0	\$0	\$0
2702 Refrigerator Prep Tables - Replace	\$47,000	\$0	\$0	\$0	\$0
2704 2-Drawer Warmers - Replace	\$0	\$10,722	\$0	\$0	\$0
2705 Refrigerator (Reach-In) - Replace	\$0	\$0	\$0	\$0	\$0
2705 Refrigerator (Undercounter) - Repl.	\$0	\$8,842	\$0	\$0	\$0
2706 Walk-In Freezer - Repair	\$0	\$26,776	\$0	\$0	\$0
<b>Clubhouse Golf Pro Shop</b>					
307 Entertainment Equipment - Replace	\$4,032	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$101,861	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$62,552	\$0	\$0	\$0
<b>Clubhouse Meeting Rooms</b>					
307 Entertainment Equipment - Replace	\$4,032	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$55,716	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$30,503

Fiscal Year	2043	2044	2045	2046	2047
<b>Clubhouse Offices/Staff Rooms</b>					
903 Interiors (Office) - Remodel	\$0	\$81,580	\$0	\$0	\$0
903 Interiors (Staff) - Remodel	\$0	\$32,472	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$33,954	\$0	\$0	\$0
920 Office Equipment - Replace(Partial)	\$7,066	\$0	\$7,643	\$0	\$8,267
922 AV Equipment - Replace	\$0	\$7,349	\$0	\$0	\$0
950 Computer Equipment-Replace/Upgrade	\$0	\$30,080	\$0	\$0	\$33,836
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>					
901 Interior Furnishings - Replace	\$0	\$66,654	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$298,519	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$461,451	\$0	\$0	\$0
910 Locker Rooms - Refurbish	\$0	\$220,927	\$0	\$0	\$0
<b>Clubhouse Mechanical Equipment</b>					
303 HVAC (P144) - Replace	\$0	\$0	\$0	\$0	\$0
304 HVAC (P1P96) - Replace	\$0	\$0	\$0	\$0	\$0
305 HVAC (P18) - Replace	\$0	\$0	\$0	\$0	\$0
306 HVAC (P24) - Replace	\$0	\$0	\$0	\$0	\$0
307 HVAC (P36) - Replace	\$0	\$112,913	\$0	\$0	\$0
308 HVAC (P72) - Replace	\$0	\$77,592	\$0	\$0	\$0
309 HVAC (P48) - Replace	\$0	\$0	\$0	\$0	\$0
310 HVAC (P54) - Replace	\$0	\$0	\$0	\$0	\$0
311 HVAC (P96) - Replace	\$0	\$0	\$0	\$0	\$0
312 HVAC (P30) - Replace	\$0	\$14,527	\$0	\$0	\$0
313 HVAC (MAU-1) - Replace	\$0	\$0	\$0	\$0	\$0
314 Exhaust Fan (KEF) - Replace	\$0	\$0	\$23,794	\$0	\$0
315 Exhaust Fan (EF) - Replace	\$0	\$0	\$0	\$0	\$0
316 Exhaust Fan (SF) - Replace	\$0	\$0	\$0	\$0	\$0
317 Condensing Unit - Replace	\$0	\$0	\$0	\$0	\$0
318 Air Cooled Condensing Unit-Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$654,006	\$0	\$0	\$0
1805 Elevator Cab (Common) - Remodel	\$0	\$73,490	\$0	\$0	\$0
1805 Freight Elevator - Remodel	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Tennis Courts</b>					
409 Bench - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
940 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$60,037	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$60,037	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$60,037	\$0	\$0	\$0	\$0
1602 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1603 Tennis Ct Windscreen - Replace	\$0	\$0	\$0	\$0	\$91,766
1605 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$119,194
404 Patio/Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$148,159
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$15,123
1201 Pool Deck - Repair/Reseal	\$0	\$126,358	\$0	\$0	\$0
1215 Lane Line Storage Reel - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1217 Pool Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
1219 Emergency EVAC Chair - Replace	\$0	\$0	\$0	\$0	\$0
1219 Trash and Recyclable Units - Repl	\$0	\$0	\$0	\$0	\$41,269
1221 Lifeguard Stand - Replace	\$14,111	\$0	\$0	\$0	\$0
1230 Pool Shades - Replace	\$312,235	\$0	\$0	\$0	\$0
1401 Display Board - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool</b>					
1202 Pool - Resurface	\$496,289	\$0	\$0	\$0	\$0
1206 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$47,421
1207 CO2 Filter System - Replace	\$0	\$21,363	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Repair/Replace	\$0	\$11,952	\$0	\$12,927	\$0
1212 Chemical Controller System - Repl	\$15,951	\$0	\$0	\$0	\$0
1213 Pool Timing System - Replace	\$0	\$0	\$0	\$0	\$0



Fiscal Year		2043	2044	2045	2046	2047
1214	Pool Area, Mastic - Replace	\$13,202	\$0	\$0	\$0	\$0
1224	Pool Surfaces - Retile	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Wading Pool</b>						
1202	Wading Pool - Resurface	\$19,337	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$7,498
1208	Wading Heaters - Replace	\$0	\$21,705	\$0	\$0	\$0
<b>Clubhouse Spas</b>						
1203	Spas - Resurface	\$0	\$0	\$0	\$0	\$48,831
1206	Spa Filters - Replace	\$0	\$0	\$0	\$0	\$14,816
1208	Spa Heaters - Replace	\$0	\$0	\$0	\$25,461	\$0
<b>Golf Course Tee Boxes</b>						
2104	Tee Box - Renovation (2004)	\$0	\$406,760	\$0	\$0	\$0
2106	Tee Box - Renovation (2005)	\$0	\$0	\$69,320	\$0	\$0
2107	Tee Box - Renovation (2009)	\$0	\$0	\$0	\$0	\$0
2113	Tee Box - Renovation (2013)	\$0	\$0	\$0	\$0	\$0
2115	Tee Box - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2118	Tee Box - Renovation (2018)	\$0	\$0	\$0	\$0	\$0
2119	Tee Box - Renovation (2019)	\$0	\$0	\$0	\$0	\$0
2120	Tee Box - Renovation (2022)	\$133,220	\$0	\$0	\$0	\$0
2121	Tee Box - Renovation (2023)	\$133,220	\$0	\$0	\$0	\$0
2122	Tee Box - Renovation (2024)	\$0	\$138,549	\$0	\$0	\$0
2123	Tee Box - Renovation (2025)	\$0	\$0	\$108,898	\$0	\$0
2124	Tee Box - Renovation (2026)	\$0	\$0	\$0	\$149,855	\$0
2125	Tee Box - Renovation (2027)	\$0	\$0	\$0	\$0	\$155,849
<b>Golf Course Bunkers</b>						
2212	Golf Course Bunkers - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Greens</b>						
2301	Green & Hole - Renovation (2002)	\$0	\$0	\$0	\$0	\$0
2305	Green & Hole - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2307	Green & Hole - Renovation (2007)	\$0	\$0	\$0	\$0	\$0
2311	Green & Hole - Renovation (2010)	\$0	\$0	\$0	\$0	\$0
2313	Green & Hole - Renovation (2012)	\$0	\$0	\$0	\$0	\$0
2314	Green & Hole - Renovation (2015)	\$0	\$0	\$190,778	\$0	\$0
2325	Green & Hole - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2326	Green & Hole - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2327	Green & Hole - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2328	Practice Green - Renovation (20/21)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Irrigation/Pumps</b>						
851	Pumps/Controllers (#4) - Replace	\$0	\$0	\$0	\$0	\$264,020
852	Pumps/Controllers (#11) - Replace	\$0	\$0	\$0	\$0	\$264,020
853	Pumps/Controllers (#18) - Replace	\$0	\$0	\$0	\$0	\$533,167
1005	Irrigation System - Repairs	\$28,375	\$29,510	\$30,690	\$31,918	\$33,195
1350	# 4 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#11 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#18 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Driving Range/Turn Building</b>						
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (25%)	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (75%)	\$0	\$0	\$0	\$0	\$0
2505	Mats & Bag Stands - Replace	\$49,629	\$0	\$0	\$0	\$0
2511	Driving Range Tee Box - Renovate	\$0	\$0	\$0	\$0	\$0
2520	DR Irrigation/Landscaping - Replace	\$0	\$0	\$0	\$0	\$0
2540	Turn Building Snack Shop - Remodel	\$0	\$0	\$0	\$0	\$0
2542	Turn Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2545	Turn Building HVAC - Replace	\$14,111	\$0	\$0	\$0	\$0
2550	Turn Building - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Grounds</b>						
504	Hole #11 Gate - Replace	\$0	\$0	\$0	\$0	\$0
2905	Yardage & Tee Markers - Replace	\$0	\$0	\$168,264	\$0	\$0
2910	Golf Carth Paths - Repair/Replace	\$70,664	\$73,490	\$76,430	\$79,487	\$82,667
2930	Golf Course Bridges -Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Retaining Walls</b>						
514	# 2 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 5 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	# 9 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#14 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#17 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0



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<b>Golf Course Maintenance Area</b>					
1222 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
1840 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
1840 Gasoline Tank - Replace	\$0	\$0	\$0	\$0	\$0
2620 Wash Pad & Equipment – Replace	\$0	\$0	\$0	\$0	\$0
2830 Maintenance Office - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2840 Containers - Replace	\$0	\$0	\$0	\$0	\$0
2845 Maint Yard Perim Fence - Replace	\$0	\$0	\$0	\$0	\$0
2850 Driving Range/Maint Road - Seal/Rep	\$0	\$0	\$24,481	\$0	\$0
2851 Driving Range/Maint Road - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Maintenance Equipment</b>					
2851 Toyota Tundra(2014) - Replace	\$0	\$101,861	\$0	\$0	\$0
3002 Toro Groundsmaster 3100 - Repl	\$91,370	\$0	\$0	\$0	\$0
3003 John Deere Gator (2017) - Replace	\$0	\$0	\$0	\$0	\$45,755
3004 John Deere Gator (2018) - Replace	\$0	\$0	\$0	\$0	\$0
3005 7050 Rim Clamp Tire Changer - Repl	\$0	\$0	\$0	\$0	\$0
3007 Aerator Toro 648 - Replace	\$97,943	\$0	\$0	\$0	\$0
3008 Aerator Toro 648 - Replace	\$105,831	\$0	\$0	\$0	\$0
3009 Angle Master 3000MC - Replace	\$0	\$0	\$0	\$0	\$0
3010 Buffalo Blowers - Replace	\$32,648	\$0	\$0	\$0	\$0
3013 Cat Excavator - Replace	\$0	\$0	\$0	\$0	\$221,598
3016 Compactor Plate - Replace	\$9,794	\$0	\$0	\$0	\$0
3017 Concrete Saw - Replace	\$9,794	\$0	\$0	\$0	\$0
3020 Daihatsu Mini - Replace	\$60,037	\$0	\$0	\$0	\$0
3021 Dayton Crane - Replace	\$0	\$0	\$0	\$0	\$0
3022 Ditch Witch Trencher - Replace	\$0	\$0	\$0	\$0	\$0
3023 Express Dual 3000 MC - Replace	\$0	\$0	\$0	\$0	\$0
3025 John Deere Gator (2009) - Replace	\$77,128	\$0	\$0	\$0	\$0
3026 John Deere Gator (2012) - Replace	\$77,128	\$0	\$0	\$0	\$0
3027 John Deere Gator (2013) - Replace	\$155,570	\$0	\$0	\$0	\$0
3028 Graden Verticutter - Replace	\$23,292	\$0	\$0	\$0	\$0
3030 Toro Greensmaster 3400 - Replace	\$0	\$0	\$0	\$0	\$0
3031 Toro Greensmaster 3200 - Replace	\$116,239	\$0	\$0	\$0	\$0
3033 Toro Greensmaster 3400 - Replace	\$0	\$0	\$125,724	\$0	\$0
3034 Toro Greensmaster Flex 2100 - Repl	\$0	\$0	\$0	\$0	\$0
3035 Toro Groundsmaster 3500 - Repl	\$283,750	\$0	\$0	\$0	\$0
3037 John Deere Aerator - Replace	\$75,922	\$0	\$0	\$0	\$0
3038 Toro 3500D Mower - Replace	\$0	\$0	\$0	\$0	\$0
3039 JD Utility Tractor 5075 - Repl	\$0	\$0	\$0	\$0	\$0
3040 Kubota - Replace	\$0	\$0	\$0	\$0	\$0
3041 John Deere Aerator - Repl	\$75,922	\$0	\$0	\$0	\$0
3045 Manitowoc Hydraulic Lift - Replace	\$0	\$0	\$0	\$0	\$0
3050 Kubota Rough Mower - Replace	\$97,943	\$0	\$0	\$0	\$0
3051 Kubota Tractor 6040 - Replace	\$130,591	\$0	\$0	\$0	\$0
3052 Kubota Tractor 4700 - Replace	\$0	\$0	\$0	\$0	\$0
3053 Kubota Utility Vehicle - Replace	\$58,832	\$0	\$0	\$0	\$0
3060 Kawasaki Mule - Replace	\$28,375	\$0	\$0	\$0	\$0
3070 Lastec Mower (2010) - Replace	\$70,664	\$0	\$0	\$0	\$0
3071 Harlie Rake - Replace	\$52,258	\$0	\$0	\$0	\$0
3072 Lely Spreader - Replace	\$0	\$0	\$0	\$0	\$0
3073 Mete-R-Matic Top Dresser - Repl	\$49,629	\$0	\$0	\$0	\$0
3074 Trencher Attachment - Replace	\$0	\$0	\$0	\$0	\$0
3075 Miller Millermatic 250 - Replace	\$13,059	\$0	\$0	\$0	\$0
3077 Toro MultiPro Sprayer - Replace	\$234,779	\$0	\$0	\$0	\$0
3078 Toro Chemical Sprayer - Replace	\$189,423	\$0	\$0	\$0	\$0
3080 Ventrac - Replace	\$0	\$0	\$0	\$0	\$0
3081 Kubota Excavator 048 - Replace	\$0	\$0	\$0	\$0	\$0
3085 SDI Sprayer - Replace	\$43,056	\$0	\$0	\$0	\$0
3086 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$61,135
3087 Smithco Green Roller - Replace	\$49,629	\$0	\$0	\$0	\$0
3093 Turfco Seeder - Replace	\$0	\$0	\$0	\$51,513	\$0
3094 Toro Tee Mowers - Replace	\$0	\$0	\$0	\$0	\$0
3095 Toro Workman 3100D - Replace	\$70,664	\$0	\$0	\$0	\$0
3096 Toro Workman 3200 - Replace	\$212,101	\$0	\$0	\$0	\$0
3097 Toro Workman HD-D - Replace	\$0	\$0	\$139,825	\$0	\$0
3105 Toro Trans-Pro Trailers - Replace	\$0	\$0	\$63,632	\$0	\$0
3106 Toro Dingo TX - 427	\$0	\$0	\$114,467	\$0	\$0
3109 Turfco SP 1530 Top Dresser - Repl	\$77,128	\$0	\$0	\$0	\$0
3110 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$0

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3111 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$86,758	\$0
3112 Ty-Crop 300 Spreader - Replace	\$35,277	\$0	\$0	\$0	\$0
3115 Vericut Reels - Replace	\$31,224	\$0	\$0	\$0	\$0
3116 Honda 21" Mower - Repl	\$0	\$0	\$0	\$0	\$20,647
3117 Genie Scissor Lift - Replace	\$0	\$0	\$114,467	\$0	\$0
3118 Ryan Jr Sod Cutter - Replace	\$0	\$0	\$19,078	\$0	\$0
3119 Barreto Tiller - Replace	\$39,112	\$0	\$0	\$0	\$0
3121 John Deere Aerator 1500-Replace	\$0	\$0	\$0	\$85,402	\$0
3130 Verti-Drain 7516 - Replace	\$0	\$0	\$0	\$164,766	\$0
3140 Cement Mixer - Replace	\$16,981	\$0	\$0	\$0	\$0
3160 Haz Mat Locker - Replace	\$45,794	\$0	\$0	\$0	\$0
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103 Concrete Walkways - Repair	\$25,746	\$0	\$0	\$0	\$0
202 Asphalt Parking Lot - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$0	\$0	\$0	\$52,868	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
320 Parking Lot Ext. Lighting - Replace	\$307,853	\$0	\$0	\$0	\$0
512 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
514 Retaining/Planter Walls - Replace	\$53,573	\$0	\$0	\$0	\$0
1010 Landscaping - Upgrade	\$0	\$0	\$0	\$289,604	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lakes</b>					
1701 # 2/18 Lake - Dredge	\$0	\$0	\$0	\$0	\$0
1701 # 9 Lakes - Dredge	\$0	\$0	\$0	\$0	\$0
1701 #10 Lake - Dredge	\$0	\$0	\$0	\$0	\$0
1703 #7 Lake - Reline	\$0	\$0	\$0	\$36,971	\$0
1712 #7 Fountain - Replace	\$0	\$0	\$0	\$36,971	\$0
Total Expenses	\$4,839,304	\$4,303,442	\$1,687,370	\$1,104,501	\$2,328,185
Ending Reserve Balance	\$13,049,648	\$12,461,039	\$14,675,119	\$17,676,786	\$19,668,514

<b>Fiscal Year</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
Starting Reserve Balance	\$19,668,514	\$21,552,324	\$24,778,539	\$29,391,861	\$29,677,562
Annual Reserve Funding	\$4,437,899	\$4,659,793	\$4,892,783	\$5,137,422	\$5,394,293
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$103,030	\$115,803	\$135,398	\$147,642	\$159,007
<b>Total Income</b>	<b>\$24,209,443</b>	<b>\$26,327,920</b>	<b>\$29,806,720</b>	<b>\$34,676,926</b>	<b>\$35,230,862</b>
# Component					
<b>Clubhouse Exteriors</b>					
105 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
414 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
415 Patio Heater - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
701 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1115 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Trim - Repaint	\$85,973	\$0	\$0	\$0	\$0
1117 Exterior Surface - Repair	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Bar Area</b>					
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$944,592	\$0
911 Bar Appliances - Replace	\$0	\$0	\$0	\$0	\$0
912 Wine Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Dining Area</b>					
307 Entertainment Equipment - Replace	\$0	\$5,101	\$0	\$0	\$0
901 Interior Furnishings - Remodel	\$0	\$0	\$0	\$189,668	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$944,592	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$230,750	\$0
<b>Clubhouse Kitchen</b>					
2600 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2601 Kitchen Flooring - Resurface	\$37,988	\$0	\$0	\$0	\$0
2610 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
2611 Deep Fryer - Replace	\$0	\$0	\$0	\$0	\$0
2612 Broiler (Salamander) - Replace	\$0	\$0	\$0	\$0	\$0
2613 Broiler (Underfired) - Replace	\$0	\$0	\$0	\$0	\$0
2614 Oven - Replace	\$0	\$0	\$0	\$0	\$0
2615 Range (6 Burner) - Replace	\$0	\$0	\$0	\$0	\$0
2616 Range (4 Burner) - Replace	\$0	\$0	\$0	\$0	\$0
2617 Range (Flat Top) - Replace	\$0	\$0	\$0	\$0	\$0
2618 Stove - Replace	\$0	\$0	\$0	\$0	\$0
2619 Gas Stone Oven - Replace	\$0	\$0	\$0	\$0	\$0
2620 Grease Trap - Replace	\$0	\$0	\$0	\$0	\$0
2621 Hood - Replace	\$0	\$0	\$0	\$0	\$0
2622 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$37,424
2623 Mixer - Replace	\$0	\$0	\$0	\$0	\$0
2625 Espresso Filtration System-Replace	\$0	\$0	\$0	\$0	\$0
2700 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
2702 Refrigerator Prep Tables - Replace	\$0	\$0	\$0	\$0	\$0
2704 2-Drawer Warmers - Replace	\$0	\$0	\$0	\$0	\$0
2705 Refrigerator (Reach-In) - Replace	\$0	\$0	\$31,083	\$0	\$0
2705 Refrigerator (Undercounter) - Repl.	\$0	\$0	\$0	\$0	\$0
2706 Walk-In Freezer - Repair	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Golf Pro Shop</b>					
307 Entertainment Equipment - Replace	\$4,905	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Meeting Rooms</b>					
307 Entertainment Equipment - Replace	\$4,905	\$0	\$0	\$0	\$0
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2048	2049	2050	2051	2052
<b>Clubhouse Offices/Staff Rooms</b>					
903 Interiors (Office) - Remodel	\$0	\$0	\$0	\$0	\$0
903 Interiors (Staff) - Remodel	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Office Equipment - Replace(Partial)	\$0	\$8,941	\$0	\$9,671	\$0
922 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
950 Computer Equipment-Replace/Upgrade	\$0	\$0	\$38,060	\$0	\$0
<b>Clubhouse Common Areas (bathrooms, locker rooms, hallways)</b>					
901 Interior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
903 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Locker Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Mechanical Equipment</b>					
303 HVAC (P144) - Replace	\$0	\$0	\$0	\$0	\$0
304 HVAC (P1P96) - Replace	\$0	\$0	\$0	\$0	\$0
305 HVAC (P18) - Replace	\$0	\$14,874	\$0	\$0	\$0
306 HVAC (P24) - Replace	\$0	\$15,692	\$0	\$0	\$0
307 HVAC (P36) - Replace	\$0	\$0	\$0	\$0	\$0
308 HVAC (P72) - Replace	\$0	\$0	\$0	\$0	\$0
309 HVAC (P48) - Replace	\$0	\$66,123	\$0	\$0	\$0
310 HVAC (P54) - Replace	\$0	\$23,649	\$0	\$0	\$0
311 HVAC (P96) - Replace	\$0	\$35,903	\$0	\$0	\$0
312 HVAC (P30) - Replace	\$0	\$17,674	\$0	\$0	\$0
313 HVAC (MAU-1) - Replace	\$0	\$0	\$0	\$0	\$0
314 Exhaust Fan (KEF) - Replace	\$0	\$0	\$0	\$0	\$0
315 Exhaust Fan (EF) - Replace	\$0	\$0	\$0	\$0	\$0
316 Exhaust Fan (SF) - Replace	\$0	\$0	\$0	\$0	\$0
317 Condensing Unit - Replace	\$0	\$0	\$0	\$0	\$0
318 Air Cooled Condensing Unit-Replace	\$0	\$0	\$0	\$0	\$0
803 Tankless Water Heater - Replace	\$0	\$0	\$161,613	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1805 Elevator Cab (Common) - Remodel	\$0	\$0	\$0	\$0	\$0
1805 Freight Elevator - Remodel	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Tennis Courts</b>					
409 Bench - Replace	\$0	\$0	\$0	\$0	\$53,641
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$219,955	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
940 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$73,044	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$73,044	\$0	\$0	\$0	\$0
1601 Tennis Cts - Seal/Repair/Stripe	\$73,044	\$0	\$0	\$0	\$0
1602 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1603 Tennis Ct Windscreen - Replace	\$0	\$0	\$0	\$0	\$111,648
1605 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool Area (fencing, pool furniture, etc.)</b>					
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio/Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$18,026
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$18,400
1201 Pool Deck - Repair/Reseal	\$0	\$0	\$0	\$166,278	\$0
1215 Lane Line Storage Reel - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1217 Pool Starting Blocks - Replace	\$0	\$0	\$0	\$0	\$0
1219 Emergency EVAC Chair - Replace	\$0	\$0	\$11,187	\$0	\$0
1219 Trash and Recyclable Units - Repl	\$0	\$0	\$0	\$0	\$0
1221 Lifeguard Stand - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Shades - Replace	\$0	\$0	\$0	\$0	\$0
1401 Display Board - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Pool</b>					
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1207 CO2 Filter System - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$50,118	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Repair/Replace	\$13,982	\$0	\$15,123	\$0	\$16,357
1212 Chemical Controller System - Repl	\$0	\$0	\$0	\$0	\$0
1213 Pool Timing System - Replace	\$41,320	\$0	\$0	\$0	\$0

Fiscal Year		2048	2049	2050	2051	2052
1214	Pool Area, Mastic - Replace	\$16,062	\$0	\$0	\$0	\$0
1224	Pool Surfaces - Retile	\$0	\$0	\$0	\$0	\$70,637
<b>Clubhouse Wading Pool</b>						
1202	Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Wading Heaters - Replace	\$0	\$0	\$27,464	\$0	\$0
<b>Clubhouse Spas</b>						
1203	Spas - Resurface	\$0	\$0	\$0	\$0	\$0
1206	Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208	Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$32,216
<b>Golf Course Tee Boxes</b>						
2104	Tee Box - Renovation (2004)	\$0	\$0	\$0	\$0	\$0
2106	Tee Box - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2107	Tee Box - Renovation (2009)	\$0	\$332,696	\$0	\$0	\$0
2113	Tee Box - Renovation (2013)	\$0	\$0	\$0	\$0	\$0
2115	Tee Box - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2118	Tee Box - Renovation (2018)	\$0	\$0	\$0	\$0	\$0
2119	Tee Box - Renovation (2019)	\$0	\$0	\$0	\$0	\$0
2120	Tee Box - Renovation (2022)	\$0	\$0	\$0	\$0	\$0
2121	Tee Box - Renovation (2023)	\$0	\$0	\$0	\$0	\$0
2122	Tee Box - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2123	Tee Box - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2124	Tee Box - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2125	Tee Box - Renovation (2027)	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Bunkers</b>						
2212	Golf Course Bunkers - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Greens</b>						
2301	Green & Hole - Renovation (2002)	\$0	\$0	\$0	\$0	\$0
2305	Green & Hole - Renovation (2005)	\$0	\$0	\$0	\$0	\$0
2307	Green & Hole - Renovation (2007)	\$0	\$0	\$0	\$0	\$0
2311	Green & Hole - Renovation (2010)	\$0	\$0	\$0	\$0	\$0
2313	Green & Hole - Renovation (2012)	\$0	\$0	\$0	\$0	\$0
2314	Green & Hole - Renovation (2015)	\$0	\$0	\$0	\$0	\$0
2325	Green & Hole - Renovation (2024)	\$0	\$0	\$0	\$0	\$0
2326	Green & Hole - Renovation (2025)	\$0	\$0	\$0	\$0	\$0
2327	Green & Hole - Renovation (2026)	\$0	\$0	\$0	\$0	\$0
2328	Practice Green - Renovation (20/21)	\$0	\$0	\$0	\$679,206	\$0
<b>Golf Course Irrigation/Pumps</b>						
851	Pumps/Controllers (#4) - Replace	\$0	\$0	\$0	\$0	\$0
852	Pumps/Controllers (#11) - Replace	\$0	\$0	\$0	\$0	\$0
853	Pumps/Controllers (#18) - Replace	\$0	\$0	\$0	\$0	\$0
1005	Irrigation System - Repairs	\$34,523	\$35,903	\$37,340	\$38,833	\$40,387
1350	# 4 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#11 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
1350	#18 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Driving Range/Turn Building</b>						
411	Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (25%)	\$0	\$0	\$0	\$0	\$0
2501	Driving Range Nets - Replace (75%)	\$0	\$0	\$0	\$341,252	\$0
2505	Mats & Bag Stands - Replace	\$0	\$0	\$0	\$0	\$0
2511	Driving Range Tee Box - Renovate	\$0	\$0	\$0	\$0	\$0
2520	DR Irrigation/Landscaping - Replace	\$0	\$0	\$0	\$0	\$0
2540	Turn Building Snack Shop - Remodel	\$0	\$0	\$0	\$0	\$0
2542	Turn Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2545	Turn Building HVAC - Replace	\$0	\$0	\$0	\$0	\$0
2550	Turn Building - Renovate	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Grounds</b>						
504	Hole #11 Gate - Replace	\$0	\$0	\$0	\$0	\$0
2905	Yardage & Tee Markers - Replace	\$0	\$0	\$0	\$0	\$0
2910	Golf Carth Paths - Repair/Replace	\$85,973	\$89,412	\$92,989	\$96,708	\$100,577
2930	Golf Course Bridges -Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Retaining Walls</b>						
514	# 2 Retaining Wall - Replace	\$0	\$166,348	\$0	\$0	\$0
514	# 5 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$40,542
514	# 9 Retaining Wall - Replace	\$0	\$166,348	\$0	\$0	\$0
514	#14 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0
514	#17 Retaining Wall - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2048	2049	2050	2051	2052
<b>Golf Course Maintenance Area</b>					
1222 Solar Panels - Replace	\$715,777	\$0	\$0	\$0	\$0
1840 Diesel Tank - Replace	\$0	\$0	\$0	\$0	\$0
1840 Gasoline Tank - Replace	\$0	\$0	\$0	\$0	\$0
2620 Wash Pad & Equipment – Replace	\$0	\$0	\$0	\$0	\$0
2830 Maintenance Office - Repair/Replace	\$0	\$160,249	\$0	\$0	\$0
2840 Containers - Replace	\$0	\$0	\$0	\$0	\$0
2845 Maint Yard Perim Fence - Replace	\$0	\$0	\$0	\$0	\$132,075
2850 Driving Range/Maint Road - Seal/Rep	\$0	\$0	\$0	\$0	\$0
2851 Driving Range/Maint Road - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Maintenance Equipment</b>					
2851 Toyota Tundra(2014) - Replace	\$0	\$0	\$0	\$0	\$0
3002 Toro Groundsmaster 3100 - Repl	\$0	\$0	\$0	\$0	\$0
3003 John Deere Gator (2017) - Replace	\$0	\$0	\$0	\$0	\$0
3004 John Deere Gator (2018) - Replace	\$47,585	\$0	\$0	\$0	\$0
3005 7050 Rim Clamp Tire Changer - Repl	\$0	\$0	\$0	\$0	\$0
3007 Aerator Toro 648 - Replace	\$0	\$0	\$0	\$0	\$0
3008 Aerator Toro 648 - Replace	\$0	\$0	\$0	\$0	\$0
3009 Angle Master 3000MC - Replace	\$0	\$0	\$0	\$0	\$0
3010 Buffalo Blowers - Replace	\$0	\$0	\$0	\$0	\$0
3013 Cat Excavator - Replace	\$0	\$0	\$0	\$0	\$0
3016 Compactor Plate - Replace	\$0	\$0	\$0	\$0	\$0
3017 Concrete Saw - Replace	\$0	\$0	\$0	\$0	\$0
3020 Daihatsu Mini - Replace	\$0	\$0	\$0	\$0	\$0
3021 Dayton Crane - Replace	\$0	\$0	\$0	\$0	\$0
3022 Ditch Witch Trencher - Replace	\$0	\$0	\$0	\$0	\$0
3023 Express Dual 3000 MC - Replace	\$0	\$0	\$0	\$0	\$0
3025 John Deere Gator (2009) - Replace	\$0	\$0	\$0	\$0	\$0
3026 John Deere Gator (2012) - Replace	\$0	\$0	\$0	\$0	\$0
3027 John Deere Gator (2013) - Replace	\$0	\$0	\$0	\$0	\$0
3028 Graden Verticutter - Replace	\$0	\$0	\$0	\$0	\$0
3030 Toro Greensmaster 3400 - Replace	\$282,579	\$0	\$0	\$0	\$0
3031 Toro Greensmaster 3200 - Replace	\$0	\$0	\$0	\$0	\$0
3033 Toro Greensmaster 3400 - Replace	\$0	\$0	\$0	\$0	\$0
3034 Toro Greensmaster Flex 2100 - Repl	\$0	\$294,714	\$0	\$0	\$0
3035 Toro Groundsmaster 3500 - Repl	\$0	\$0	\$0	\$0	\$0
3037 John Deere Aerator - Replace	\$0	\$0	\$0	\$0	\$0
3038 Toro 3500D Mower - Replace	\$168,481	\$0	\$0	\$0	\$0
3039 JD Utility Tractor 5075 - Repl	\$127,294	\$0	\$0	\$0	\$0
3040 Kubota - Replace	\$0	\$0	\$0	\$0	\$148,916
3041 John Deere Aerator - Repl	\$0	\$0	\$0	\$0	\$0
3045 Manitowoc Hydraulic Lift - Replace	\$87,439	\$0	\$0	\$0	\$0
3050 Kubota Rough Mower - Replace	\$0	\$0	\$0	\$0	\$0
3051 Kubota Tractor 6040 - Replace	\$0	\$0	\$0	\$0	\$0
3052 Kubota Tractor 4700 - Replace	\$0	\$115,751	\$0	\$0	\$0
3053 Kubota Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
3060 Kawasaki Mule - Replace	\$0	\$0	\$0	\$0	\$0
3070 Lastec Mower (2010) - Replace	\$0	\$0	\$0	\$0	\$0
3071 Harlie Rake - Replace	\$0	\$0	\$0	\$0	\$0
3072 Lely Spreader - Replace	\$23,006	\$0	\$0	\$0	\$0
3073 Mete-R-Matic Top Dresser - Repl	\$0	\$0	\$0	\$0	\$0
3074 Trencher Attachment - Replace	\$22,260	\$0	\$0	\$0	\$0
3075 Miller Millermatic 250 - Replace	\$0	\$0	\$0	\$0	\$0
3077 Toro MultiPro Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3078 Toro Chemical Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3080 Ventrac - Replace	\$0	\$0	\$0	\$0	\$134,102
3081 Kubota Excavator 048 - Replace	\$0	\$0	\$0	\$0	\$227,662
3085 SDI Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
3086 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$0
3087 Smithco Green Roller - Replace	\$0	\$0	\$0	\$0	\$0
3093 Turfco Seeder - Replace	\$0	\$0	\$0	\$0	\$0
3094 Toro Tee Mowers - Replace	\$214,600	\$0	\$0	\$0	\$0
3095 Toro Workman 3100D - Replace	\$0	\$0	\$0	\$0	\$0
3096 Toro Workman 3200 - Replace	\$0	\$0	\$0	\$0	\$0
3097 Toro Workman HD-D - Replace	\$0	\$0	\$0	\$0	\$0
3105 Toro Trans-Pro Trailers - Replace	\$0	\$0	\$0	\$0	\$0
3106 Toro Dingo TX - 427	\$0	\$0	\$0	\$0	\$0
3109 Turfco SP 1530 Top Dresser - Repl	\$0	\$0	\$0	\$0	\$0
3110 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$109,777

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3111 Tycrop MH-400 - Replace	\$0	\$0	\$0	\$0	\$0
3112 Ty-Crop 300 Spreader - Replace	\$0	\$0	\$0	\$0	\$0
3115 Vericut Reels - Replace	\$0	\$0	\$0	\$0	\$0
3116 Honda 21" Mower - Repl	\$0	\$0	\$0	\$0	\$0
3117 Genie Scissor Lift - Replace	\$0	\$0	\$0	\$0	\$0
3118 Ryan Jr Sod Cutter - Replace	\$0	\$0	\$0	\$0	\$0
3119 Barreto Tiller - Replace	\$0	\$0	\$0	\$0	\$0
3121 John Deere Aerator 1500-Replace	\$0	\$0	\$0	\$0	\$0
3130 Verti-Drain 7516 - Replace	\$0	\$0	\$0	\$0	\$0
3140 Cement Mixer - Replace	\$0	\$0	\$0	\$0	\$0
3160 Haz Mat Locker - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Grounds (streets, landscaping, exterior lighting, retaining walls)</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
202 Asphalt Parking Lot - Resurface	\$0	\$0	\$0	\$1,073,536	\$0
203 Asphalt - Seal/Repair	\$0	\$0	\$0	\$64,322	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
320 Parking Lot Ext. Lighting - Replace	\$0	\$0	\$0	\$0	\$0
512 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
514 Retaining/Planter Walls - Replace	\$0	\$0	\$0	\$0	\$0
1010 Landscaping - Upgrade	\$0	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lakes</b>					
1701 # 2/18 Lake - Dredge	\$66,646	\$0	\$0	\$0	\$0
1701 # 9 Lakes - Dredge	\$239,925	\$0	\$0	\$0	\$0
1701 #10 Lake - Dredge	\$66,646	\$0	\$0	\$0	\$0
1703 #7 Lake - Reline	\$0	\$0	\$0	\$0	\$0
1712 #7 Fountain - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,657,119	\$1,549,381	\$414,859	\$4,999,363	\$1,292,385
Ending Reserve Balance	\$21,552,324	\$24,778,539	\$29,391,861	\$29,677,562	\$33,938,478





## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.





## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
<b>Inflation</b>	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
<b>Interest</b>	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
<b>Percent Funded</b>	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.



## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The Component Details herein represent a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

## Clubhouse Exteriors

**Comp #: 104 Balcony Surfaces - Seal/Repair**

**Quantity: Approx. 1,210 GSF**

Location: Clubhouse balcony surfaces

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Decking surfaces typically need to be re-coated every few years in order to restore the wear; layer and protect the waterproofing membrane. Conditions can vary in different areas based on sun and weather exposure, adequacy of drainage, level of foot traffic, etc. Re-coating will restore the aesthetic appeal of the deck while also bridging small surface cracks. Lack of proper coating can lead to a reduced life expectancy for the decking system. Deck should be repaired (cracks and gouges patched, etc.) prior to re-coating.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 105 Balcony Surfaces - Resurface**

**Quantity: Approx. 1,210 GSF**

Location: Clubhouse balcony surfaces

Funded?: Yes.

History:

Comments: Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 46,500

Worst Case: \$56,100

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

**Comp #: 324 Wall Lights - Replace**

**Quantity: (51) Fixtures**

Location: Building exterior wall surfaces

Funded?: Yes.

History:

Comments: Best to plan for large scale replacement, timed to coincide with exterior paint cycles, for cost efficiency and consistent quality/appearance throughout association.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 16,700

Worst Case: \$20,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 401 Awnings - Replace**

**Quantity: (1) Awning**

Location: Balcony

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 5,960

Worst Case: \$7,160

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 414 Patio Furniture - Replace**

**Quantity: (66) Pieces**

Location: Balcony

Funded?: Yes.

History:

Comments: We recommend regular intervals of replacement to maintain a quality appearance to this important community recreation area. Inspect regularly, repair or replace any damaged pieces promptly to ensure safety. Store furniture inside during off season to help extend useful life.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 25,100

Worst Case: \$31,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 415 Patio Heater - Replace****Quantity: (8) Heaters**

Location: Balconies

Funded?: Yes.

History:

Comments: They are assumed to be functional. Funding for replacement is allocated below.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 7,280

Worst Case: \$9,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 503 Metal Rail - Replace****Quantity: Approx 250 LF**

Location: Balcony and stairway railing

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of fencing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 26,300

Worst Case: \$31,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 701 Exterior Doors - Replace****Quantity: (6) Doors**

Location: Clubhouse exterior doors

Funded?: Yes.

History:

Comments: Although doors typically have an extended or indefinite useful life, funding is for eventual replacement.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 32,200

Worst Case: \$38,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 703 Utility Doors - Replace****Quantity: (6) Utility Doors**

Location: Building exterior surfaces

Funded?: Yes.

History:

Comments: We recommend maintaining adequate paint coverage to prevent rust.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 11,600

Worst Case: \$14,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 709 Vehicle Gate - Replace****Quantity: (1) Vehicle Gate**

Location: Clubhouse rear storage area

Funded?: Yes.

History:

Comments: Sturdy item that can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage and exposure over time. Plan to replace at roughly the time frame below. Inspect regularly, clean for appearance and repair promptly as needed to ensure safety and maintain waterproofing.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 9,530

Worst Case: \$11,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 939 Fire Pits - Replace****Quantity: Fire Pits**

Location: Clubhouse exteriors

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History: Last addressed in 2012.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1115 Exterior Surfaces - Repair****Quantity: Approx. 28,400 GSF**

Location: Clubhouse exterior surfaces

Funded?: Yes.

History:

Comments: Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 72,800

Worst Case: \$88,200

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

**Comp #: 1116 Exterior Trim - Repair****Quantity: Building Trim Surfaces**

Location: Clubhouse exterior wood and metal surfaces surfaces

Funded?: Yes.

History:

Comments: Wood and metal surfaces will need to be painted in this environment every 5-6 years to protect against wood rot and natural deterioration.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 26,300

Worst Case: \$38,200

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

**Comp #: 1117 Exterior Surface - Repair****Quantity: Approx. 28,400 GSF x 5%**

Location: Clubhouse exterior surfaces

Funded?: Yes.

History:

Comments: Funding is recommended for partial replacement of wood due to potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost efficiency purposes.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 21,400

Worst Case: \$27,500

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

**Comp #: 1302 Built-Up Roof - Replace****Quantity: Approx. 1,480 GSF**

Location: Clubhouse rooftop

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 21,400

Worst Case: \$25,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace****Quantity: Approx. 310 GSF**

Location: Clubhouse rooftop

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly. Cycle replacement with component 1302 for cost efficiency purposes.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 2,870

Worst Case: \$3,340

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1304 Tile Roof - Repair/Replace****Quantity: Approx. 13,550 GSF x 20%**

Location: Clubhouse rooftop

Funded?: Yes.

History:

Comments: No expectation to replace all tiles at the same time. Tiles should have an indefinite life (over 50+ yrs). This component provides an allowance for general repairs and/or replacement to broken tiles.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 34,700

Worst Case: \$41,800

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

**Comp #: 1305 Tile Roof - Replace Underlayment****Quantity: Approx. 13,550 GSF**

Location: Clubhouse rooftop

Funded?: Yes.

History:

Comments: At this time, there is no expectation to replace the tiles themselves with ordinary care and maintenance. However over an extended period of time the waterproof underlayment will become deteriorated and require replacement. The original tiles are removed, the underlayment replaced and the tiles are relayed. In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should future replacement of the tiles themselves be warranted, funding will need to be adjusted accordingly in future studies.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 143,000

Worst Case: \$167,000

Lower allowance to replace underlayment

Higher allowance to replace underlayment

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace****Quantity: Approx. 1,000 LF**

Location: Clubhouse roof perimeter

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water is evacuating from rooftops as designed. Plan for replacement at the same intervals as roof replacement for cost efficiency purposes

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 16,700

Worst Case: \$20,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1834 Drainage System (Storm)-Repair/Repl****Quantity: (1) System**

Location: Clubhouse

Funded?: No. The useful life is not well defined under normal circumstances because it is too difficult for us to predict the remaining useful life.

History: Clubhouse

Comments: Annual preventive maintenance work is typically performed as part of an association's general maintenance/operating fund. However, if a pattern of larger expenses develops, we may recommend including a rotating funding allowance for larger expenses during future Reserve Study updates.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1836 Drainage System (Bio) - Repair/Repl****Quantity: (4) Systems**

Location: Clubhouse

Funded?: No. The useful life is not well defined under normal circumstances because it is too difficult for us to predict the remaining useful life.

History:

Comments: Annual preventive maintenance work is typically performed as part of an association's general maintenance/operating fund. However, if a pattern of larger expenses develops, we may recommend including a rotating funding allowance for larger expenses during future Reserve Study updates.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Clubhouse Bar Area

**Comp #: 307 Entertainment Equipment - Replace**

**Quantity: (3) Systems**

Location: Clubhouse bar

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Prudent planning suggests setting aside funds for the periodic replacement of entertainment systems at regular intervals to maintain function.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 901 Interior Furnishings - Replace**

**Quantity: (86) Various Pieces**

Location: Clubhouse bar

Funded?: Yes.

History:

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 39,400

Worst Case: \$48,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 903 Interiors - Remodel**

**Quantity: Bar Room**

Location: Clubhouse bar

Funded?: Yes.

History: Remodeled in 2020

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 210,000

Worst Case: \$420,000

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 911 Bar Appliances - Replace**

**Quantity: (4) Appliances**

Location: Clubhouse bar

Funded?: Yes.

History:

Comments: Replacement should ideally be coordinated with the interior remodeling project. Funding recommendation shown here is for replacing with comparable quality appliances.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 17,900

Worst Case: \$21,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 912 Wine Refrigerator - Replace**

**Quantity: (2) 78 Bottle Wine Fridge**

Location: Clubhouse bar

Funded?: Yes.

History:

Comments: Prudent planning suggests setting aside funds for the periodic replacement of appliances at regular intervals to maintain function.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 6,440

Worst Case: \$7,760

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

## Clubhouse Dining Area

**Comp #: 307 Entertainment Equipment - Replace****Quantity: (1) System**

Location: Clubhouse dining room

Funded?: Yes.

History:

Comments: Prudent planning suggests setting aside funds for the periodic replacement of entertainment systems at regular intervals to maintain function.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 1,540

Worst Case: \$2,140

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 604 Dance Floor - Replace****Quantity: Dance Floor Surfaces**

Location: Clubhouse dining room

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History: Last replaced in 2013.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 901 Interior Furnishings - Remodel****Quantity: (98) Various Pieces**

Location: Clubhouse dining room

Funded?: Yes.

History: Remodeled in 2021

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 56,100

Worst Case: \$70,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 903 Interiors - Remodel****Quantity: Dining Room**

Location: Clubhouse dining room

Funded?: Yes.

History: Addressed in 2021.

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 210,000

Worst Case: \$420,000

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 922 AV Equipment - Replace****Quantity: A/V Equipment**

Location: Clubhouse dining room

Funded?: Yes.

History: Replaced in 2021

Comments: We suggest setting aside funding for periodic replacement and upgrade of the a/v equipment due to technological upgrades and advances. This component funds an allowance for the audio visual equipment. Adjust funding as future costs dictate.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 70,400

Worst Case: \$83,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation



## Clubhouse Kitchen

**Comp #: 2600 Kitchen - Remodel****Quantity: Kitchen**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 62,000

Worst Case: \$74,000

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 2601 Kitchen Flooring - Resurface****Quantity: Approx 1,260 GSF**

Location: Clubhouse kitchen

Funded?: Yes.

History: Resurfaced - 2018

Comments: This component provides an allowance to resurface the flooring at the interval below.

Useful Life: 6 years

Remaining Life: 1 years

Best Case: \$ 13,100

Worst Case: \$15,400

Lower allowance to resurface

Higher allowance to resurface

Cost Source: Client Cost History

**Comp #: 2610 Fire Suppression System - Replace****Quantity: (1) Ansul R-102 System**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 10,400

Worst Case: \$13,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2611 Deep Fryer - Replace****Quantity: (2) Deep Fryers**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the deep fryer at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 10,400

Worst Case: \$13,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2612 Broiler (Salamander) - Replace****Quantity: (1) Montague Broiler**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the boiler at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 9,060

Worst Case: \$11,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2613 Broiler (Underfired) - Replace****Quantity: (1) Montague Broiler**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the broiler at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 17,900

Worst Case: \$21,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2614 Oven - Replace****Quantity: (1) Rational Oven**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the broiler at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 20,300

Worst Case: \$26,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2615 Range (6 Burner) - Replace****Quantity: (1) Montague Range**

Location: Clubhouse Kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the range at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 11,600

Worst Case: \$14,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2616 Range (4 Burner) - Replace****Quantity: (1) Montague Range**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the range at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 9,060

Worst Case: \$11,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2617 Range (Flat Top) - Replace****Quantity: (1) Montague Range**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the range at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 13,100

Worst Case: \$15,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2618 Stove - Replace****Quantity: (1) 1-Burner Stove**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the stove at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 3,220

Worst Case: \$4,540

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2619 Gas Stone Oven - Replace****Quantity: (1) Oven**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the oven at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 32,200

Worst Case: \$38,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2620 Grease Trap - Replace****Quantity: (1) Grease Trap**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 19,000

Worst Case: \$26,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2621 Hood - Replace****Quantity: (2) Hood Systems**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 64,400

Worst Case: \$77,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2622 Dishwasher - Replace****Quantity: (1) CMA-180 Dishwasher**

Location: Clubhouse kitchen

Funded?: Yes.

History: Addressed in 2022.

Comments: This component funds for future replacement of the dishwasher at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 10,900

Worst Case: \$13,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2623 Mixer - Replace****Quantity: (1) Mixer**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the mixer at the interval below.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 5,120

Worst Case: \$6,440

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2624 Espresso Machine - Replace****Quantity: (1) Simonelli Machine**

Location: Clubhouse kitchen

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History: Removed in 2020

Comments: This component was removed from the study. No funding provided.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2625 Espresso Filtration System-Replace****Quantity: (1) Everpure System**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: Replace filters as an operation expense.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 6,440

Worst Case: \$7,760

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2626 Coffee Machine - Replace****Quantity: (3) Machines**

Location: Clubhouse kitchen

Funded?: No. Maintained as part of Coffee Contract. No additional funding provided.

History:

Comments: Maintained as part of the Coffee Contract. No additional funding provided.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2700 Ice Machine - Replace****Quantity: (2) Ice Machines**

Location: Clubhouse kitchen and staff lounge

Funded?: Yes.

History:

Comments: This component funds for future replacement of the ice machines at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 13,100

Worst Case: \$17,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Katom Restaurant

Supply Inc.

**Comp #: 2701 Prep Counters/Sinks - Replace****Quantity: (4) Sets**

Location: Clubhouse kitchen

Funded?: No. Funding included with Kitchen Remodel (comp. #2600). No additional funding necessary.

History:

Comments: Funding for replacement allocated with kitchen remodel (comp. #2600).

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2702 Refrigerator Prep Tables - Replace****Quantity: (2) True Prep Tables**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: Both functional at the time of the site inspection, however, we were informed by the Kitchen Manager that these units will need to be replaced in the near future. This component funds for future replacement of the prep tables at the interval below.

Best to have the system inspected and tested on a regular basis by your service provider

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 19,000

Worst Case: \$23,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Katom Restaurant

Supply Inc.

**Comp #: 2703 Warming Prep Table - Replace****Quantity: (1) Prep Table**

Location: Clubhouse kitchen

Funded?: No. This component was removed from the study. No funding provided.

History:

Comments: This component was removed from the study. No funding provided.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2704 2-Drawer Warmers - Replace****Quantity: (2) Hatco Warmers**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the warming units at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 4,290

Worst Case: \$5,120

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Katom Restaurant

Supply Inc.

**Comp #: 2705 Refrigerator (Reach-In) - Replace****Quantity: (1) Atosa Fridge**

Location: Clubhouse kitchen

Funded?: Yes.

History: Replaced - 2018

Comments: This component funds for future replacement of the refrigerator at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 9,660

Worst Case: \$11,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Katom Restaurant

Supply Inc.

**Comp #: 2705 Refrigerator (Undercounter) - Repl.****Quantity: (1) True Fridge**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component funds for future replacement of the refrigerator at the interval below. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 3,470

Worst Case: \$4,290

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Katom Restaurant

Supply Inc.

**Comp #: 2706 Walk-In Freezer - Repair****Quantity: (1) Freezer**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: This component provides an allowance for periodic repairs as needed. Best to have the system inspected and tested on a regular basis by your service provider.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 10,400

Worst Case: \$13,100

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

## Snack Shack

**Comp #: 903 Interiors - Remodel**

**Quantity: Snack Shack**

Location: Snack Shack

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 911 Snack Shack Appliances - Replace**

**Quantity: (3) Appliances**

Location: Snack Shack

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: Replacement should ideally be coordinated with the interior remodeling project. Funding recommendation shown here is for replacing with comparable quality appliances.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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## Clubhouse Golf Pro Shop

**Comp #: 307 Entertainment Equipment - Replace****Quantity: (1) System**

Location: Clubhouse golf pro shop

Funded?: Yes.

History:

Comments: Prudent planning suggests setting aside funds for the periodic replacement of entertainment systems at regular intervals to maintain function.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 1,540

Worst Case: \$2,140

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 901 Interior Furnishings - Replace****Quantity: Various Pieces**

Location: Clubhouse golf pro shop

Funded?: Yes.

History:

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 38,200

Worst Case: \$51,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 903 Interiors - Remodel****Quantity: Golf Pro Shop**

Location: Clubhouse golf pro shop

Funded?: Yes.

History:

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 25,100

Worst Case: \$29,800

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

## Clubhouse Meeting Rooms

**Comp #: 307 Entertainment Equipment - Replace****Quantity: (1) System**

Location: Clubhouse meeting room

Funded?: Yes.

History:

Comments: Prudent planning suggests setting aside funds for the periodic replacement of entertainment systems at regular intervals to maintain function.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 1,540

Worst Case: \$2,140

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 901 Interior Furnishings - Replace****Quantity: (43) Various Pieces**

Location: Clubhouse board room

Funded?: Yes.

History:

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 22,600

Worst Case: \$26,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 903 Interiors - Remodel****Quantity: Board Room**

Location: Clubhouse board room

Funded?: Yes.

History:

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 10,700

Worst Case: \$13,100

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database



## Clubhouse Offices/Staff Rooms

**Comp #: 903 Interiors (Office) - Remodel**

**Quantity: Office**

Location: Clubhouse office

Funded?: Yes.

History:

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 33,400

Worst Case: \$38,200

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 903 Interiors (Staff) - Remodel**

**Quantity: Staff Area**

Location: Clubhouse staff lounge, locker and storage rooms

Funded?: Yes.

History:

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 13,100

Worst Case: \$15,400

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 909 Bathroom - Refurbish**

**Quantity: (1) Bathrooms**

Location: Staff room

Funded?: Yes.

History:

Comments: This component provides an allowance for general refurbishment at the interval indicated below. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 13,100

Worst Case: \$16,700

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: ARSF Cost Database

**Comp #: 920 Office Equipment - Replace(Partial)**

**Quantity: Misc. Office Equipment**

Location: Clubhouse office

Funded?: Yes.

History: Partial Replacements - 2018

Comments: This component provides an allowance for partial replacement at the interval below. Track actual expenses for inclusion within future Reserve Study updates.

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 2,630

Worst Case: \$3,820

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 921 Fax Machine - Replace**

**Quantity: (1) Konica**

Location: Clubhouse office

Funded?: No. This component was removed from the study, as the unit is leased. No funding provided.

History:

Comments: This component was removed from the study, as the unit is leased. No funding provided.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 922 AV Equipment - Replace**

**Quantity: (1) Panasonic**

Location: Clubhouse office

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 2,630

Worst Case: \$3,820

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 950 Computer Equipment-Replace/Upgrade**

**Quantity: Computer Equipment**

Location: Clubhouse offices

Funded?: Yes.

History: 2016

Comments: No expectation to replace all computer equipment at one time. This component funds for partial replacement and upgrades as needed. Adjust funding as future conditions dictate.

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 12,000

Worst Case: \$14,400

Lower allowance to replace/upgrade

Higher allowance to replace/upgrade

Cost Source: Estimate provided by client

## Clubhouse Common Areas (bathrooms, locker rooms, hallways)

**Comp #: 901 Interior Furnishings - Replace****Quantity: (52) Various Pieces**

Location: Clubhouse hallway and lounge areas

Funded?: Yes.

History:

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 26,300

Worst Case: \$32,200

Lower allowance to replace

Higher allowance to repalce

Cost Source: ARSF Cost Database

**Comp #: 903 Interiors - Remodel****Quantity: Common Area**

Location: Clubhouse hallway and lounge areas

Funded?: Yes.

History:

Comments: Remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Life estimate can vary greatly depending on level of wear and preferences of association. Costs can vary greatly depending on types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this association.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 119,000

Worst Case: \$143,000

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 909 Bathrooms - Refurbish****Quantity: (4) Bathrooms**

Location: Clubhouse

Funded?: Yes.

History: Scheduled for 2017.

Comments: The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the Association. This component provides an allowance for general refurbishment at the interval indicated below. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this type of project with other areas whenever possible.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 179,000

Worst Case: \$226,000

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: ARSF Cost Database

**Comp #: 910 Locker Rooms - Refurbish****Quantity: (2) Locker Rooms**

Location: Clubhouse locker rooms

Funded?: Yes.

History:

Comments: The timing for refurbishment of the locker rooms are highly dependent on the level of aesthetics desired by the Association. This component provides an allowance for general refurbishment at the interval indicated below. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of wall covering, ceiling tiles, lockers, lighting, flooring, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 85,900

Worst Case: \$108,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

## Clubhouse Mechanical Equipment

**Comp #: 303 HVAC (P144) - Replace****Quantity: (2) Units**

Location: Clubhouse roof

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 95,300

Worst Case: \$114,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

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**Comp #: 304 HVAC (P1P96) - Replace****Quantity: (4) Units**

Location: Clubhouse roof

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 131,000

Worst Case: \$167,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

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**Comp #: 305 HVAC (P18) - Replace****Quantity: (1) Unit**

Location: GM office ceiling

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 4,890

Worst Case: \$5,840

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

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**Comp #: 306 HVAC (P24) - Replace****Quantity: (1) Unit**

Location: Server room

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 5,120

Worst Case: \$6,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 307 HVAC (P36) - Replace****Quantity: (7) Units**

Location: Clerical, lounge, pro shop, staff lounge, board room, multi #1 &amp; 2

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 45,400

Worst Case: \$53,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 308 HVAC (P72) - Replace****Quantity: (4) Units**

Location: Gallery hall, lounge, grand hall &amp; kitchen

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 31,100

Worst Case: \$37,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 309 HVAC (P48) - Replace****Quantity: (3) Units**

Location: Men/women locker rooms and restroom

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 21,400

Worst Case: \$26,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 310 HVAC (P54) - Replace****Quantity: (1) Unit**

Location: Banquet room

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 7,760

Worst Case: \$9,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 311 HVAC (P96) - Replace****Quantity: (1) Units**

Location: Banquet room

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 11,600

Worst Case: \$14,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 312 HVAC (P30) - Replace****Quantity: (1) Unit**

Location: Restrooms

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 5 years

Remaining Life: 6 years

Best Case: \$ 5,840

Worst Case: \$6,910

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 313 HVAC (MAU-1) - Replace****Quantity: (1) Unit**

Location: Clubhouse roof

Funded?: Yes.

History: Manufacture Date - 2011

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 13,100

Worst Case: \$16,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 314 Exhaust Fan (KEF) - Replace****Quantity: (2) Unit**

Location: Clubhouse roof

Funded?: Yes.

History: Manufacture Date - 2011; Motors Repaired - 2018

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 9,180

Worst Case: \$10,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 315 Exhaust Fan (EF) - Replace****Quantity: (9) Unit**

Location: Ceilings of locker rooms, restrooms and staff rooms

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 11,600

Worst Case: \$14,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 316 Exhaust Fan (SF) - Replace****Quantity: (5) Unit**

Location: In-line cabinet fan

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 5,840

Worst Case: \$7,760

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 317 Condensing Unit - Replace****Quantity: (3) Unit**

Location: Clubhouse roof

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 16,700

Worst Case: \$20,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 318 Air Cooled Condensing Unit-Replace****Quantity: (2) Unit**

Location: Clubhouse roof

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended - have service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Treat local repairs as a general operating and maintenance expense. Funding below is for future full replacement.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 6,200

Worst Case: \$7,520

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 803 Tankless Water Heater - Replace****Quantity: (6) Noritz Heaters**

Location: Clubhouse roof

Funded?: Yes.

History:

Comments: Best to plan for replacement within the typical life expectancy of ten to fifteen years. However, too small an expense to merit separate reserve funding status; treat as general maintenance expense. Install earthquake strapping and drain pan for added protection. Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year.

Useful Life: 12 years

Remaining Life: 3 years

Best Case: \$ 50,100

Worst Case: \$62,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1801 Elevators - Modernize****Quantity: (2) Elevator**

Location: Common and service elevators

Funded?: Yes.

History: Repairs to service elevator - 2018

Comments: Should be inspected regularly and tested as a preventive maintenance expense. Elevator vendors typically recommend modernization cycles of approximately 25-30 years for continued smooth, safe operation, technology and code advances.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 263,000

Worst Case: \$311,000

Lower allowance to modernize

Higher allowance to modernize

Cost Source: ARSF Cost Database

**Comp #: 1805 Elevator Cab (Common) - Remodel****Quantity: (1) Interior Cab**

Location: Clubhouse

Funded?: Yes.

History:

Comments: This component factors periodic remodeling of the elevator cab interiors for best appearance and function. Timing of this type of elective project is at the discretion of the board of directors, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design--our estimates assume remodeling to a similar standard as currently in place.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 26,300

Worst Case: \$38,200

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 1805 Freight Elevator - Remodel****Quantity: (1) Interior Cab**

Location: Clubhouse

Funded?: Yes.

History:

Comments: This component factors periodic remodeling of the elevator cab interiors for best appearance and function. Timing of this type of elective project is at the discretion of the board of directors, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design--our estimates assume remodeling to a similar standard as currently in place.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 13,100

Worst Case: \$15,400

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 1819 Fire Alarm System - Replace****Quantity: (1) System**

Location: Main panel is located in the lobby

Funded?: Yes.

History:

Comments: Fire panels may last for an extended period barring unforeseen electrical incidents. In our experience however, design obsolescence, parts availability, technological advances and codes dictate the need to plan for periodic replacement. There is a wide range of panels/features available in today's market; general funds allowance factored below.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 51,200

Worst Case: \$64,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1825 Telephone System - Upgrade/Replace****Quantity: Telephone System**

Location: Clubhouse telephone systems

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History: Last addressed in 2008/2009.

Comments: Adjust funding as scope of work details becomes available for next upgrade and/or replacement.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:



## Tennis Courts

**Comp #: 409 Bench - Replace**

**Quantity: (12) Bench**

Location: Tennis Courts

Funded?: Yes.

History: Addressed in 2022.

Comments: Life expectancy of benches and other outdoor furnishings can vary greatly depending on level of exposure to the elements, preventive maintenance, quality of material and aesthetic standards of the association. In our experience, it is prudent to plan for replacement of all items together to preserve a coordinated appearance.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 15,400

Worst Case: \$19,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

**Comp #: 411 Drinking Fountains - Replace**

**Quantity: (13) Fountains**

Location: Tennis courts

Funded?: Yes.

History: Last addressed in 2001.

Comments: We recommend inspection by a licensed professional to ensure the fountain is functioning properly, and set up an accurate maintenance and replacement plan.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 66,800

Worst Case: \$79,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

---

**Comp #: 413 Flag Pole - Replace**

**Quantity: (1) Flag Pole**

Location: Tennis Area

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 502 Chain Link Fence - Replace**

**Quantity: Approx 40,320 GSF**

Location: Tennis court enclosure

Funded?: Yes.

History: Installed in 2003.

Comments: We anticipate future replacement in the interval outlined below. Inspect regularly; clean and repair, stretch locally as needed as part of general maintenance, operating funding. Even with ordinary care and maintenance, plan to replace this fence as shown below due to deterioration that will result from constant exposure.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 90,600

Worst Case: \$116,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

**Comp #: 940 Storage Sheds - Replace**

**Quantity: (2) Storage Sheds**

Location: Tennis Area

Funded?: Yes.

History: Replaced in 2022.

Comments: We recommend periodic cleaning to maintain an attractive appearance.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 7,760

Worst Case: \$10,400

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

---

**Comp #: 1219 Trash Containers - Repl**

**Quantity: (12) Units**

Location: Tennis Area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Funding for replacement in the interval below.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1601 Tennis Cts - Seal/Repair/Stripe****Quantity: (4) Courts**

Location: Tennis courts 1,2,3 &amp; 4

Funded?: Yes.

History: Planned for 2023

Comments: Plan for regular cycles of repair, seal and restripe at intervals shown here. For larger overlay/resurface needs, see separate component. Inspect regularly and locally repair as needed within the annual operating budget. Inspect regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 22,600

Worst Case: \$32,200

Lower allowance to seal/repair/restripe

Higher allowance to seal/repair/restripe

Cost Source: Cost History, plus Inflation

**Comp #: 1601 Tennis Cts - Seal/Repair/Stripe****Quantity: (4) Courts**

Location: Tennis courts 5,6,7 &amp; 8

Funded?: Yes.

History: Last addressed in 2018

Comments: Plan for regular cycles of repair, seal and restripe at intervals shown here. For larger overlay/resurface needs, see separate component. Inspect regularly and locally repair as needed within the annual operating budget. Inspect regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 22,600

Worst Case: \$32,200

Lower allowance to seal/repair/restripe

Higher allowance to seal/repair/restripe

Cost Source: Cost History, plus Inflation

**Comp #: 1601 Tennis Cts - Seal/Repair/Stripe****Quantity: (4) Courts**

Location: Tennis courts 9,10,11 &amp; 12

Funded?: Yes.

History: Last addressed in 2015.

Comments: Plan for regular cycles of repair, seal and restripe at intervals shown here. For larger overlay/resurface needs, see separate component. Inspect regularly and locally repair as needed within the annual operating budget. Inspect regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 22,600

Worst Case: \$32,200

Lower allowance to seal/repair/restripe

Higher allowance to seal/repair/restripe

Cost Source: Cost History, plus Inflation

**Comp #: 1602 Tennis Courts - Resurface****Quantity: (12) Courts**

Location: Tennis courts

Funded?: Yes.

History: Last addressed in 6/1/2001.

Comments: In addition to periodic seal/repair projects (see separate component, plan to overlay/resurface around the 30 year mark of life. Repair base as needed at that time and ensure positive drainage. As routine maintenance inspect regularly and clean as needed, fill cracks from the operating budget.

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 287,000

Worst Case: \$358,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: Cost History, plus Inflation

**Comp #: 1603 Tennis Ct Windscreen - Replace****Quantity: Approx 16,800 GSF**

Location: Tennis courts

Funded?: Yes.

History: Replaced (4) in 2022.

Comments: Tennis court windscreens should be inspected periodically, especially where attached to the chain link to identify and repair any rips or tears. Loose/sagging/faded sections should be replaced to maintain good aesthetic appearance in the common areas. Typical life expectancy in this outdoor location is about 5 to 10 years. Clean regularly and repair locally as needed.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 32,200

Worst Case: \$39,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1605 Tennis Court Lights - Replace****Quantity: (96) Fixtures**

Location: Tennis courts

Funded?: Yes.

History: Last addressed in 2013.

Comments: As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance.

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 94,200

Worst Case: \$111,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

**Comp #: 1606 Tennis Court Lights - Repaint****Quantity: (96) Fixtures**

Location: Tennis courts

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History: Last addressed in 2013.

Comments: We suggest regular paint cycles at the interval below to maintain overall appearance and prolong the need for costly repairs.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Tennis Pro Shop

**Comp #: 303 HVAC - Replace****Quantity: (1) Condenser**

Location: Tennis pro shop, outside

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 417 Defibrillator - Replace****Quantity: (1) Defibrillator**

Location: Tennis Lounge

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 803 Water Heater - Replace****Quantity: (1) Water Heater**

Location: Tennis Lounge

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 905 Interiors - Remodel****Quantity: Approx 2,000 GSF**

Location: Tennis pro shop, includes kitchenette

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 909 Bathrooms - Refurbish****Quantity: (2) Bathrooms**

Location: Tennis pro shop

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1115 Exteriors - Repaint****Quantity: Approx 1,850 GSF**

Location: Tennis pro shop

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 1303 Tile Roof - Replace****Quantity: Approx 3,150 GSF**

Location: Roof

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1500 Tennis Pro Shop - Demolition**

**Quantity: (1) ProShop Building**

Location: Adjacent to tennis courts

Funded?: No.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 1501 Tennis Pro Shop - Major Renovation**

**Quantity: (1) ProShop Building**

Location: Adjacent to tennis courts

Funded?: No. Tennis Pro Shop will be demolished. Funding has been removed at the request of the Management.

History:

Comments: Funding has been removed at the request of the Management.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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## Clubhouse Pool Area (fencing, pool furniture, etc.)

**Comp #: 320 Pole Lights - Replace**

**Quantity: (8) Fixtures**

Location: Pool areas

Funded?: Yes.

History: Repaired in 2022.

Comments: As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout association. Lights are simple pole lights.

Posts are grounded in concrete and provide sturdy support for the light fixtures. All fixture heads are intact and secure to poles.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 41,800

Worst Case: \$51,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 404 Patio/Pool Furniture - Replace**

**Quantity: (292) Assorted Pieces**

Location: Pool and patio area

Funded?: Yes.

History: Repaired in 2022.

Comments: Inspect regularly and repair or replace any damaged pieces promptly to ensure safety. We recommend replacing all pieces together in order to maintain consistent style. Costs can vary greatly based on type of pieces selected for replacement.

Useful Life: 7 years

Remaining Life: 3 years

Best Case: \$ 51,200

Worst Case: \$64,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

**Comp #: 407 BBQ - Replace**

**Quantity: (2) Portable BBQs**

Location: Adjacent to pool area

Funded?: No. Handle replacement out of the Operating budget.

History:

Comments: Individual replacement of the portable bbq grills is a minimal overall expense. We suggest handling replacement as needed out of the Operating budget.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 411 Drinking Fountains - Replace**

**Quantity: (1) Fountain**

Location:

Funded?: Yes.

History: Replaced in 2001

Comments: They should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. Best practice is often to replace at the same time as other exterior furnishings, if present, such as pool furniture, picnic tables, etc.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 5,120

Worst Case: \$6,440

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 503 Metal Fence - Replace**

**Quantity: Approx 410 GSF**

Location: Pool perimeter

Funded?: Yes.

History: Replaced in 2022.

Comments: Sturdy item that can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage and exposure over time. Plan to replace at roughly the time frame below. Inspect regularly, clean for appearance and repair promptly as needed to ensure safety and maintain waterproofing.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 39,400

Worst Case: \$47,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1107 Metal Fence - Repaint****Quantity: Approx 410 GSF**

Location: Pool perimeter

Funded?: Yes.

History: Repainted in 2022

Comments: Fence should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If fence is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced.

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 5,250

Worst Case: \$6,550

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

**Comp #: 1201 Pool Deck - Repair/Reseal****Quantity: Approx 11,100 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: Pool decks are exposed to harsh chemicals that can leave stains if not addressed properly. Periodic re-coating will restore the appearance and prolong the need for major projects such as deck resurfacing and/or concrete repairs.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 50,100

Worst Case: \$60,800

Lower allowance to seal/repair

Higher allowance to seal/repair

Cost Source: ARSF Cost Database

**Comp #: 1212 Pool Deck - Replace****Quantity: Approx 11,100 GSF**

Location: Pool/Spa area

Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History:

Comments: The useful life of this component extends past the scope of this report. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1215 Lane Line Storage Reel - Replace****Quantity: (1) Storage Reel**

Location: Pool/Spa area

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 2,260

Worst Case: \$3,220

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1216 Pool Lane Dividers - Replace****Quantity: (10) Lanes**

Location: Pool

Funded?: Yes.

History:

Comments: Pool lane dividers should be inspected prior to use to identify any broken or missing sections, and to ensure safety. Should be covered and stored when not in use to prolong life expectancy.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 9,060

Worst Case: \$11,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1217 Pool Starting Blocks - Replace****Quantity: Starting Blocks**

Location: Clubhouse pool area

Funded?: Yes.

History: Last addressed in 2012.

Comments: This component funds for eventual replacement of the rec pool area starting blocks.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 13,100

Worst Case: \$15,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

**Comp #: 1219 Emergency EVAC Chair - Replace****Quantity: (1) EVAC Chair**

Location: Pool/Spa area

Funded?: Yes.

History:

Comments: Funding for replacement in the interval below. There is a wide range of EVAC chairs s available in today's market; general funds allowance factored below.

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 3,220

Worst Case: \$4,540

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1219 Trash and Recyclable Units - Repl****Quantity: (14) Units**

Location: Pool and patio

Funded?: Yes.

History:

Comments: Funding for replacement in the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 14,300

Worst Case: \$17,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1221 Lifeguard Stand - Replace****Quantity: (1) Stand**

Location: Pool

Funded?: Yes.

History: Last replaced in 2013.

Comments: Funding for replacement in the interval below.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 5,840

Worst Case: \$7,040

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1230 Pool Shades - Replace****Quantity: Pool Shades**

Location: Pool area

Funded?: Yes.

History: Last addressed in 2012 and 2013.

Comments: Replacement timing and cost is dependent on the level of wear, aesthetics desired, and materials chosen by the Association. This component funds for eventual replacement of the pool shades based on information provided by the client. Adjust funding and timing as future conditions dictate.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 131,000

Worst Case: \$154,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

**Comp #: 1401 Display Board - Replace****Quantity: (1) Board**

Location: Side entrance to pool

Funded?: Yes.

History:

Comments: Funding for replacement in the interval below.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 2,630

Worst Case: \$3,220

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



## Clubhouse Pool

**Comp #: 1202 Pool - Resurface**

**Quantity: Approx 5,000 GSF**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 190,000

Worst Case: \$263,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

---

**Comp #: 1206 Pool Filters - Replace**

**Quantity: (5) Pentair Sand Filters**

Location: Pool/spa equipment area

Funded?: Yes.

History: Last addressed in 2011.

Comments: Sand filters will need to have the sand replaced periodically. Sand replacement is economical in cost and should be handled out of the operating budget. This component funds for complete replacement in the future.

Useful Life: 18 years

Remaining Life: 6 years

Best Case: \$ 16,700

Worst Case: \$20,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

**Comp #: 1207 CO2 Filter System - Replace**

**Quantity: (1) Tank**

Location: Pool/spa equipment area

Funded?: Yes.

History:

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Fund on the interval below for future replacement.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 8,350

Worst Case: \$10,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

**Comp #: 1208 Pool Heaters - Replace**

**Quantity: (4) Raypaks, 399k BUTs**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2018

Comments: We recommend periodic inspection by a licensed professional to ensure the heater is functioning properly. No problems observed or reported to us. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 6 years

Remaining Life: 1 years

Best Case: \$ 18,600

Worst Case: \$19,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

**Comp #: 1210 Pool/Spa Pumps - Repair/Replace**

**Quantity: (10) Pumps, 1.5hp**

Location: Pool/spa equipment area

Funded?: Yes.

History: Addressed in 2022.

Comments: Best to plan on replacement of a couple, every other year.

Useful Life: 2 years

Remaining Life: 1 years

Best Case: \$ 4,770

Worst Case: \$5,720

Lower allowance to repair/replace motors and pumps

Higher allowance to repair/replace motors and pumps

Cost Source: ARSF Cost Database

---

**Comp #: 1212 Chemical Controller System - Repl****Quantity: (1) System**

Location: Pool/spa equipment area

Funded?: Yes.

History:

Comments: Consult with pool vendor to ensure that chemicals are being stored and contained properly, and that proper balances are being used in pool and/or spa. Handle minor repairs of this system as an Operating expense.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,440

Worst Case: \$8,120

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1213 Pool Timing System - Replace****Quantity: Timing System**

Location: Pool/spa equipment area

Funded?: Yes.

History: Repaired in 2022.

Comments: Continue regular service and maintenance of the pool timing system to ensure functionality. Funding for replacement of the timing system at the interval below.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 14,300

Worst Case: \$16,700

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

**Comp #: 1214 Pool Area, Mastic - Replace****Quantity: Approx 1,190 LF**

Location: Clubhouse pool

Funded?: Yes.

History:

Comments: Plan on replacing twice as often as resurfacing of the pool.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 5,370

Worst Case: \$6,680

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1224 Pool Surfaces - Retile****Quantity: Pool Perimeter & Surfaces**

Location: Clubhouse

Funded?: Yes.

History:

Comments: This component funds for periodic retiling of the pool surfaces timed to coincide with pool resurfacing projects (comp. #1202).

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 19,000

Worst Case: \$26,300

Lower allowance to retile

Higher allowance to retile

Cost Source: ARSF Cost Database

## Clubhouse Wading Pool

**Comp #: 1202 Wading Pool - Resurface****Quantity: Approx 310 GSF**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. Should be expected at the approximate interval shown below to preserve this important amenity of the association.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,990

Worst Case: \$9,660

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

**Comp #: 1206 Pool Filter - Replace****Quantity: (1) Triton II Filter**

Location: Pool/spa equipment area

Funded?: Yes.

History: Last addressed in 2011.

Comments: Sand filters will need to have the sand replaced periodically. Sand replacement is economical in cost and should be handled out of the operating budget. This component funds for complete replacement in the future.

Useful Life: 18 years

Remaining Life: 6 years

Best Case: \$ 2,630

Worst Case: \$3,220

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1208 Wading Heaters - Replace****Quantity: (2) Raypaks, 266k BTUs**

Location: Pool/spa equipment area

Funded?: Yes.

History: Repaired in 2022.

Comments: We recommend periodic inspection by a licensed professional to ensure the heater is functioning properly. No problems observed or reported to us. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 8,350

Worst Case: \$10,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

## Clubhouse Spas

**Comp #: 1203 Spas - Resurface****Quantity: (2) 6' Spas**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Upon resurfacing keep proper chemical balance to achieve full useful life. No widespread pitting, discoloration or other damage/deterioration noted. Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 16,700

Worst Case: \$21,400

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

**Comp #: 1206 Spa Filters - Replace****Quantity: (2) Triton II Filters**

Location: Pool/spa equipment area

Funded?: Yes.

History: Last addressed in 2011.

Comments: Sand filters will need to have the sand replaced periodically. Sand replacement is economical in cost and should be handled out of the operating budget. This component funds for complete replacement in the future.

Useful Life: 18 years

Remaining Life: 6 years

Best Case: \$ 5,120

Worst Case: \$6,440

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1208 Spa Heaters - Replace****Quantity: (2) Raypaks, 266k BTUs**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2022

Comments: We recommend periodic inspection by a licensed professional to ensure the heater is functioning properly. No problems observed or reported to us. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 9,060

Worst Case: \$11,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

## Golf Course Tee Boxes

**Comp #: 2104 Tee Box - Renovation (2004)**

**Quantity: (3) Tee Boxes, Hole #6**

Location: Hole #6

Funded?: Yes.

History: Last completed in 2004.

Comments: This component funds for tee box renovation at Hole #6. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 167,000

Worst Case: \$190,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

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**Comp #: 2106 Tee Box - Renovation (2005)**

**Quantity: (4) Tee Boxes, Hole #7**

Location: Hole #7

Funded?: Yes.

History: Last completed in 2005.

Comments: This component funds for tee box renovation at Hole #7. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 26,300

Worst Case: \$32,200

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus inflation

---

**Comp #: 2107 Tee Box - Renovation (2009)**

**Quantity: (8) Tee Boxes, Holes #4&5**

Location: Holes #4 and #5

Funded?: Yes.

History: Last completed in 2009.

Comments: This component funds for tee box renovation at holes #4 and #5. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 109,000

Worst Case: \$131,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus inflation

---

**Comp #: 2113 Tee Box - Renovation (2013)**

**Quantity: (4) Tee Boxes, Hole #15**

Location: Hole #15

Funded?: Yes.

History: Last completed in 2013.

Comments: This component funds for tee box renovation at hole #15. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 51,200

Worst Case: \$64,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database

---

**Comp #: 2115 Tee Box - Renovation (2015)**

**Quantity: (5) Tee Boxes, Hole #2**

Location: Hole #2

Funded?: Yes.

History: Last completed in 2015.

Comments: This component funds for tee box renovation at Hole # 2. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 70,400

Worst Case: \$90,600

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus inflation

---

**Comp #: 2118 Tee Box - Renovation (2018)****Quantity: (4) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 51,200

Worst Case: \$70,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database and Client Cost

History

**Comp #: 2119 Tee Box - Renovation (2019)****Quantity: (4) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 51,200

Worst Case: \$70,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database and Client Cost

History

**Comp #: 2120 Tee Box - Renovation (2022)****Quantity: (4) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 51,200

Worst Case: \$70,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database and Client Cost

History

**Comp #: 2121 Tee Box - Renovation (2023)****Quantity: (4) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 51,200

Worst Case: \$70,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database and Client Cost

History

**Comp #: 2122 Tee Box - Renovation (2024)****Quantity: (4) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 51,200

Worst Case: \$70,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database and Client Cost

History

**Comp #: 2123 Tee Box - Renovation (2025)****Quantity: (3) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 38,200

Worst Case: \$53,700

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Client Cost History

**Comp #: 2124 Tee Box - Renovation (2026)****Quantity: (4) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 51,200

Worst Case: \$70,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database and Client Cost History

**Comp #: 2125 Tee Box - Renovation (2027)****Quantity: (4) Tee Boxes**

Location: Golf Course

Funded?: Yes.

History:

Comments: Funding has been allocated to replace 1 set of tee boxes each year starting in 2018-2025 in components #2218-2125. Cost for tee box renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 51,200

Worst Case: \$70,400

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database and Client Cost History

## Golf Course Bunkers

**Comp #: 2212 Golf Course Bunkers - Renovate**

**Quantity: (49) Bunkers**

Location: Golf Course

Funded?: Yes.

History: (47) of (49) renovated in 2015/2016

Comments: This component funds to renovate the bunkers that were last renovated in 2012. Cost for bunker renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 750,000

Worst Case: \$850,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus inflation

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## Golf Course Greens

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**Comp #: 2301 Green & Hole - Renovation (2002)****Quantity: (2) Greens, Holes #2&3**

Location: Holes #2 &amp; #3

Funded?: Yes.

History: Last renovated in 2001 and 2002.

Comments: Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 418,000

Worst Case: \$501,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

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**Comp #: 2305 Green & Hole - Renovation (2005)****Quantity: (1) Green, Hole #8**

Location: Hole #8

Funded?: Yes.

History: Last completed in 2005.

Comments: Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 382,000

Worst Case: \$454,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

---

**Comp #: 2307 Green & Hole - Renovation (2007)****Quantity: (2) Greens, Holes #4&5**

Location: Holes #4 &amp; #5

Funded?: Yes.

History: Last completed in 2007.

Comments: Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 691,000

Worst Case: \$835,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

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**Comp #: 2311 Green & Hole - Renovation (2010)****Quantity: (1) Green, Holes #11&16**

Location: Nursery Green, Holes #11 and 16

Funded?: Yes.

History: Last completed in 2010.

Comments: Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 90,600

Worst Case: \$116,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

---

**Comp #: 2313 Green & Hole - Renovation (2012)****Quantity: (1) Green, Hole #15**

Location: Hole #15

Funded?: Yes.

History: Last completed in 2012.

Comments: Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 90,600

Worst Case: \$116,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

**Comp #: 2314 Green & Hole - Renovation (2015)****Quantity: (1) Green, Hole #14**

Location: Hole #14

Funded?: Yes.

History: Last completed in 2015.

Comments: Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 70,400

Worst Case: \$90,600

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

**Comp #: 2325 Green & Hole - Renovation (2024)****Quantity: (3) Greens**

Location: Golf Course

Funded?: Yes.

History: Original Greens

Comments: Informed that the 9 original greens are in good condition for their age. Funding has been allocated to renovate these 9 holes in 2024-2026. Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 226,000

Worst Case: \$311,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Client Cost History and ARSF Database

**Comp #: 2326 Green & Hole - Renovation (2025)****Quantity: (3) Greens**

Location: Golf Course

Funded?: Yes.

History: Original Greens

Comments: Informed that the 9 original greens are in good condition for their age. Funding has been allocated to renovate these 9 holes in 2024-2026. Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 226,000

Worst Case: \$311,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

**Comp #: 2327 Green & Hole - Renovation (2026)****Quantity: (3) Greens**

Location: Golf Course

Funded?: Yes.

History: Original Greens

Comments: Informed that the 9 original greens are in good condition for their age. Funding has been allocated to renovate these 9 holes in 2024-2026. Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 226,000

Worst Case: \$311,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

**Comp #: 2328 Practice Green - Renovation (20/21)****Quantity: (3) Greens**

Location: Golf Course

Funded?: Yes.

History: Redone in 2020-2021.

Comments: Informed that the practice greens are original and in good condition for their age. Funding has been allocated to renovate these 9 holes in 2024-2026. Cost for green renovation can vary depending on the design and any changes that are desired during the renovation process. We recommend adjusting the funding once the scope and details are defined.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 190,000

Worst Case: \$263,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

## Golf Course Irrigation/Pumps

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**Comp #: 851 Pumps/Controllers (#4) - Replace****Quantity: (2) Pumps**

Location: Hole #4

Funded?: Yes.

History: Manufacture date 1996.

Comments: Water pumps and control system should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 93,000

Worst Case: \$113,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Commercial Pump Service, Inc.

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**Comp #: 852 Pumps/Controllers (#11) - Replace****Quantity: (2) Pumps**

Location: Hole #11

Funded?: Yes.

History: Manufacture date 1996.

Comments: Water pumps and control system should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 93,000

Worst Case: \$113,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Commercial Pump Service, Inc.

---

**Comp #: 853 Pumps/Controllers (#18) - Replace****Quantity: (4) Pumps**

Location: Hole #18

Funded?: Yes.

History: Manufacture date 1996.

Comments: Water pumps and control system should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 190,000

Worst Case: \$226,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Research with Commercial Pump Service, Inc.

---

**Comp #: 855 Golf Course Pumps Station - Repairs****Quantity: (8) Pumps**

Location: Holes #4, #11, and #18

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: This component funds for annual repairs to the golf course pump stations and is based on prior cost history and information provided by the client. Water pumps and control system should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 1003 Irrigation Controllers - Replace****Quantity: (37) Satellites**

Location: Common area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: This component funds an allowance to replace approximately (3) irrigation controllers as needed annually.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1004 Irrig Sys Computer -Repair/Replace****Quantity: Irrigation Computer**

Location: Maintenance area

Funded?: No. Informed that the client is under a maintenance contract with an outside vendor that is responsible for all replacement and repairs to the hardware (includes computer), software, and technical support. This service contract is funded out of operating. No reserve funding allocated.

History:

Comments: This component is addressed as needed out of the Operating budget. No Reserve funding necessary.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1005 Irrigation System - Repairs****Quantity: Golf Course Irrig System**

Location: Golf Course

Funded?: Yes.

History:

Comments: This component provides an annual allowance for irrigation valves, heads, and minor repairs to the system. The funding is provided by the client based on cost history.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 11,600

Worst Case: \$14,300

Lower allowance for repairs

Higher allowance for repairs

Cost Source: Estimate Provided by Client

**Comp #: 1350 # 4 Pump House - Replace****Quantity: (1) Pump House**

Location: Entrance to property

Funded?: Yes.

History:

Comments: This component represents an allowance for rebuilding of the pump house.

Useful Life: 50 years

Remaining Life: 4 years

Best Case: \$ 50,000

Worst Case: \$60,000

Cost Source: Estimate Provided by Client

**Comp #: 1350 #11 Pump House - Replace****Quantity: (1) Pump House**

Location: Entrance to property

Funded?: Yes.

History:

Comments: This component represents an allowance for rebuilding of the pump house.

Useful Life: 50 years

Remaining Life: 4 years

Best Case: \$ 50,000

Worst Case: \$60,000

Cost Source: ARSF Cost Database

**Comp #: 1350 #18 Pump House - Replace****Quantity: (1) Pump House**

Location: Entrance to property

Funded?: Yes.

History:

Comments: This component represents an allowance for rebuilding of the pump house.

Useful Life: 50 years

Remaining Life: 6 years

Best Case: \$ 125,000

Worst Case: \$150,000

Cost Source: Estimate Provided by Client

## Golf Driving Range/Turn Building

**Comp #: 411 Drinking Fountains - Replace** **Quantity: (2) Drinking Fountains**

Location: Mounted on the wall of the Turn building

Funded?: Yes.

History:

Comments: Handle any minor repairs as needed out of the Operating budget. Funding for replacement at the interval below.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 5,840

Worst Case: \$7,040

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

**Comp #: 2501 Driving Range Nets - Replace (25%)** **Quantity: Approx 1,700 LF**

Location: Driving range perimeter

Funded?: Yes.

History:

Comments: Approximately 25% of the driving range netting was replaced in 2010.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 32,200

Worst Case: \$45,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database and Cost

History, plus Inflation

---

**Comp #: 2501 Driving Range Nets - Replace (75%)** **Quantity: Approx 1,700 LF**

Location: Driving range perimeter

Funded?: Yes.

History:

Comments: Approximately 25% of the driving range netting was replaced in 2010. This component funds to replaced the other 75% of the older driving range netting.

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 96,600

Worst Case: \$131,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

**Comp #: 2505 Mats & Bag Stands - Replace** **Quantity: (12) Mats**

Location: Driving range

Funded?: Yes.

History: Last replaced in 2011.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 19,000

Worst Case: \$26,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

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**Comp #: 2510 Ball Machine - Replace** **Quantity: (1) Ball Machine**

Location: Driving range

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History: Last replaced in 2011.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 2511 Driving Range Tee Box - Renovate** **Quantity: Approx 3,200 GSF**

Location: Driving range

Funded?: Yes.

History: Renovated in 2011.

Comments: This component funds for complete renovation of the driving range tee box.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 104,000

Worst Case: \$143,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

---

**Comp #: 2520 DR Irrigation/Landscaping - Replace****Quantity: Driving Range**

Location: Driving range

Funded?: Yes.

History: Driving range renovated in 2011.

Comments: This component funds for complete renovation of the irrigation and landscaping at the driving range.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 167,000

Worst Case: \$226,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: Cost History, plus Inflation

**Comp #: 2540 Turn Building Snack Shop - Remodel****Quantity: (1) Snack Shop**

Location: Adjacent to driving range

Funded?: Yes.

History: Renovated in 2011.

Comments: The turn building includes (1) snack shop with simple flooring and various small appliances.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 15,400

Worst Case: \$20,300

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 2542 Turn Building Bathrooms - Remodel****Quantity: (2) Restroom**

Location: Adjacent to driving range

Funded?: Yes.

History: Renovated in 2011.

Comments: The turn building includes (1) snack shop and (2) restrooms.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 19,000

Worst Case: \$26,300

Lower allowance to remodel

Higher allowance to remodel

Cost Source: ARSF Cost Database

**Comp #: 2545 Turn Building HVAC - Replace****Quantity: (1) Day & Night HVAC**

Location: Adjacent to Turn building

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 5,840

Worst Case: \$7,040

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2550 Turn Building - Renovate****Quantity: (1) Snack, (2) Restrooms**

Location: Adjacent to driving range

Funded?: Yes.

History: Renovated in 2011.

Comments: The turn building includes (1) snack shop and (2) restrooms. Bathrooms are well maintained and kept clean.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 104,000

Worst Case: \$131,000

Lower allowance to renovate

Higher allowance to renovate

Cost Source: ARSF Cost Database

## Golf Course Grounds

**Comp #: 504 Hole #11 Gate - Replace**

**Quantity: (1) Gate**

Location:

Funded?: Yes.

History: Installed in 2022

Comments: Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and typical damage.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 3,700

Worst Case: \$4,700

Cost Source: Client Cost History

**Comp #: 2905 Yardage & Tee Markers - Replace**

**Quantity: Yardage & Tee Markers**

Location: Golf Course

Funded?: Yes.

History: Recently replaced in 20014/2015.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 64,400

Worst Case: \$77,600

Lower allowance for replacement

Higher allowance for replacement

Cost Source: Client Cost History

**Comp #: 2910 Golf Carth Paths - Repair/Replace**

**Quantity: Approx 246,000 GSF**

Location: Golf Course

Funded?: Yes.

History: Repairs - 2018

Comments: No expectation for complete replacement. Continue to repair and replace areas as needed to provide a safe environment.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 29,800

Worst Case: \$34,700

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

**Comp #: 2930 Golf Course Bridges -Repair/Replace**

**Quantity: (5) Bridges**

Location: Holes 7-8, 8-9, 10-11, 17-18 and 18-Clubhouse

Funded?: Yes.

History:

Comments: Minor repairs, painting, and replacement of the wood sections are completed as needed from the operating budget. Although difficult to predict timing, cost and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years.

Useful Life: 50 years

Remaining Life: 16 years

Best Case: \$ 322,000

Worst Case: \$454,000

Lower allowance for major repairs/replacement

Higher allowance for major repairs/replacement

Cost Source: ARSF Cost Database

**Comp #: 2935 Ponds - Repair/Replace**

**Quantity: Golf Course Ponds**

Location: Golf Course

Funded?: No. Timing and scope of pond replacement is unpredictable.

History:

Comments: Timing and scope of pond replacement is unpredictable. We recommend having the ponds professionally maintained/inspected regularly to ensure they are aging properly. Adjust funding as future conditions dictate.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2940 Golf Course Tree - Trimming**

**Quantity: Golf Course Trees**

Location: Golf Course

Funded?: No. Informed that all tree care (trimming, removal, etc.) is handled out of the operating budget. No reserve funding allocated.

History:

Comments: Informed that all tree care (trimming, removal, etc.) is handled out of the operating budget. No reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---



## Golf Course Retaining Walls

**Comp #: 514 # 2 Retaining Wall - Replace****Quantity: (1) Wall**

Location:

Funded?: Yes.

History: Replaced in 2019

Comments: No expectation to replace entire wall at once. Funding for repairs as the wall ages. Adjust as future conditions dictate.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 50,000

Worst Case: \$70,000

Cost Source: ARSF Cost Database

**Comp #: 514 # 5 Retaining Wall - Replace****Quantity: (1) Wall**

Location:

Funded?: Yes.

History: Replaced in 2022

Comments: No expectation to replace entire wall at once. Funding for repairs as the wall ages. Adjust as future conditions dictate.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 10,000

Worst Case: \$16,000

Cost Source: ARSF Cost Database

**Comp #: 514 # 9 Retaining Wall - Replace****Quantity: (1) Wall**

Location:

Funded?: Yes.

History: Replaced in 2019

Comments: No expectation to replace entire wall at once. Funding for repairs as the wall ages. Adjust as future conditions dictate.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 50,000

Worst Case: \$70,000

Cost Source: Estimate Provided by Client

**Comp #: 514 #10 Retaining Wall - Replace****Quantity: (1) Wall**

Location:

Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History: Original

Comments: The useful life of this component extends past the scope of this report. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 514 #14 Retaining Wall - Replace****Quantity: (1) Wall**

Location:

Funded?: Yes.

History: Planned for 2024

Comments: No expectation to replace entire wall at once. Funding for repairs as the wall ages. Adjust as future conditions dictate.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 25,000

Worst Case: \$30,000

Cost Source: ARSF Cost Database

**Comp #: 514 #17 Retaining Wall - Replace****Quantity: (1) Wall**

Location:

Funded?: Yes. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History: Original

Comments: The useful life of this component extends past the scope of this report. No Reserve funding allocated.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 15,000

Worst Case: \$20,000

Cost Source: Estimate Provided by Client

## Golf Course Maintenance Area

**Comp #: 1222 Solar Panels - Replace**

**Quantity: Solar System**

Location: Maintenance area

Funded?: Yes.

History: Installed - 2018

Comments: We recommend regular service and maintenance by a licensed professional to ensure the solar panels and pool heating system continues to function properly.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 239,000

Worst Case: \$298,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

---

**Comp #: 1840 Diesel Tank - Replace**

**Quantity: (1) 500 gal Tank**

Location:

Funded?: Yes.

History: Installed 2004

Comments: Fuel tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 4,500

Worst Case: \$5,500

Cost Source: ARSF Cost Database

---

**Comp #: 1840 Gasoline Tank - Replace**

**Quantity: (1) 1,000 gal. Tank**

Location:

Funded?: Yes.

History: Installed 2004

Comments: Fuel tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below.

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 10,000

Worst Case: \$15,000

Cost Source: ARSF Cost Database

---

**Comp #: 2620 Wash Pad & Equipment – Replace**

**Quantity: (1) Station**

Location:

Funded?: Yes.

History:

Comments: We recommend periodic cleaning to maintain an attractive appearance.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 80,000

Worst Case: \$100,000

Cost Source: ARSF Cost Database

---

**Comp #: 2830 Break Room Trailer - Lease**

**Quantity: (1) Trailer**

Location: Maintenance area

Funded?: No. This component is leased at this time. At this time, there is no basis for Reserve funding.

History:

Comments: This trailer is leased but the payments are paid out of reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 2830 Maintenance Office - Repair/Replace**

**Quantity: (1) Trailer**

Location: Maintenance area

Funded?: Yes.

History: Purchased in 2009

Comments: This component funds for major repairs and/or replacement to the Maintenance Offices Trailer. Handle minor repairs and repainting out of operating.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 51,200

Worst Case: \$64,400

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

---

**Comp #: 2835 Maintenance Bldgs - Replace****Quantity: (2) Room Building**

Location: Maintenance area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Simple (2) room building to store equipment in one side and for equipment maintenance area in the other. (3) Overhead rolling doors and (2) pedestrian doors, fluorescent lights fixtures and concrete flooring. The building is original except the exterior awning that was added.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2840 Containers - Replace****Quantity: (5) Containers**

Location: Maintenance area

Funded?: Yes.

History:

Comments: There are (4) containers approx 8 x 20 and (1) slightly smaller.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 16,700

Worst Case: \$22,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2845 Maint Yard Perim Fence - Replace****Quantity: Approx 965 LF**

Location: Maintenance area perimeter

Funded?: Yes.

History: Replaced in 2022.

Comments: Chain link fence with privacy slats surrounding the maintenance yard.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 38,200

Worst Case: \$46,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 2850 Driving Range/Maint Road - Seal/Rep****Quantity: Approx 34,500 GSF**

Location: Adjacent to driving range and to maintenance yard

Funded?: Yes.

History: Replaced in 2021.

Comments: Seal asphalt every 5-8 years to protect the integrity and prolong the need for costly resurfacing.

Useful Life: 8 years

Remaining Life: 6 years

Best Case: \$ 9,060

Worst Case: \$11,600

Lower allowance

Higher allowance

Cost Source: ARSF Cost Database

**Comp #: 2851 Driving Range/Maint Road - Replace****Quantity: Approx 34,500 GSF**

Location: Adjacent to driving range and to maintenance yard

Funded?: Yes.

History:

Comments: We recommend sealing every 5-8 years to protect the integrity of the asphalt and prolong the need for costly resurfacing.

Useful Life: 40 years

Remaining Life: 10 years

Best Case: \$ 179,000

Worst Case: \$214,000

Lower allowance

Higher allowance

Cost Source: ARSF Cost Database

## Golf Course Maintenance Equipment

**Comp #: 2851 Toyota Tundra(2014) - Replace**

**Quantity: (1) Toyota Tundra**

Location: Home Landscaping

Funded?: Yes.

History: 2014

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable vehicle.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 38,200

Worst Case: \$51,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

**Comp #: 3002 Toro Groundsmaster 3100 - Repl**

**Quantity: (1) Groundsmaster 3100**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement of the Toro Groundsmaster 3100 at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 37,500

Worst Case: \$45,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3003 John Deere Gator (2017) - Replace**

**Quantity: (1) Tractor**

Location:

Funded?: Yes.

History: 2018

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 16,100

Worst Case: \$19,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3004 John Deere Gator (2018) - Replace**

**Quantity: (1) Tractor**

Location:

Funded?: Yes.

History: 2018

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 16,100

Worst Case: \$19,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3005 7050 Rim Clamp Tire Changer - Repl**

**Quantity: (1) Tire Changer**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 13,100

Worst Case: \$16,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3006 Aerator Aerway 6260 - Replace**

**Quantity: (1) Aerator Aerway 6260**

Location: Maintenance area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Funding for replacement at the interval below.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 3007 Aerator Toro 648 - Replace****Quantity: (1) Aerator Toro 648**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 38,200

Worst Case: \$51,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3008 Aerator Toro 648 - Replace****Quantity: (1) Aerator Toro 648 0801**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 38,200

Worst Case: \$58,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3009 Angle Master 3000MC - Replace****Quantity: (1) Angle Master**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 20,300

Worst Case: \$23,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3010 Buffalo Blowers - Replace****Quantity: (2) Buffalo Blowers**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 11,900

Worst Case: \$17,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3012 Carry All Turf - Replace****Quantity: (3) Carry All Turf**

Location: Maintenance area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Funding for replacement at the interval below.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 3013 Cat Excavator - Replace****Quantity: (1) Cat 302.5 Excavator**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 77,600

Worst Case: \$95,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3015 Caterpillar Skid Loader - Replace****Quantity: Caterpillar 247 SkidLoader**

Location: Maintenance area

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 3016 Compactor Plate - Replace****Quantity: (1) Compactor Plate**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 3,820

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$5,120

Higher allowance to replace

**Comp #: 3017 Concrete Saw - Replace****Quantity: (1) Concrete Saw**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 3,820

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$5,120

Higher allowance to replace

**Comp #: 3018 Cushman Core Harvester - Replace****Quantity: (1) Harvester**

Location: Maintenance area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Funding for replacement at the interval below.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

**Comp #: 3019 Cushman Trackster - Replace****Quantity: (2) Cushman Tracksters**

Location: Maintenance area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Funding for replacement at the interval below.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

**Comp #: 3020 Daihatsu Mini - Replace****Quantity: (1) Pickup**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 22,600

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$32,200

Higher allowance to replace

**Comp #: 3021 Dayton Crane - Replace****Quantity: (1) 1/2 Ton Crane**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 15 years

Best Case: \$ 3,820

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 1 years

Worst Case: \$5,120

Higher allowance to replace

**Comp #: 3022 Ditch Witch Trencher - Replace****Quantity: (1) Ditch Witch Trencher**

Location: Maintenance area

Funded?: Yes.

History: 2018

Comments: Funding for replacement at the interval below.

Useful Life: 12 years

Best Case: \$ 9,530

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 7 years

Worst Case: \$14,300

Higher allowance to replace

**Comp #: 3023 Express Dual 3000 MC - Replace****Quantity: (1) Reel Grinder**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 15 years

Best Case: \$ 38,200

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$51,200

Higher allowance to replace

**Comp #: 3025 John Deere Gator (2009) - Replace****Quantity: (2) Gators**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 32,200

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$38,200

Higher allowance to replace

**Comp #: 3026 John Deere Gator (2012) - Replace****Quantity: (2) Gators**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 32,200

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$38,200

Higher allowance to replace

**Comp #: 3027 John Deere Gator (2013) - Replace****Quantity: (4) Gators**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 64,400

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$77,600

Higher allowance to replace

**Comp #: 3028 Graden Verticutter - Replace****Quantity: (1) Verticutter**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 9,660

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$11,600

Higher allowance to replace

**Comp #: 3030 Toro Greensmaster 3400 - Replace****Quantity: (2) Toro Greenmaster 3400**

Location: Maintenance area

Funded?: Yes.

History: 2018

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 93,000

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 5 years

Worst Case: \$119,000

Higher allowance to replace

**Comp #: 3031 Toro Greensmaster 3200 - Replace****Quantity: (1) Toro Greenmaster 3200**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 46,500

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$59,600

Higher allowance to replace

**Comp #: 3032 Toro Greensmaster 3250D - Replace****Quantity: (1) Toro Greenmaster 3250**

Location: Maintenance area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History: Purchased in 2000.

Comments: Funding for replacement at the interval below.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

**Comp #: 3033 Toro Greensmaster 3400 - Replace****Quantity: (1) Toro 3400 Triflex**

Location: Maintenance area

Funded?: Yes. Replacement handled out of the Operating budget. No Reserve funding allocated.

History: Purchased in 2015.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 46,500

Lower allowance to replace

Cost Source: Cost History, plus inflation

Remaining Life: 2 years

Worst Case: \$59,600

Higher allowance to replace

**Comp #: 3034 Toro Greensmaster Flex 2100 - Repl****Quantity: (5) Greenmaster Flex**

Location: Maintenance area

Funded?: Yes.

History: 2017

Comments: Funding for replacement at the interval below.

Useful Life: 8 years

Best Case: \$ 96,600

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 2 years

Worst Case: \$116,000

Higher allowance to replace

**Comp #: 3035 Toro Groundsmaster 3500 - Repl****Quantity: (2) Groundsmaster 3500**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 116,000

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$143,000

Higher allowance to replace



**Comp #: 3036 Toro Groundsmaster 4500D - Repl****Quantity: (1) Groundsmaster 4500D**

Location: Maintenance area

Funded?: No. Leased

History: Last replaced in 2018.

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

**Comp #: 3037 John Deere Aerator - Replace****Quantity: (1) John Deere 1500**

Location: Maintenance area

Funded?: Yes. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 31,100

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$38,200

Higher allowance to replace

**Comp #: 3038 Toro 3500D Mower - Replace****Quantity: (1) Toro 3500D**

Location: Maintenance area

Funded?: Yes.

History: 2018

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 54,800

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 5 years

Worst Case: \$71,600

Higher allowance to replace

**Comp #: 3039 JD Utility Tractor 5075 - Repl****Quantity: (1) Utility Tractor 5075**

Location: Maintenance area

Funded?: Yes.

History: 2018

Comments: Funding for replacement at the interval below.

Useful Life: 15 years

Best Case: \$ 41,800

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 10 years

Worst Case: \$53,700

Higher allowance to replace

**Comp #: 3040 Kubota - Replace****Quantity: (1) Tractor**

Location: Maintenance area

Funded?: Yes.

History: Replaced in 2022.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 41,800

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 9 years

Worst Case: \$53,700

Higher allowance to replace

**Comp #: 3041 John Deere Aerator - Repl****Quantity: (1) John Deere 800**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 31,100

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$38,200

Higher allowance to replace

**Comp #: 3045 Manitowoc Hydraulic Lift - Replace****Quantity: (1) Manitowoc Lift**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 25 years

Best Case: \$ 29,800

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$35,800

Higher allowance to replace

**Comp #: 3050 Kubota Rough Mower - Replace****Quantity: (1) Kubota Rough Mower**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 38,200

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$51,200

Higher allowance to replace

**Comp #: 3051 Kubota Tractor 6040 - Replace****Quantity: (1) Kubota Tractor 6040**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 53,700

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$65,500

Higher allowance to replace

**Comp #: 3052 Kubota Tractor 4700 - Replace****Quantity: (1) Kubota Tractor 4700**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 12 years

Best Case: \$ 35,800

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 2 years

Worst Case: \$47,700

Higher allowance to replace

**Comp #: 3053 Kubota Utility Vehicle - Replace****Quantity: (1) Kubota RTV 900**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 22,600

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$31,100

Higher allowance to replace

**Comp #: 3060 Kawasaki Mule - Replace****Quantity: (1) Kawasaki Mule**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 11,600

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$14,300

Higher allowance to replace

**Comp #: 3070 Lastec Mower (2010) - Replace****Quantity: (1) Lastec Mower**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 28,700

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$35,800

Higher allowance to replace

**Comp #: 3071 Harlie Rake - Replace****Quantity: (1) Harlie Rake**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 20 years

Best Case: \$ 21,400

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$26,300

Higher allowance to replace

**Comp #: 3072 Lely Spreader - Replace****Quantity: (1) Lely Spreader**

Location: Maintenance area

Funded?: Yes.

History: 2018

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 7,160

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 5 years

Worst Case: \$10,100

Higher allowance to replace

**Comp #: 3073 Mete-R-Matic Top Dresser - Repl****Quantity: (1) Mete-R-Matic III**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 19,000

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$26,300

Higher allowance to repalce

**Comp #: 3074 Trencher Attachment - Replace****Quantity: (1) Trencher Attachments**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 7,520

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 5 years

Worst Case: \$9,180

Higher allowance to repalce

**Comp #: 3075 Miller Millermatic 250 - Replace****Quantity: (1) Miller Welder**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 5,370

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$6,550

Higher allowance to replace

**Comp #: 3076 Miller Thunderbolt XL - Replace****Quantity: (1) Miller Welder**

Location: Maintenance area

Funded?: No. Replacement cost falls below the threshold to be deemed a reserve component.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 3077 Toro MultiPro Sprayer - Replace****Quantity: (1) Toro Chemical Sprayer**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 95,300

Worst Case: \$119,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3078 Toro Chemical Sprayer - Replace****Quantity: (1) Toro Chemical Sprayer**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 77,600

Worst Case: \$95,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3080 Ventrac - Replace****Quantity: (1) Ventrac Mower**

Location: Maintenance area

Funded?: Yes.

History: Replaced in 2022.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 40,000

Worst Case: \$46,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

**Comp #: 3081 Kubota Excavator 048 - Replace****Quantity: (1) Ventrac Mower**

Location: Maintenance area

Funded?: Yes.

History: Replaced in 2022.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 70,000

Worst Case: \$76,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

**Comp #: 3085 SDI Sprayer - Replace****Quantity: (1) SDI Sprayer**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 17,900

Worst Case: \$21,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3086 Smithco Green Roller - Replace****Quantity: (1) Smithco Green Roller**

Location: Maintenance area

Funded?: Yes.

History: 2017

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 21,400

Worst Case: \$26,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3087 Smithco Green Roller - Replace****Quantity: (1) Smithco Green Roller**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 19,000

Worst Case: \$26,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3091 Toro Reelmaster 5610 (2015)-Replace****Quantity: (2) Reelmaster 5610**

Location: Maintenance area

Funded?: No. These Units will not be replaced. They will be leased in the future

History:

Comments: Funding for replacement at the interval below.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 3093 Turfco Seeder - Replace****Quantity: (1) Silt Seeder**

Location: Maintenance area

Funded?: Yes.

History: 2016

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 17,900

Worst Case: \$23,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3094 Toro Tee Mowers - Replace****Quantity: (6) Tee Mowers**

Location: Maintenance area

Funded?: Yes.

History: 2018

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 72,800

Worst Case: \$88,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3095 Toro Workman 3100D - Replace****Quantity: (1) Toro Workman 3100D**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 26,300

Worst Case: \$38,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3096 Toro Workman 3200 - Replace** **Quantity: (3) Toro Workman 3200**  
Location: Maintenance area  
Funded?: Yes.  
History:  
Comments: Funding for replacement at the interval below.  
Useful Life: 10 years  
Best Case: \$ 77,600  
Lower allowance to replace  
Cost Source: ARSF Cost Database

Remaining Life:	0 years
Worst Case:	\$116,000

Higher allowance to replace

---

**Comp #: 3097 Toro Workman HD-D - Replace** **Quantity: (2) Toro Workman HDX-D**  
Location: Maintenance area  
Funded?: Yes.  
History: Purchased in 2015.  
Comments: Funding for replacement at the interval below.  
Useful Life: 10 years  
Best Case: \$ 52,500  
Lower allowance to replace  
Cost Source: Client cost history

Remaining Life:	2 years
Worst Case:	\$65,500

Higher allowance to replace

---

**Comp #: 3105 Toro Trans-Pro Trailers - Replace** **Quantity: (7) Trans - Pro Trailers**  
Location: Maintenance area  
Funded?: Yes.  
History:  
Comments: Funding for replacement at the interval below.  
Useful Life: 10 years  
Best Case: \$ 22,600  
Lower allowance to replace  
Cost Source: ARSF Cost Database

Remaining Life:	2 years
Worst Case:	\$31,100

Higher allowance to replace

---

**Comp #: 3106 Toro Dingo TX - 427** **Quantity: (1) Toro Dingo**  
Location: Maintenance area  
Funded?: Yes.  
History:  
Comments: Funding for replacement at the interval below.  
Useful Life: 10 years  
Best Case: \$ 38,200  
Lower allowance to replace  
Cost Source: ARSF Cost Database

Remaining Life:	2 years
Worst Case:	\$58,400

Higher allowance to replace

---

**Comp #: 3109 Turfco SP 1530 Top Dresser - Repl** **Quantity: (1) Turfco SP 1530**  
Location: Maintenance area  
Funded?: Yes.  
History:  
Comments: Funding for replacement at the interval below.  
Useful Life: 10 years  
Best Case: \$ 32,200  
Lower allowance to replace  
Cost Source: ARSF Cost Database

Remaining Life:	0 years
Worst Case:	\$38,200

Higher allowance to replace

---

**Comp #: 3110 Tycrop MH-400 - Replace** **Quantity: (1) MH-400**  
Location: Maintenance area  
Funded?: Yes.  
History: Replaced in 2022.  
Comments: Funding for replacement at the interval below.  
Useful Life: 10 years  
Best Case: \$ 32,200  
Lower allowance to replace  
Cost Source: ARSF Cost Database

Remaining Life:	9 years
Worst Case:	\$38,200

Higher allowance to replace

---

**Comp #: 3111 Tycrop MH-400 - Replace****Quantity: (1) MH-400**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 32,200

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 3 years

Worst Case: \$38,200

Higher allowance to replace

**Comp #: 3112 Ty-Crop 300 Spreader - Replace****Quantity: (1) Ty-Crop Spreader**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 14,300

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$17,900

Higher allowance to replace

**Comp #: 3115 Vericut Reels - Replace****Quantity: Various Reels**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 13,100

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$15,400

Higher allowance to replace

**Comp #: 3116 Honda 21" Mower - Repl****Quantity: (3) Mowers**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 8 years

Best Case: \$ 7,160

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 0 years

Worst Case: \$8,950

Higher allowance to replace

**Comp #: 3117 Genie Scissor Lift - Replace****Quantity: (1) Electric Scissor Lift**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 38,200

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 2 years

Worst Case: \$58,400

Higher allowance to replace

**Comp #: 3118 Ryan Jr Sod Cutter - Replace****Quantity: (1) Junior Sod Cutter**

Location: Maintenance area

Funded?: Yes.

History: Last addressed in 2015.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Best Case: \$ 7,040

Lower allowance to replace

Cost Source: ARSF Cost Database

Remaining Life: 2 years

Worst Case: \$9,060

Higher allowance to replace

**Comp #: 3119 Barreto Tiller - Replace****Quantity: (1) Barreto Tiller**

Location: Maintenance area

Funded?: Yes.

History: Last addressed in 2002.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 14,300

Worst Case: \$21,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3121 John Deere Aerator 1500-Replace****Quantity: (1) John Deere Aerator**

Location: Maintenance area

Funded?: Yes.

History: Last addressed in 2016.

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 31,100

Worst Case: \$38,200

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

**Comp #: 3130 Verti-Drain 7516 - Replace****Quantity: (1) Verti-Drain**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 56,100

Worst Case: \$77,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3140 Cement Mixer - Replace****Quantity: (1) Cement Mixer**

Location: Maintenance area

Funded?: Yes.

History:

Comments: Funding for replacement at the interval below.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,440

Worst Case: \$9,060

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 3150 Yamaha Range Picker - Replace****Quantity: (1) Yamaha Range Picker**

Location: Maintenance area

Funded?: No.

History: 2018

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 3160 Haz Mat Locker - Replace****Quantity: (1) Locker**

Location: Maintenance area

Funded?: Yes.

History: Purchased in 2001.

Comments: Funding for replacement at the interval below.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 17,900

Worst Case: \$23,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus inflation

**Comp #: 3201 Maintenance Equipment - Lease****Quantity: (7) Pieces of Equipment**

Location: Maintenance area

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Replacement handled out of the Operating budget. No Reserve funding allocated.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:





**Common Grounds (streets, landscaping, exterior lighting, retaining walls)**

**Comp #: 103 Concrete Walkways - Repair** **Quantity: Clubhouse Walkways**

Location: Around clubhouse  
 Funded?: Yes.  
 History:  
 Comments: Funding for replacement at the interval below. Although difficult to predict timing, cost and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years. Avoid adjacent over-watering of landscape and monitor any tree roots nearby.  
 Useful Life: 10 years Remaining Life: 0 years  
 Best Case: \$ 10,400 Worst Case: \$13,100  
                     Lower allowance for repairs Higher allowance for repairs  
 Cost Source: Cost History, plus Inflation

**Comp #: 202 Asphalt Parking Lot - Resurface** **Quantity: Approx 61,700 GSF**

Location: Clubhouse lot  
 Funded?: Yes.  
 History: Replacement planned in 2021  
 Comments: We recommend having surface sealed and repaired; regular cycles of seal coating are recommended for maximum design life. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface at roughly the time frame below. As timing draws nearer, consult with asphalt vendor/consultant for recommendations and complete scope.  
 Useful Life: 30 years Remaining Life: 28 years  
 Best Case: \$ 322,000 Worst Case: \$394,000  
                     Lower allowance to resurface Higher allowance to resurface  
 Cost Source: ARSF Cost Database

**Comp #: 203 Asphalt - Seal/Repair** **Quantity: Approx 61,700 GSF**

Location: Clubhouse parking area  
 Funded?: Yes.  
 History: Replacement planned in 2021  
 Comments: Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study.  
 Useful Life: 5 years Remaining Life: 3 years  
 Best Case: \$ 19,000 Worst Case: \$23,900  
                     Lower allowance to reseal/repair Higher allowance to reseal/repair  
 Cost Source: ARSF Cost Database

**Comp #: 305 Security System - Replace** **Quantity: Security Camera System**

Location: Throughout common area  
 Funded?: Yes.  
 History: Replaced - 2018  
 Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. No known problems at this time. System may last for an extended period barring unforeseen electrical incidents. In our experience however, design obsolescence, parts availability, and technological advances dictate the need to plan for periodic replacement. There is a wide range of systems/features available in today's market; general funds allowance factored below.  
 Useful Life: 12 years Remaining Life: 7 years  
 Best Case: \$ 45,400 Worst Case: \$58,400  
                     Lower allowance to replace Higher allowance to replace  
 Cost Source: Cost History, plus Inflation

**Comp #: 320 Parking Lot Ext. Lighting - Replace****Quantity: (20) Fixtures**

Location: Clubhouse parking lot

Funded?: Yes.

History: Installed - 2018

Comments: As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout the property.

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 127,000

Worst Case: \$154,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

**Comp #: 321 Landscape Pagoda Lights - Replace****Quantity: (69) Pagoda Lights**

Location: Common area

Funded?: No. Informed that lights are replaced individually on an as needed basis and handled out of operating.

History:

Comments: Replacement of the landscape pagoda lights is handled as needed out of the Operating budget. No Reserve funding necessary.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 512 Split Rail Fence - Replace****Quantity: Approx 2,200 LF**

Location: Perimeter of Association adjacent to Moraga Way

Funded?: Yes.

History: Replaced in 2016

Comments: This component funds for the perimeter split rail fence that borders the golf course.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 100,000

Worst Case: \$119,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

**Comp #: 514 Retaining/Planter Walls - Replace****Quantity: Approx 260 LF**

Location: Near the tennis courts and tennis pro shop

Funded?: Yes.

History:

Comments: Funding for replacement of retaining walls or planter walls at the interval below.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 21,400

Worst Case: \$27,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1003 Irrigation Controller - Replace****Quantity: Irrigation Controllers**

Location: Common area around clubhouse

Funded?: No. Individually the controllers are economical in cost and are handled out of the operating account.

History:

Comments: We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation system continues to function properly. Handle individual replacement as needed out of the Operating budget.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1009 Landscaping - Replenish****Quantity: Common Area Landscaping**

Location: Common area landscaping

Funded?: No. Regular landscaping replenishment is handled out of operating.

History:

Comments: Regular landscaping replenishment typically funded as ongoing maintenance item funded out of operating.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1010 Landscaping - Upgrade**

**Quantity: Common Area Landscaping**

Location: Common area

Funded?: Yes.

History: Landscaping renovations to the main entry area planned for 2016.

Comments: This component funds for major landscaping upgrades to the common areas.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 104,000

Worst Case: \$131,000

Lower allowance to upgrade

Higher allowance to upgrade

Cost Source: ARSF Cost Database

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**Comp #: 1403 Monument Sign - Replace**

**Quantity: (1) Monument Sign**

Location: Clubhouse entrance

Funded?: Yes.

History: In the process of being replaced in 2016.

Comments: Funding for replacement at the interval below.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 10,400

Worst Case: \$13,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

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**Comp #: 2920 Fire Road - Overlay/Repair**

**Quantity: Fire Road**

Location: Near Holes 12-14

Funded?: No. Informed that this road is the neighbor's responsibility to repair and maintain. No Reserve Funding included.

History: Last sealed and repaired in 2003 for \$11,250.

Comments: This component funds for an overlay or repairs to the fire road at holes 12-14. Adjust funding as future plans are solidified.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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## Lakes

**Comp #: 1701 # 2/18 Lake - Dredge****Quantity: (1) Lake**

Location:

Funded?: Yes.

History:

Comments: The client may want to budget an "allowance" for dredging.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 20,000

Worst Case: \$30,000

Cost Source: Estimate Provided by Client

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**Comp #: 1701 # 9 Lakes - Dredge****Quantity: (2) Lakes**

Location:

Funded?: Yes.

History:

Comments: The client may want to budget an "allowance" for dredging.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 80,000

Worst Case: \$100,000

Cost Source: Estimate Provided by Client

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**Comp #: 1701 #10 Lake - Dredge****Quantity: (1) Lake**

Location:

Funded?: Yes.

History:

Comments: The client may want to budget an "allowance" for dredging.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 20,000

Worst Case: \$30,000

Cost Source: Estimate Provided by Client

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**Comp #: 1703 #7 Lake - Reline****Quantity: (1) Lake**

Location:

Funded?: Yes.

History: Installed in 2006

Comments: Under normal circumstances, well-maintained retention ponds should not require major repair/refurbishing projects.

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 10,000

Worst Case: \$20,000

Cost Source: ARSF Cost Database

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**Comp #: 1712 #7 Fountain - Replace****Quantity: (1) Fountain**

Location:

Funded?: Yes.

History: Installed in 2006

Comments: We recommend periodic inspection by a licensed professional to set up an accurate maintenance/replacement plan.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 10,000

Worst Case: \$20,000

Cost Source: Fountain/Water Feature