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ASSOCIATION RESERVES®
Planning For The Inevitable

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Moraga Country Club
Club
Moraga, CA

DEREK ECKERT CAI-RS 00114 DESIGNATION RESERVE SPECIALIST

Report #: 18931-7
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY
Update "No-Site-Visit"

October 23, 2025

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.

Regardless 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.

ASSOCIATION RESERVES®

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Reserve Study Executive Summary   No-Site-Visit

Moraga Country Club - Club
Moraga, CA
Level of Service: **Update "No-Site-Visit"**

Report #: **18931-7**
# of Units: 941
January 1, 2026 through **December 31, 2026**

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	**$1,490,968**
Current Fully Funded Reserve Balance	**$12,696,717**
Average Reserve Deficit (Surplus) Per Unit	**$11,908**
Percent Funded	**11.7 %**
Recommended 2026 "Monthly Fully Funding Contributions"	**$114,802**
Recommended 2026 Special Assessments for Reserves	**$3,700,000**

Reserve Fund Strength: 11.7%

Weak	Fair	Strong	
X	< 30%	< 70%	> 130%
High	Medium	Low	

Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.50 %**
Annual Inflation Rate	**3.00 %**

• This is an Update "No-Site-Visit" Reserve Study.

• This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

• Because your Reserve Fund is at 11.7 % Funded, this means the association’s special assessment & deferred maintenance risk is currently High.

• 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 allocation rate, we recommend increasing your Reserve allocations to $114,802 Monthly.

• In addition, we are recommending a one-time Special Assessment amounting to $3,700,000 to help supplement upcoming Reserve expenses.

• The Deterioration rate for your Reserve Components is $107,465.75 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
	Clubhouse Exteriors			
105	Balcony Surfaces - Resurface	25	13	$57,700
324	Wall Lights - Replace	25	13	$20,700
401	Awnings - Replace	15	0	$7,380
414	Patio Furniture - Replace	10	8	$78,000
415	Patio Heaters - Replace	10	8	$25,000
503	Metal Rail - Replace	30	18	$32,300
701	Exterior Doors - Replace	20	8	$39,600
703	Utility Doors - Replace	20	8	$14,600
709	Vehicle Gate - Replace	20	8	$12,100
1115	Exterior Surfaces - Repaint	10	0	$90,500
1116	Exterior Trim - Repaint	5	0	$36,200
1117	Exterior Surfaces - Repair (5%)	10	0	$27,600
1302	Built-Up Roof - Replace	15	3	$26,200
1303	Comp Shingle Roof - Replace	15	3	$3,490
1304	Tile Roof - Repair/Replace	25	13	$43,000
1305	Tile Roof - Replace Underlayment	20	8	$174,000
1312	Gutters/Downspouts - Replace	25	13	$20,700
	Clubhouse Bar Area			
901	Interior Furnishings - Replace	10	0	$49,600
903	Interiors - Remodel	10	5	$355,000
911	Bar Appliances - Replace	10	0	$22,200
912	Wine Refrigerator - Replace	10	0	$7,980
	Clubhouse Dining Area			
307	Entertainment Equipment - Replace	5	0	$2,070
901	Interior Furnishings - Remodel	10	7	$57,200
903	Interiors - Remodel	10	5	$355,000
922	AV Equipment - Replace	10	8	$86,500
	Clubhouse Kitchen			
2600	Kitchen - Remodel	15	4	$76,500
2601	Kitchen Flooring - Resurface	6	5	$20,800
2610	Fire Suppression System - Replace	20	8	$13,200
2611	Deep Fryers - Replace	10	0	$13,200
2612	Broiler (Salamander) - Replace	10	0	$11,600
2613	Broiler (Underfired) - Replace	10	10	$22,200
2614	Oven - Replace	10	7	$26,200
2615	Range (6-Burner) - Replace	10	0	$14,600
2616	Range (4-Burner) - Replace	10	0	$11,600
2617	Range (Flat -Top) - Replace	10	0	$16,100

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2618	Stove - Replace	10	0	$4,360
2619	Gas Stone Oven - Replace	10	0	$39,600
2620	Grease Trap - Replace	30	18	$25,500
2621	Hood Systems - Replace	15	3	$79,800
2622	Dishwasher - Replace	10	6	$13,500
2623	Mixer - Replace	10	0	$6,500
2625	Espresso Filtration System - Replace	8	0	$7,980
2700	Ice Machines - Replace	10	0	$17,500
2702	Refrigerator Prep Tables - Replace	10	7	$24,200
2704	2-Drawer Warmers - Replace	10	0	$5,290
2705	Refrigerator (Reach-In) - Replace	8	5	$12,100
2705	Refrigerator (Undercounter) - Replace	10	0	$4,360
2706	Walk-In Freezer - Repair	10	0	$13,200
	Clubhouse Golf Pro Shop			
307	Entertainment Equipment - Replace	5	0	$2,070
901	Interior Furnishings - Replace	10	0	$50,300
903	Interiors - Remodel	10	0	$30,900
	Clubhouse Meeting Rooms			
307	Entertainment Equipment - Replace	5	0	$2,070
901	Interior Furnishings - Replace	10	8	$41,600
903	Interiors - Remodel	10	1	$13,400
	Clubhouse Offices/Staff Rooms			
903	Interiors (Office) - Remodel	15	3	$40,300
903	Interiors (Staff) - Remodel	15	3	$16,100
909	Bathroom - Refurbish	15	3	$16,700
920	Office Equipment - Partial Replace	2	0	$3,620
922	AV Equipment - Replace	10	8	$3,620
950	Computer Equipment - Replace/Upgrade	3	0	$14,900
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)			
901	Interior Furnishings - Replace	10	0	$32,900
903	Interiors - Remodel	10	0	$148,000
909	Bathrooms - Refurbish	10	0	$228,000
910	Locker Rooms - Refurbish	10	8	$281,000
	Clubhouse Mechanical Equipment			
303	HVAC (P144) - Replace	20	8	$118,000
304	HVAC (P1P96) - Replace	20	8	$167,000
305	HVAC (P18) - Replace	10	3	$6,030
306	HVAC (P24) - Replace	10	3	$6,370
307	HVAC (P36) - Replace	15	3	$55,700
308	HVAC (P72) - Replace	15	3	$38,400
309	HVAC (P48) - Replace	20	3	$26,800
310	HVAC (P54) - Replace	20	3	$9,610
311	HVAC (P96) - Replace	10	3	$14,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
312	HVAC (P30) - Replace	5	3	$7,170
313	HVAC (MAU-1) - Replace	15	0	$16,700
314	Exhaust Fans (KEF) - Replace	15	4	$11,200
315	Exhaust Fans (EF) - Replace	15	0	$14,600
316	Booster Fans (SF) - Replace	15	0	$7,640
317	Condensing Units - Replace	15	0	$20,700
318	Air Cooled Condensing Units - Replace	15	0	$7,720
803	Tankless Water Heaters - Replace	12	0	$63,100
1801	Elevators - Modernize	30	18	$323,000
1805	Elevator Cab (Common) - Remodel	10	0	$36,200
1805	Freight Elevator - Remodel	20	8	$16,100
1819	Fire Alarm System - Replace	20	8	$65,000
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)			
320	Pole Lights - Replace	25	21	$52,300
404	Patio/Pool Furniture - Replace	7	2	$65,000
411	Drinking Fountain - Replace	20	6	$6,500
503	Metal Fence - Replace	20	16	$49,000
1107	Metal Fence - Repaint	5	1	$6,640
1201	Pool Deck - Reseal/Repair	7	0	$62,300
1215	Lane Line Storage Reel - Replace	15	1	$3,080
1216	Pool Lane Dividers - Replace	15	1	$11,600
1217	Pool Starting Blocks - Replace	15	1	$16,100
1219	Emergency EVAC Chair - Replace	8	0	$4,360
1219	Trash and Recyclable Units - Replace	12	10	$16,600
1221	Lifeguard Stand - Replace	15	2	$7,240
1230	Pool Shades - Replace	15	2	$161,000
1401	Display Board - Replace	15	1	$3,290
	Clubhouse Pool			
1202	Pool - Resurface	12	1	$255,000
1206	Pool Filters - Replace	18	3	$20,700
1207	CO2 Filter System - Replace	30	18	$10,500
1208	Pool Heaters - Replace	6	0	$21,200
1210	Pool/Spa Pumps - Repair/Replace	2	0	$5,900
1212	Chemical Controller System - Replace	10	0	$8,190
1213	Pool Timing System - Replace	10	2	$17,400
1214	Pool Area, Mastic - Replace	5	0	$6,780
1224	Pool Surfaces - Retile	20	6	$25,500
	Clubhouse Wading Pool			
1202	Wading Pool - Resurface	10	0	$9,900
1206	Pool Filter - Replace	18	3	$3,290
1208	Wading Heaters - Replace	6	0	$10,700
	Clubhouse Spas			
1203	Spas - Resurface	6	0	$21,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1206	Spa Filter (2011) - Replace	18	3	$6,500
1206	Spa Filter (2023) - Replace	18	3	$6,500
1208	Spa Heaters - Replace	6	2	$11,600
	Tennis Courts			
409	Benches - Replace	10	6	$19,400
411	Drinking Fountains - Replace	25	0	$82,500
415	Space Heaters - Replace	10	8	$15,600
502	Chain Link Fence - Replace	30	7	$116,000
518	Metal Trellis - Replace	30	28	$58,200
940	Storage Sheds - Replace	20	16	$10,200
1601	Tennis Courts - Seal/Repair/Stripe	5	2	$30,800
1601	Tennis Courts - Seal/Repair/Stripe	5	2	$30,800
1601	Tennis Courts - Seal/Repair/Stripe	5	2	$30,800
1602	Tennis Courts - Resurface	30	9	$125,000
1603	Tennis Court Windscreen - Replace	5	1	$40,200
1605	Tennis Court Lights - Replace	25	12	$116,000
	Fitness Center			
303	HVAC Systems - Replace	15	13	$62,400
411	Drinking Fountains - Replace	15	13	$5,200
608	Laminate Flooring - Replace	20	18	$35,400
615	Gym Flooring - Replace	10	8	$41,200
740	Exterior Doors - Replace	40	38	$9,360
903	Lobby - Remodel	15	13	$13,000
909	Bathrooms - Refurbish	15	13	$32,600
930	Exercise Equipment - Replace	15	13	$130,000
990	UPS System - Replace	15	13	$26,000
1110	Interior Surfaces - Repaint	10	8	$44,500
1306	Membrane Roof - Replace	25	23	$114,000
1309	Metal Trellis - Replace	30	28	$31,200
1315	Roof Hatch - Replace	30	28	$5,200
	Courtside Grill			
303	HVAC - Replace	15	13	$36,400
303	Walk-In Compressors - Replace	10	8	$20,800
306	Exhaust Fans - Replace	10	8	$10,400
404	Patio Furniture - Replace	10	8	$36,400
510	Metal/Glass Rail - Replace	30	28	$28,100
608	Laminate Flooring - Replace	20	18	$34,800
740	Exterior Doors - Replace	40	38	$15,600
909	Bathrooms - Refurbish	15	13	$39,000
915	Bar Area - Remodel	20	18	$46,800
1110	Interior Surfaces - Repaint	10	8	$31,200
1306	Membrane Roof - Replace	25	23	$72,800
1315	Roof Hatch - Replace	30	28	$5,200
2612	Charbroiler/2-Drawer Fridge - Replace	20	18	$3,950

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2612	Grill/Oven Combo - Replace	20	18	$10,400
2613	Deep Fryers - Replace	10	8	$4,990
2616	Deck Oven - Replace	20	18	$36,400
2619	Dishwasher - Replace	10	8	$20,800
2621	Prep Station/Low-Boy Fridge - Replace	10	8	$3,640
	Golf Course Tee Boxes			
2104	Tee Box, Hole 6 - Renovation	20	0	$201,000
2106	Tee Box, Hole 7 - Renovation	20	0	$32,900
2107	Tee Box, Hole 4/5 - Renovation	20	3	$135,000
2113	Tee Box, Hole 15 - Renovation	20	17	$65,000
2115	Tee Box, Hole 2 - Renovation	20	9	$90,500
2118	Tee Box (2018) - Renovation	20	12	$68,400
2119	Tee Box (2019) - Renovation	20	13	$68,400
2120	Tee Box (2022) - Renovation	20	0	$68,400
2121	Tee Box (2023) - Renovation	20	0	$68,400
2122	Tee Box (2024) - Renovation	20	0	$68,400
2123	Tee Box (2025) - Renovation	20	0	$51,700
2124	Tee Box (2026) - Renovation	20	0	$68,400
2125	Tee Box (2027) - Renovation	20	1	$68,400
	Golf Course Bunkers			
2212	Golf Course Bunkers - Renovate	20	9	$901,000
	Golf Course Greens			
2301	Green & Hole - Renovate, Hole 2/3	30	6	$517,000
2305	Green & Hole - Renovate, Hole 8	30	9	$470,000
2307	Green & Hole - Renovate, Hole 4/5	30	11	$859,000
2311	Green & Hole - Renovate, Hole 11/16	30	14	$116,000
2313	Green & Hole - Renovate, Hole 15	30	16	$116,000
2314	Green & Hole - Renovate, Hole 14	30	19	$90,500
2325	Green & Hole (2024) - Renovate	30	0	$302,000
2326	Green & Hole (2025) - Renovate	30	0	$302,000
2327	Green & Hole (2026) - Renovate	30	0	$302,000
2328	Practice Green - Renovate	30	25	$255,000
	Golf Course Irrigation/Pumps			
851	Pumps/Controllers (#4) - Replace	12	0	$116,000
852	Pumps/Controllers (#11) - Replace	12	0	$116,000
853	Pumps/Controllers (#18) - Replace	12	0	$234,000
1005	Irrigation System - Repairs	1	0	$14,600
1350	# 4 Pump House - Replace	50	1	$61,900
1350	#11 Pump House - Replace	50	1	$61,900
1350	#18 Pump House - Replace	50	3	$155,000
	Golf Driving Range/Turn Building			
411	Drinking Fountains - Replace	15	0	$7,240
2501	Driving Range Nets - Replace (25%)	15	0	$43,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2501	Driving Range Nets - Replace (75%)	15	10	$128,000
2505	Mats & Bag Stands - Replace	10	0	$25,500
2511	Driving Range Tee Box - Renovate	25	10	$139,000
2520	DR Irrigation/Landscaping - Replace	25	10	$220,000
2540	Turn Building Snack Shop - Remodel	15	0	$20,100
2542	Turn Building Bathrooms - Remodel	15	0	$25,500
2545	Turn Building HVAC - Replace	10	0	$7,240
2550	Turn Building - Renovate	30	15	$132,000
	Golf Course Grounds			
504	Hole #11 Gate - Replace	20	16	$4,730
2905	Yardage & Tee Markers - Replace	10	0	$79,800
2910	Golf Cart Paths - Repair/Replace	1	0	$41,600
2930	Golf Course Bridges - Repair/Replace	50	13	$436,000
	Golf Course Retaining Walls			
514	# 2 Retaining Wall - Replace	30	23	$67,500
514	# 5 Retaining Wall - Replace	30	26	$14,600
514	# 9 Retaining Wall - Replace	30	23	$67,500
514	#13 Retaining Wall - Replace	30	29	$49,900
514	#14 Retaining Wall - Replace	30	29	$62,400
514	#17 Retaining Wall - Replace	30	0	$19,700
	Golf Course Maintenance Area			
1222	Solar Panels - Replace	10	3	$302,000
1840	Diesel Tank - Replace	30	8	$5,630
1840	Gasoline Tank - Replace	30	8	$14,100
2620	Wash Pad & Equipment - Replace	20	16	$101,000
2830	Maintenance Office - Repair/Replace	20	3	$65,000
2840	Containers - Replace	25	3	$22,000
2845	Maintenance Yard Perim Fence - Replace	30	26	$47,600
2850	Driving Range/Maint Road - Seal/Repair	8	3	$11,600
2851	Driving Range/Maint Road - Replace	40	7	$222,000
	Golf Course Maintenance Equipment			
3002	Toro Groundsmaster 3100 - Replace	10	0	$46,900
3003	John Deere Gator (2017) - Replace	10	1	$20,100
3004	John Deere Gator (2018) - Replace	10	2	$20,100
3005	7050 Rim Clamp Tire Changer - Replace	15	0	$16,700
3007	Aerator Toro 648 - Replace	10	0	$50,300
3008	Aerator Toro 648 - Replace	10	0	$54,300
3009	Angle Master 3000MC - Replace	15	1	$24,900
3010	Buffalo Blowers - Replace	10	0	$16,800
3016	Compactor Plate - Replace	10	0	$5,030
3017	Concrete Saw - Replace	10	0	$5,030
3021	Dayton Crane - Replace	15	0	$5,030
3022	Ditch Witch Trencher - Replace	12	4	$13,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3023	Express Dual 3000MC - Replace	15	0	$50,300
3025	John Deere Gator (2009) - Replace	10	0	$39,600
3026	John Deere Gator (2012) - Replace	10	0	$39,600
3027	John Deere Gator (2013) - Replace	10	0	$79,800
3028	Graden Verticutter - Replace	10	0	$12,000
3030	Toro Greensmaster 3400 - Replace	10	2	$120,000
3033	Toro Greensmaster 3400 - Replace	10	0	$59,700
3034	Toro Greensmaster Flex 2100 - Replace	8	0	$120,000
3035	Toro Groundsmaster 3500D - Replace	10	0	$146,000
3037	John Deere Aerator 1500 - Replace	10	0	$39,000
3038	Toro Groundsmaster 3500D - Replace	10	2	$71,100
3039	JD Utility Tractor 5075E - Replace	15	7	$53,700
3040	Kubota Tractor LA1153 - Replace	10	6	$53,700
3045	Manitowoc Hydraulic Lift - Replace	25	0	$36,900
3050	Kubota Rough Mower - Replace	10	0	$50,300
3051	Kubota Tractor M6040 - Replace	10	0	$67,100
3052	Kubota Tractor M4700 - Replace	12	0	$47,000
3053	Kubota Utility Vehicle - Replace	10	0	$30,200
3060	Kawasaki Mule 4010 - Replace	10	0	$14,600
3070	Lastec Mower (2010) - Replace	10	0	$36,200
3071	Harlie Rake - Replace	20	0	$26,800
3072	Lely Spreader - Replace	10	2	$9,700
3073	Turfco Mete-R-Matic Top Dresser - Replc	10	0	$25,500
3074	Trencher Attachment - Replace	10	2	$9,400
3075	Miller Millermatic 250 - Replace	10	0	$6,710
3077	Toro MultiPro Sprayer - Replace	10	0	$121,000
3078	Toro Chemical Sprayer - Replace	10	0	$97,200
3080	Ventrac - Replace	10	6	$48,400
3081	Kubota Excavator U48-5 - Replace	10	6	$82,100
3085	SDI Sprayer - Replace	10	0	$22,200
3086	Smithco Green Roller - Replace	10	1	$26,800
3087	Smithco Green Roller - Replace	10	0	$25,500
3093	Turfco Seeder - Replace	10	0	$23,600
3094	Toro Tee Mowers - Replace	10	2	$90,500
3095	Toro Workman 3100 - Replace	10	0	$36,200
3096	Toro Workman 3200 - Replace	10	0	$109,000
3097	Toro Workman HDX-D - Replace	10	0	$66,400
3105	Toro Trans-Pro Trailers - Replace	10	0	$30,200
3106	Toro Dingo TX-427 - Replace	10	0	$54,300
3109	Turfco SP-1530 Top Dresser - Replace	10	0	$39,600
3110	TyCrop MH-400 - Replace	10	6	$39,600
3111	TyCrop MH-400 - Replace	10	0	$39,600
3112	TyCrop 300 Spreader - Replace	10	0	$18,100
3115	Vericut Reels - Replace	10	0	$16,100

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3116	Honda 21" Mower - Replace	8	0	$3,020
3117	Genie Scissor Lift - Replace	10	0	$54,300
3118	Ryan Jr Sod Cutter - Replace	10	0	$9,050
3119	Barreto Tiller - Replace	10	0	$20,100
3121	John Deere Aerator 1500 - Replace	10	0	$39,000
3130	Verti-Drain 7516 - Replace	10	0	$75,200
3140	Cement Mixer - Replace	10	0	$8,720
3160	Haz Mat Locker - Replace	20	0	$23,600
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)			
103	Concrete Walkways - Repair	10	0	$13,200
202	Asphalt Parking Lot - Resurface	30	25	$402,000
203	Asphalt - Seal/Repair	5	0	$24,200
305	Security System - Replace	12	7	$58,300
320	Parking Lot Exterior Lighting - Replace	25	17	$158,000
512	Split-Rail Fence - Replace	20	10	$123,000
514	Retaining/Planter Walls - Replace	20	0	$27,600
1010	Landscaping - Upgrade	10	9	$132,000
1403	Monument Sign - Replace	20	10	$13,200
	Lakes			
1701	#10 Lake - Dredge	10	2	$28,100
1701	#2/18 Lake - Dredge	10	2	$28,100
1701	#9 Lakes - Dredge	10	2	$101,000
1703	#7 Lake - Reline	40	20	$16,800
1712	#7 Fountain - Replace	20	0	$16,800

296 Total Funded Components

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.

RESERVE STUDY RESULTS

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.

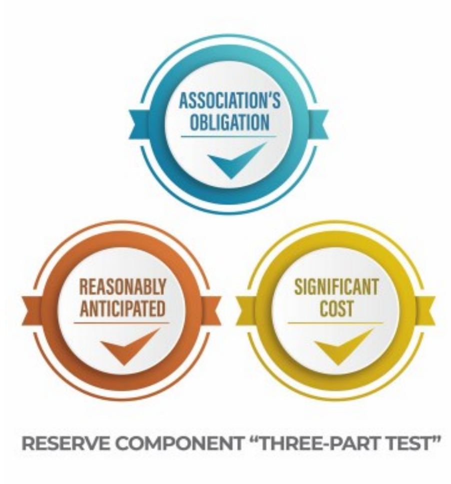
Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is 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 three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?

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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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.

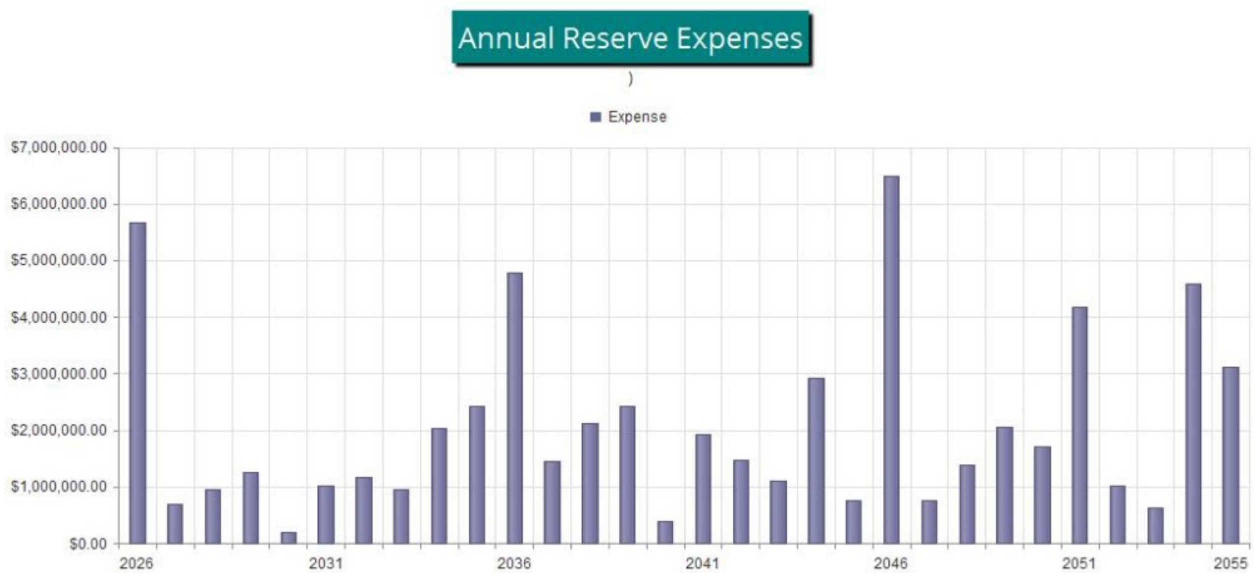


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $1,490,968 as-of the start of your fiscal year. This is based on your actual balance on 8/31/2025 of $1,490,968 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year. As of 1/1/2026, your Fully Funded Balance is computed to be $12,696,717. (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 11.7 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of $114,802/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.

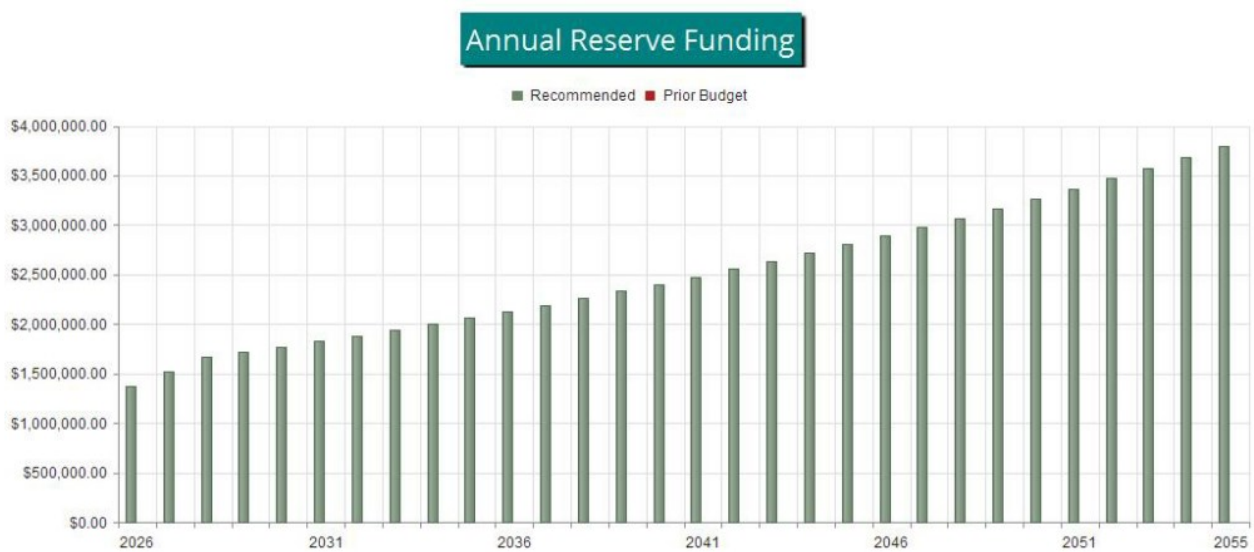


Figure 2

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

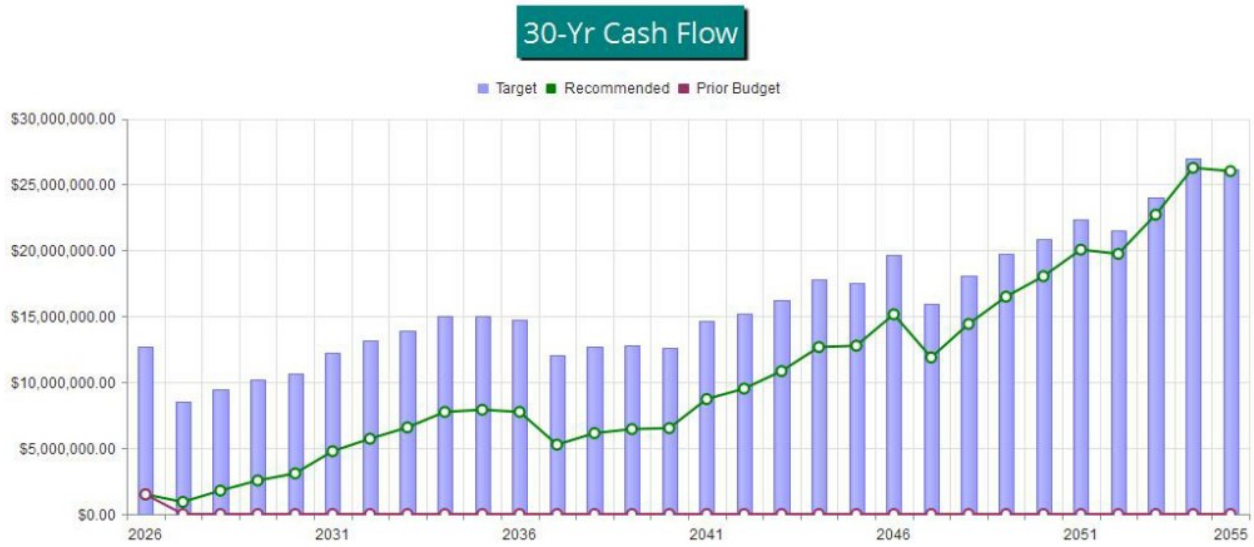


Figure 3

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.

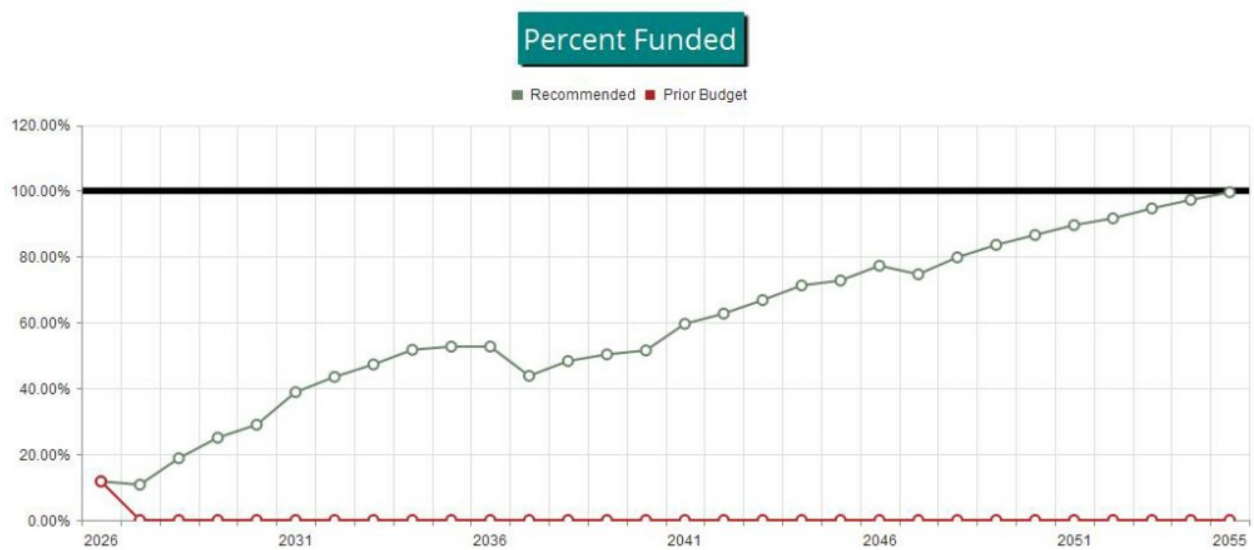


Figure 4

Table Descriptions

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 specific proportion related 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 funding requirements. 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 transfer shown is a portion of the total current transfer 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.

Budget Summary

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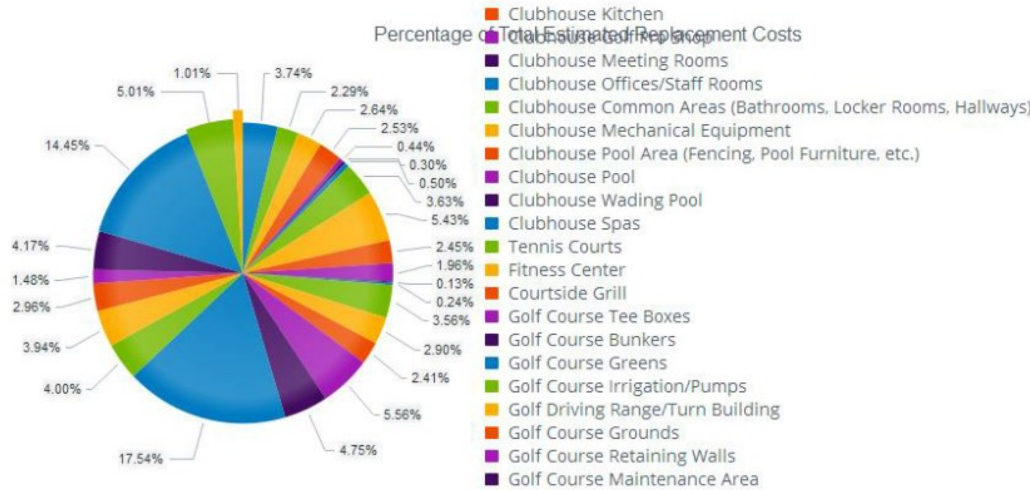
	Useful Life		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
Clubhouse Exteriors	5	30	0	18	$709,070	$161,680	$63,800	$431,340	$645,270	$54,051
Clubhouse Bar Area	10	10	0	5	$434,780	$79,780	$79,780	$257,280	$355,000	$46,446
Clubhouse Dining Area	5	10	0	8	$500,770	$2,070	$2,070	$214,030	$498,700	$53,717
Clubhouse Kitchen	6	30	0	18	$479,890	$165,890	$165,890	$332,474	$314,000	$45,196
Clubhouse Golf Pro Shop	5	10	0	0	$83,270	$83,270	$44,508	$83,270	$38,762	$9,117
Clubhouse Meeting Rooms	5	10	0	8	$57,070	$2,070	$2,070	$22,450	$55,000	$6,318
Clubhouse Offices/Staff Rooms	2	15	0	8	$95,240	$18,520	$18,520	$77,724	$76,720	$12,832
Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)	10	10	0	8	$689,900	$408,900	$32,900	$465,100	$657,000	$73,700
Clubhouse Mechanical Equipment	5	30	0	18	$1,031,640	$166,660	$36,200	$651,730	$995,440	$59,198
Clubhouse Pool Area (Fencing, Pool Furniture, etc.)	5	25	0	21	$465,010	$66,660	$66,660	$321,492	$398,350	$42,513
Clubhouse Pool	2	30	0	18	$371,170	$42,070	$42,070	$329,040	$329,100	$36,773
Clubhouse Wading Pool	6	18	0	3	$23,890	$20,600	$20,600	$23,342	$3,290	$3,158
Clubhouse Spas	6	18	0	3	$46,000	$21,400	$21,400	$39,967	$24,600	$6,647
Tennis Courts	5	30	0	28	$675,500	$82,500	$0	$423,653	$675,500	$51,750
Fitness Center	10	40	8	38	$550,060	$0	$0	$68,588	$550,060	$36,635
Courtside Grill	10	40	8	38	$457,680	$0	$0	$57,758	$457,680	$30,851
Golf Course Tee Boxes	20	20	0	17	$1,054,900	$559,200	$0	$849,755	$1,054,900	$56,346
Golf Course Bunkers	20	20	9	9	$901,000	$0	$0	$495,550	$901,000	$48,125
Golf Course Greens	30	30	0	25	$3,329,500	$906,000	$0	$2,384,317	$3,329,500	$118,560
Golf Course Irrigation/Pumps	1	50	0	3	$759,400	$480,600	$14,600	$747,624	$744,800	$63,038
Golf Driving Range/Turn Building	10	30	0	15	$748,180	$129,180	$32,740	$453,247	$715,440	$39,522
Golf Course Grounds	1	50	0	16	$562,130	$121,400	$41,600	$444,986	$520,530	$62,533
Golf Course Retaining Walls	30	30	0	29	$281,600	$19,700	$0	$56,890	$281,600	$10,027
Golf Course Maintenance Area	8	40	3	26	$790,930	$0	$0	$517,425	$790,930	$51,944
Golf Course Maintenance Equipment	8	25	0	7	$2,742,890	$2,059,390	$768,160	$2,508,573	$1,974,730	$284,803
Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)	5	30	0	25	$951,500	$65,000	$37,400	$288,152	$914,100	$55,687
Lakes	10	40	0	20	$190,800	$16,800	$0	$150,960	$190,800	$18,139
					$18,983,770	$5,679,340	$1,490,968	$12,696,717	$17,492,802	$1,377,624

Percent Funded: 11.7%

Budget Summary



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	Clubhouse Exteriors					
105	Balcony Surfaces - Resurface	1,210	GSF	25	13	$57,700
324	Wall Lights - Replace	51	Fixtures	25	13	$20,700
401	Awnings - Replace	1	Awning	15	0	$7,380
414	Patio Furniture - Replace	66	Pieces	10	8	$78,000
415	Patio Heaters - Replace	8	Heaters	10	8	$25,000
503	Metal Rail - Replace	250	LF	30	18	$32,300
701	Exterior Doors - Replace	6	Doors	20	8	$39,600
703	Utility Doors - Replace	6	Utility Doors	20	8	$14,600
709	Vehicle Gate - Replace	1	Vehicle Gate	20	8	$12,100
1115	Exterior Surfaces - Repaint	28,400	GSF	10	0	$90,500
1116	Exterior Trim - Repaint	1	Allowance	5	0	$36,200
1117	Exterior Surfaces - Repair (5%)	28,400	GSF x 5%	10	0	$27,600
1302	Built-Up Roof - Replace	1,480	GSF	15	3	$26,200
1303	Comp Shingle Roof - Replace	310	GSF	15	3	$3,490
1304	Tile Roof - Repair/Replace	13,550	GSF x 20%	25	13	$43,000
1305	Tile Roof - Replace Underlayment	13,550	GSF	20	8	$174,000
1312	Gutters/Downspouts - Replace	1,000	LF	25	13	$20,700
	Clubhouse Bar Area					
901	Interior Furnishings - Replace	86	Various Pieces	10	0	$49,600
903	Interiors - Remodel	1	Bar Room	10	5	$355,000
911	Bar Appliances - Replace	4	Appliances	10	0	$22,200
912	Wine Refrigerator - Replace	2	78-Bottle Wine Fridge	10	0	$7,980
	Clubhouse Dining Area					
307	Entertainment Equipment - Replace	1	System	5	0	$2,070
901	Interior Furnishings - Remodel	98	Various Pieces	10	7	$57,200
903	Interiors - Remodel	1	Dining Room	10	5	$355,000
922	AV Equipment - Replace	1	A/V Equipment	10	8	$86,500
	Clubhouse Kitchen					
2600	Kitchen - Remodel	1	Kitchen	15	4	$76,500
2601	Kitchen Flooring - Resurface	1,260	GSF	6	5	$20,800
2610	Fire Suppression System - Replace	1	Ansul R-102 System	20	8	$13,200
2611	Deep Fryers - Replace	2	Deep Fryers	10	0	$13,200
2612	Broiler (Salamander) - Replace	1	Montague Broiler	10	0	$11,600
2613	Broiler (Underfired) - Replace	1	Montague Broiler	10	10	$22,200
2614	Oven - Replace	1	Southbend Oven	10	7	$26,200
2615	Range (6-Burner) - Replace	1	Montague Range	10	0	$14,600
2616	Range (4-Burner) - Replace	1	Montague Range	10	0	$11,600
2617	Range (Flat -Top) - Replace	1	Montague Range	10	0	$16,100
2618	Stove - Replace	1	1-Burner Stove	10	0	$4,360
2619	Gas Stone Oven - Replace	1	Oven	10	0	$39,600
2620	Grease Trap - Replace	1	Grease Trap	30	18	$25,500
2621	Hood Systems - Replace	2	Hood Systems	15	3	$79,800
2622	Dishwasher - Replace	1	CMA-180 Dishwasher	10	6	$13,500

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2623	Mixer - Replace	1	Mixer	10	0	$6,500
2625	Espresso Filtration System - Replace	1	Everpure System	8	0	$7,980
2700	Ice Machines - Replace	2	Ice Machines	10	0	$17,500
2702	Refrigerator Prep Tables - Replace	2	True Prep Tables	10	7	$24,200
2704	2-Drawer Warmers - Replace	2	Hatco Warmers	10	0	$5,290
2705	Refrigerator (Reach-In) - Replace	1	Atosa Fridge	8	5	$12,100
2705	Refrigerator (Undercounter) - Replace	1	True Fridge	10	0	$4,360
2706	Walk-In Freezer - Repair	1	Freezer	10	0	$13,200
	Clubhouse Golf Pro Shop					
307	Entertainment Equipment - Replace	1	System	5	0	$2,070
901	Interior Furnishings - Replace	1	Pieces	10	0	$50,300
903	Interiors - Remodel	1	Golf Pro Shop	10	0	$30,900
	Clubhouse Meeting Rooms					
307	Entertainment Equipment - Replace	1	System	5	0	$2,070
901	Interior Furnishings - Replace	43	Various Pieces	10	8	$41,600
903	Interiors - Remodel	1	Board Room	10	1	$13,400
	Clubhouse Offices/Staff Rooms					
903	Interiors (Office) - Remodel	1	Office	15	3	$40,300
903	Interiors (Staff) - Remodel	1	Staff Area	15	3	$16,100
909	Bathroom - Refurbish	1	Bathrooms	15	3	$16,700
920	Office Equipment - Partial Replace	1	Misc. Office Equipment	2	0	$3,620
922	AV Equipment - Replace	1	LED Projector	10	8	$3,620
950	Computer Equipment - Replace/Upgrade	1	Computer Equipment	3	0	$14,900
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)					
901	Interior Furnishings - Replace	52	Various Pieces	10	0	$32,900
903	Interiors - Remodel	1	Common Area	10	0	$148,000
909	Bathrooms - Refurbish	4	Bathrooms	10	0	$228,000
910	Locker Rooms - Refurbish	2	Locker Rooms	10	8	$281,000
	Clubhouse Mechanical Equipment					
303	HVAC (P144) - Replace	2	Units	20	8	$118,000
304	HVAC (P1P96) - Replace	4	Units	20	8	$167,000
305	HVAC (P18) - Replace	1	Unit	10	3	$6,030
306	HVAC (P24) - Replace	1	Unit	10	3	$6,370
307	HVAC (P36) - Replace	7	Units	15	3	$55,700
308	HVAC (P72) - Replace	4	Units	15	3	$38,400
309	HVAC (P48) - Replace	3	Units	20	3	$26,800
310	HVAC (P54) - Replace	1	Unit	20	3	$9,610
311	HVAC (P96) - Replace	1	Unit	10	3	$14,600
312	HVAC (P30) - Replace	1	Unit	5	3	$7,170
313	HVAC (MAU-1) - Replace	1	Unit	15	0	$16,700
314	Exhaust Fans (KEF) - Replace	2	Units	15	4	$11,200
315	Exhaust Fans (EF) - Replace	9	Unit	15	0	$14,600
316	Booster Fans (SF) - Replace	5	Units	15	0	$7,640
317	Condensing Units - Replace	3	Units	15	0	$20,700
318	Air Cooled Condensing Units - Replace	2	Units	15	0	$7,720
803	Tankless Water Heaters - Replace	6	Noritz Heaters	12	0	$63,100
1801	Elevators - Modernize	2	Elevators	30	18	$323,000
1805	Elevator Cab (Common) - Remodel	1	Interior Cab	10	0	$36,200

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1805	Freight Elevator - Remodel	1	Interior Cab	20	8	$16,100
1819	Fire Alarm System - Replace	1	System	20	8	$65,000
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)					
320	Pole Lights - Replace	8	Fixtures	25	21	$52,300
404	Patio/Pool Furniture - Replace	292	Assorted Pieces	7	2	$65,000
411	Drinking Fountain - Replace	1	Fountain	20	6	$6,500
503	Metal Fence - Replace	410	GSF	20	16	$49,000
1107	Metal Fence - Repaint	410	GSF	5	1	$6,640
1201	Pool Deck - Reseal/Repair	11,100	GSF	7	0	$62,300
1215	Lane Line Storage Reel - Replace	1	Storage Reel	15	1	$3,080
1216	Pool Lane Dividers - Replace	10	Lanes	15	1	$11,600
1217	Pool Starting Blocks - Replace	1	Starting Blocks	15	1	$16,100
1219	Emergency EVAC Chair - Replace	1	EVAC Chair	8	0	$4,360
1219	Trash and Recyclable Units - Replace	14	Units	12	10	$16,600
1221	Lifeguard Stand - Replace	1	Stand	15	2	$7,240
1230	Pool Shades - Replace	1	Pool	15	2	$161,000
1401	Display Board - Replace	1	Board	15	1	$3,290
	Clubhouse Pool					
1202	Pool - Resurface	5,000	GSF	12	1	$255,000
1206	Pool Filters - Replace	5	Filters	18	3	$20,700
1207	CO2 Filter System - Replace	1	Tank	30	18	$10,500
1208	Pool Heaters - Replace	4	Heaters	6	0	$21,200
1210	Pool/Spa Pumps - Repair/Replace	10	Pumps & Motors	2	0	$5,900
1212	Chemical Controller System - Replace	1	System	10	0	$8,190
1213	Pool Timing System - Replace	1	Timing System	10	2	$17,400
1214	Pool Area, Mastic - Replace	1,190	LF	5	0	$6,780
1224	Pool Surfaces - Retile	1	Pool	20	6	$25,500
	Clubhouse Wading Pool					
1202	Wading Pool - Resurface	310	GSF	10	0	$9,900
1206	Pool Filter - Replace	1	Filter	18	3	$3,290
1208	Wading Heaters - Replace	2	Heaters	6	0	$10,700
	Clubhouse Spas					
1203	Spas - Resurface	2	6' Spas	6	0	$21,400
1206	Spa Filter (2011) - Replace	1	Filter	18	3	$6,500
1206	Spa Filter (2023) - Replace	1	Filter	18	3	$6,500
1208	Spa Heaters - Replace	2	Heaters	6	2	$11,600
	Tennis Courts					
409	Benches - Replace	12	Benches	10	6	$19,400
411	Drinking Fountains - Replace	13	Fountains	25	0	$82,500
415	Space Heaters - Replace	5	Heaters	10	8	$15,600
502	Chain Link Fence - Replace	40,320	GSF	30	7	$116,000
518	Metal Trellis - Replace	1,400	GSF	30	28	$58,200
940	Storage Sheds - Replace	2	Storage Sheds	20	16	$10,200
1601	Tennis Courts - Seal/Repair/Stripe	4	Courts	5	2	$30,800
1601	Tennis Courts - Seal/Repair/Stripe	4	Courts	5	2	$30,800
1601	Tennis Courts - Seal/Repair/Stripe	4	Courts	5	2	$30,800
1602	Tennis Courts - Resurface	12	Courts	30	9	$125,000
1603	Tennis Court Windscreen - Replace	16,800	GSF	5	1	$40,200

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1605	Tennis Court Lights - Replace	96	Fixtures	25	12	$116,000
	Fitness Center					
303	HVAC Systems - Replace	4	HVAC Units	15	13	$62,400
411	Drinking Fountains - Replace	2	Drinking Fountains	15	13	$5,200
608	Laminate Flooring - Replace	1,700	GSF	20	18	$35,400
615	Gym Flooring - Replace	3,300	GSF	10	8	$41,200
740	Exterior Doors - Replace	6	Doors	40	38	$9,360
903	Lobby - Remodel	500	GSF	15	13	$13,000
909	Bathrooms - Refurbish	2	Bathrooms	15	13	$32,600
930	Exercise Equipment - Replace	1	Pieces	15	13	$130,000
990	UPS System - Replace	1	System	15	13	$26,000
1110	Interior Surfaces - Repaint	14,260	GSF	10	8	$44,500
1306	Membrane Roof - Replace	7,300	GSF	25	23	$114,000
1309	Metal Trellis - Replace	1,200	GSF	30	28	$31,200
1315	Roof Hatch - Replace	1	Roof Hatch	30	28	$5,200
	Courtside Grill					
303	HVAC - Replace	2	HVAC Units	15	13	$36,400
303	Walk-In Compressors - Replace	2	Units	10	8	$20,800
306	Exhaust Fans - Replace	1	Exhaust Fan	10	8	$10,400
404	Patio Furniture - Replace	1	Pieces	10	8	$36,400
510	Metal/Glass Rail - Replace	180	LF	30	28	$28,100
608	Laminate Flooring - Replace	2,230	GSF	20	18	$34,800
740	Exterior Doors - Replace	10	Doors	40	38	$15,600
909	Bathrooms - Refurbish	3	Bathrooms	15	13	$39,000
915	Bar Area - Remodel	1	Room	20	18	$46,800
1110	Interior Surfaces - Repaint	9,990	GSF	10	8	$31,200
1306	Membrane Roof - Replace	3,500	GSF	25	23	$72,800
1315	Roof Hatch - Replace	1	Roof Hatches	30	28	$5,200
2612	Charbroiler/2-Drawer Fridge - Replace	1	Unit	20	18	$3,950
2612	Grill/Oven Combo - Replace	1	Grill/Oven Combo	20	18	$10,400
2613	Deep Fryers - Replace	2	Units	10	8	$4,990
2616	Deck Oven - Replace	1	Oven	20	18	$36,400
2619	Dishwasher - Replace	1	Dishwasher	10	8	$20,800
2621	Prep Station/Low-Boy Fridge - Replace	1	Refrigerator/Freezer	10	8	$3,640
	Golf Course Tee Boxes					
2104	Tee Box, Hole 6 - Renovation	3	Tee Boxes, Hole #6	20	0	$201,000
2106	Tee Box, Hole 7 - Renovation	4	Tee Boxes, Hole #7	20	0	$32,900
2107	Tee Box, Hole 4/5 - Renovation	8	Tee Boxes, Holes #4&5	20	3	$135,000
2113	Tee Box, Hole 15 - Renovation	4	Tee Boxes, Hole #15	20	17	$65,000
2115	Tee Box, Hole 2 - Renovation	5	Tee Boxes, Hole #2	20	9	$90,500
2118	Tee Box (2018) - Renovation	4	Tee Boxes	20	12	$68,400
2119	Tee Box (2019) - Renovation	4	Tee Boxes	20	13	$68,400
2120	Tee Box (2022) - Renovation	4	Tee Boxes	20	0	$68,400
2121	Tee Box (2023) - Renovation	4	Tee Boxes	20	0	$68,400
2122	Tee Box (2024) - Renovation	4	Tee Boxes	20	0	$68,400
2123	Tee Box (2025) - Renovation	3	Tee Boxes	20	0	$51,700
2124	Tee Box (2026) - Renovation	4	Tee Boxes	20	0	$68,400
2125	Tee Box (2027) - Renovation	4	Tee Boxes	20	1	$68,400

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	Golf Course Bunkers					
2212	Golf Course Bunkers - Renovate	49	Bunkers	20	9	$901,000
	Golf Course Greens					
2301	Green & Hole - Renovate, Hole 2/3	2	Greens, Holes #2&3	30	6	$517,000
2305	Green & Hole - Renovate, Hole 8	1	Greens, Hole #8	30	9	$470,000
2307	Green & Hole - Renovate, Hole 4/5	2	Greens, Holes #4&5	30	11	$859,000
2311	Green & Hole - Renovate, Hole 11/16	1	Greens, Holes #11&16	30	14	$116,000
2313	Green & Hole - Renovate, Hole 15	1	Greens, Holes #15	30	16	$116,000
2314	Green & Hole - Renovate, Hole 14	1	Greens, Holes #14	30	19	$90,500
2325	Green & Hole (2024) - Renovate	3	Greens	30	0	$302,000
2326	Green & Hole (2025) - Renovate	3	Greens	30	0	$302,000
2327	Green & Hole (2026) - Renovate	3	Greens	30	0	$302,000
2328	Practice Green - Renovate	3	Greens	30	25	$255,000
	Golf Course Irrigation/Pumps					
851	Pumps/Controllers (#4) - Replace	2	Pumps	12	0	$116,000
852	Pumps/Controllers (#11) - Replace	2	Pumps	12	0	$116,000
853	Pumps/Controllers (#18) - Replace	4	Pumps	12	0	$234,000
1005	Irrigation System - Repairs	1	Golf Course Irrig System	1	0	$14,600
1350	# 4 Pump House - Replace	1	Pump House	50	1	$61,900
1350	#11 Pump House - Replace	1	Pump House	50	1	$61,900
1350	#18 Pump House - Replace	1	Pump House	50	3	$155,000
	Golf Driving Range/Turn Building					
411	Drinking Fountains - Replace	2	Drinking Fountains	15	0	$7,240
2501	Driving Range Nets - Replace (25%)	1,700	LF x 25%	15	0	$43,600
2501	Driving Range Nets - Replace (75%)	1,700	LF x 75%	15	10	$128,000
2505	Mats & Bag Stands - Replace	12	Mats	10	0	$25,500
2511	Driving Range Tee Box - Renovate	3,200	GSF	25	10	$139,000
2520	DR Irrigation/Landscaping - Replace	1	Driving Range	25	10	$220,000
2540	Turn Building Snack Shop - Remodel	1	Snack Shop	15	0	$20,100
2542	Turn Building Bathrooms - Remodel	2	Restrooms	15	0	$25,500
2545	Turn Building HVAC - Replace	1	Day & Night HVAC	10	0	$7,240
2550	Turn Building - Renovate	1	Snack, 2 Restrooms	30	15	$132,000
	Golf Course Grounds					
504	Hole #11 Gate - Replace	1	Gate	20	16	$4,730
2905	Yardage & Tee Markers - Replace	1	Yardage & Tee Markers	10	0	$79,800
2910	Golf Cart Paths - Repair/Replace	246,000	GSF	1	0	$41,600
2930	Golf Course Bridges - Repair/Replace	5	Bridges	50	13	$436,000
	Golf Course Retaining Walls					
514	# 2 Retaining Wall - Replace	1	Wall	30	23	$67,500
514	# 5 Retaining Wall - Replace	1	Wall	30	26	$14,600
514	# 9 Retaining Wall - Replace	1	Wall	30	23	$67,500
514	#13 Retaining Wall - Replace	1	Wall	30	29	$49,900
514	#14 Retaining Wall - Replace	1	Wall	30	29	$62,400
514	#17 Retaining Wall - Replace	1	Wall	30	0	$19,700
	Golf Course Maintenance Area					
1222	Solar Panels - Replace	1	Solar System	10	3	$302,000
1840	Diesel Tank - Replace	1	500 gal Tank	30	8	$5,630
1840	Gasoline Tank - Replace	1	1000 gal. Tank	30	8	$14,100

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2620	Wash Pad & Equipment - Replace	1	Station	20	16	$101,000
2830	Maintenance Office - Repair/Replace	1	Trailer	20	3	$65,000
2840	Containers - Replace	5	Containers	25	3	$22,000
2845	Maintenance Yard Perim Fence - Replace	965	LF	30	26	$47,600
2850	Driving Range/Maint Road - Seal/Repair	34,500	GSF	8	3	$11,600
2851	Driving Range/Maint Road - Replace	34,500	GSF	40	7	$222,000
	Golf Course Maintenance Equipment					
3002	Toro Groundsmaster 3100 - Replace	1	Groundsmaster 3100	10	0	$46,900
3003	John Deere Gator (2017) - Replace	1	Tractor	10	1	$20,100
3004	John Deere Gator (2018) - Replace	1	Tractor	10	2	$20,100
3005	7050 Rim Clamp Tire Changer - Replace	1	Tire Changer	15	0	$16,700
3007	Aerator Toro 648 - Replace	1	Aerator Toro 648	10	0	$50,300
3008	Aerator Toro 648 - Replace	1	Aerator Toro 648 0801	10	0	$54,300
3009	Angle Master 3000MC - Replace	1	Angle Master	15	1	$24,900
3010	Buffalo Blowers - Replace	2	Buffalo Blowers	10	0	$16,800
3016	Compactor Plate - Replace	1	Compactor Plate	10	0	$5,030
3017	Concrete Saw - Replace	1	Concrete Saw	10	0	$5,030
3021	Dayton Crane - Replace	1	1/2 Ton Crane	15	0	$5,030
3022	Ditch Witch Trencher - Replace	1	Ditch Witch Trencher	12	4	$13,400
3023	Express Dual 3000MC - Replace	1	Reel Grinder	15	0	$50,300
3025	John Deere Gator (2009) - Replace	2	Gators	10	0	$39,600
3026	John Deere Gator (2012) - Replace	2	Gators	10	0	$39,600
3027	John Deere Gator (2013) - Replace	4	Gators	10	0	$79,800
3028	Graden Verticutter - Replace	1	Verticutter	10	0	$12,000
3030	Toro Greensmaster 3400 - Replace	2	Toro Greenmaster 3400	10	2	$120,000
3033	Toro Greensmaster 3400 - Replace	1	Toro 3400 Triflex	10	0	$59,700
3034	Toro Greensmaster Flex 2100 - Replace	5	Greenmaster Flex	8	0	$120,000
3035	Toro Groundsmaster 3500D - Replace	2	Groundsmaster 3500D	10	0	$146,000
3037	John Deere Aerator 1500 - Replace	1	John Deere 1500	10	0	$39,000
3038	Toro Groundsmaster 3500D - Replace	1	Groundsmaster 3500D	10	2	$71,100
3039	JD Utility Tractor 5075E - Replace	1	Utility Tractor 5075e	15	7	$53,700
3040	Kubota Tractor LA1153 - Replace	1	Tractor	10	6	$53,700
3045	Manitowoc Hydraulic Lift - Replace	1	Manitowoc Lift	25	0	$36,900
3050	Kubota Rough Mower - Replace	1	Kubota Rough Mower	10	0	$50,300
3051	Kubota Tractor M6040 - Replace	1	Kubota Tractor M6040	10	0	$67,100
3052	Kubota Tractor M4700 - Replace	1	Kubota Tractor M4700	12	0	$47,000
3053	Kubota Utility Vehicle - Replace	1	Kubota RTV 900	10	0	$30,200
3060	Kawasaki Mule 4010 - Replace	1	Kawasaki Mule	10	0	$14,600
3070	Lastec Mower (2010) - Replace	1	Lastec Mower	10	0	$36,200
3071	Harlie Rake - Replace	1	Harlie Rake	20	0	$26,800
3072	Lely Spreader - Replace	1	Lely Spreader	10	2	$9,700
3073	Turfco Mete-R-Matic Top Dresser - Replc	1	Mete-R-Matic IV	10	0	$25,500
3074	Trencher Attachment - Replace	1	Trencher Attachments	10	2	$9,400
3075	Miller Millermatic 250 - Replace	1	Miller Welder	10	0	$6,710
3077	Toro MultiPro Sprayer - Replace	1	Toro Chemical Sprayer	10	0	$121,000
3078	Toro Chemical Sprayer - Replace	1	Toro Chemical Sprayer	10	0	$97,200
3080	Ventrac - Replace	1	Ventrac Mower	10	6	$48,400
3081	Kubota Excavator U48-5 - Replace	1	Kubota Excavator	10	6	$82,100

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3085	SDI Sprayer - Replace	1	SDI Sprayer	10	0	$22,200
3086	Smithco Green Roller - Replace	1	Smithco Green Roller	10	1	$26,800
3087	Smithco Green Roller - Replace	1	Smithco Green Roller	10	0	$25,500
3093	Turfco Seeder - Replace	1	Silt Seeder	10	0	$23,600
3094	Toro Tee Mowers - Replace	6	Tee Mowers	10	2	$90,500
3095	Toro Workman 3100 - Replace	1	Toro Workman 3100	10	0	$36,200
3096	Toro Workman 3200 - Replace	3	Toro Workman 3200	10	0	$109,000
3097	Toro Workman HDX-D - Replace	2	Toro Workman HDX-D	10	0	$66,400
3105	Toro Trans-Pro Trailers - Replace	7	Trans - Pro Trailers	10	0	$30,200
3106	Toro Dingo TX-427 - Replace	1	Toro Dingo	10	0	$54,300
3109	Turfco SP-1530 Top Dresser - Replace	1	Turfco SP 1530	10	0	$39,600
3110	TyCrop MH-400 - Replace	1	MH-400	10	6	$39,600
3111	TyCrop MH-400 - Replace	1	MH-400	10	0	$39,600
3112	TyCrop 300 Spreader - Replace	1	Tycrop Spreader	10	0	$18,100
3115	Vericut Reels - Replace	1	Various Reels	10	0	$16,100
3116	Honda 21" Mower - Replace	1	Mower	8	0	$3,020
3117	Genie Scissor Lift - Replace	1	Electric Scissor Lift	10	0	$54,300
3118	Ryan Jr Sod Cutter - Replace	1	Junior Sod Cutter	10	0	$9,050
3119	Barreto Tiller - Replace	1	Barreto Tiller	10	0	$20,100
3121	John Deere Aerator 1500 - Replace	1	John Deere 1500	10	0	$39,000
3130	Verti-Drain 7516 - Replace	1	Verti-Drain	10	0	$75,200
3140	Cement Mixer - Replace	1	Cement Mixer	10	0	$8,720
3160	Haz Mat Locker - Replace	1	Locker	20	0	$23,600
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)					
103	Concrete Walkways - Repair	1	Allowance	10	0	$13,200
202	Asphalt Parking Lot - Resurface	61,700	GSF	30	25	$402,000
203	Asphalt - Seal/Repair	61,700	GSF	5	0	$24,200
305	Security System - Replace	1	Security Camera System	12	7	$58,300
320	Parking Lot Exterior Lighting - Replace	20	Fixtures	25	17	$158,000
512	Split-Rail Fence - Replace	2,200	LF	20	10	$123,000
514	Retaining/Planter Walls - Replace	260	LF	20	0	$27,600
1010	Landscaping - Upgrade	1	Common Area Landscaping	10	9	$132,000
1403	Monument Sign - Replace	1	Monument Sign	20	10	$13,200
	Lakes					
1701	#10 Lake - Dredge	1	Lake	10	2	$28,100
1701	#2/18 Lake - Dredge	1	Lake	10	2	$28,100
1701	#9 Lakes - Dredge	2	Lakes	10	2	$101,000
1703	#7 Lake - Reline	1	Lake	40	20	$16,800
1712	#7 Fountain - Replace	1	Fountain	20	0	$16,800

296 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Clubhouse Exteriors							
105	Balcony Surfaces - Resurface	$57,700	X	12	/	25	=	$27,696
324	Wall Lights - Replace	$20,700	X	12	/	25	=	$9,936
401	Awnings - Replace	$7,380	X	15	/	15	=	$7,380
414	Patio Furniture - Replace	$78,000	X	2	/	10	=	$15,600
415	Patio Heaters - Replace	$25,000	X	2	/	10	=	$5,000
503	Metal Rail - Replace	$32,300	X	12	/	30	=	$12,920
701	Exterior Doors - Replace	$39,600	X	12	/	20	=	$23,760
703	Utility Doors - Replace	$14,600	X	12	/	20	=	$8,760
709	Vehicle Gate - Replace	$12,100	X	12	/	20	=	$7,260
1115	Exterior Surfaces - Repaint	$90,500	X	10	/	10	=	$90,500
1116	Exterior Trim - Repaint	$36,200	X	5	/	5	=	$36,200
1117	Exterior Surfaces - Repair (5%)	$27,600	X	10	/	10	=	$27,600
1302	Built-Up Roof - Replace	$26,200	X	12	/	15	=	$20,960
1303	Comp Shingle Roof - Replace	$3,490	X	12	/	15	=	$2,792
1304	Tile Roof - Repair/Replace	$43,000	X	12	/	25	=	$20,640
1305	Tile Roof - Replace Underlayment	$174,000	X	12	/	20	=	$104,400
1312	Gutters/Downspouts - Replace	$20,700	X	12	/	25	=	$9,936
	Clubhouse Bar Area							
901	Interior Furnishings - Replace	$49,600	X	10	/	10	=	$49,600
903	Interiors - Remodel	$355,000	X	5	/	10	=	$177,500
911	Bar Appliances - Replace	$22,200	X	10	/	10	=	$22,200
912	Wine Refrigerator - Replace	$7,980	X	10	/	10	=	$7,980
	Clubhouse Dining Area							
307	Entertainment Equipment - Replace	$2,070	X	5	/	5	=	$2,070
901	Interior Furnishings - Remodel	$57,200	X	3	/	10	=	$17,160
903	Interiors - Remodel	$355,000	X	5	/	10	=	$177,500
922	AV Equipment - Replace	$86,500	X	2	/	10	=	$17,300
	Clubhouse Kitchen							
2600	Kitchen - Remodel	$76,500	X	11	/	15	=	$56,100
2601	Kitchen Flooring - Resurface	$20,800	X	1	/	6	=	$3,467
2610	Fire Suppression System - Replace	$13,200	X	12	/	20	=	$7,920
2611	Deep Fryers - Replace	$13,200	X	10	/	10	=	$13,200
2612	Broiler (Salamander) - Replace	$11,600	X	10	/	10	=	$11,600
2613	Broiler (Underfired) - Replace	$22,200	X	0	/	10	=	$0
2614	Oven - Replace	$26,200	X	3	/	10	=	$7,860
2615	Range (6-Burner) - Replace	$14,600	X	10	/	10	=	$14,600
2616	Range (4-Burner) - Replace	$11,600	X	10	/	10	=	$11,600
2617	Range (Flat -Top) - Replace	$16,100	X	10	/	10	=	$16,100
2618	Stove - Replace	$4,360	X	10	/	10	=	$4,360
2619	Gas Stone Oven - Replace	$39,600	X	10	/	10	=	$39,600
2620	Grease Trap - Replace	$25,500	X	12	/	30	=	$10,200
2621	Hood Systems - Replace	$79,800	X	12	/	15	=	$63,840
2622	Dishwasher - Replace	$13,500	X	4	/	10	=	$5,400

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2623	Mixer - Replace	$6,500	X	10	/	10	=	$6,500
2625	Espresso Filtration System - Replace	$7,980	X	8	/	8	=	$7,980
2700	Ice Machines - Replace	$17,500	X	10	/	10	=	$17,500
2702	Refrigerator Prep Tables - Replace	$24,200	X	3	/	10	=	$7,260
2704	2-Drawer Warmers - Replace	$5,290	X	10	/	10	=	$5,290
2705	Refrigerator (Reach-In) - Replace	$12,100	X	3	/	8	=	$4,538
2705	Refrigerator (Undercounter) - Replace	$4,360	X	10	/	10	=	$4,360
2706	Walk-In Freezer - Repair	$13,200	X	10	/	10	=	$13,200
	Clubhouse Golf Pro Shop							
307	Entertainment Equipment - Replace	$2,070	X	5	/	5	=	$2,070
901	Interior Furnishings - Replace	$50,300	X	10	/	10	=	$50,300
903	Interiors - Remodel	$30,900	X	10	/	10	=	$30,900
	Clubhouse Meeting Rooms							
307	Entertainment Equipment - Replace	$2,070	X	5	/	5	=	$2,070
901	Interior Furnishings - Replace	$41,600	X	2	/	10	=	$8,320
903	Interiors - Remodel	$13,400	X	9	/	10	=	$12,060
	Clubhouse Offices/Staff Rooms							
903	Interiors (Office) - Remodel	$40,300	X	12	/	15	=	$32,240
903	Interiors (Staff) - Remodel	$16,100	X	12	/	15	=	$12,880
909	Bathroom - Refurbish	$16,700	X	12	/	15	=	$13,360
920	Office Equipment - Partial Replace	$3,620	X	2	/	2	=	$3,620
922	AV Equipment - Replace	$3,620	X	2	/	10	=	$724
950	Computer Equipment - Replace/Upgrade	$14,900	X	3	/	3	=	$14,900
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)							
901	Interior Furnishings - Replace	$32,900	X	10	/	10	=	$32,900
903	Interiors - Remodel	$148,000	X	10	/	10	=	$148,000
909	Bathrooms - Refurbish	$228,000	X	10	/	10	=	$228,000
910	Locker Rooms - Refurbish	$281,000	X	2	/	10	=	$56,200
	Clubhouse Mechanical Equipment							
303	HVAC (P144) - Replace	$118,000	X	12	/	20	=	$70,800
304	HVAC (P1P96) - Replace	$167,000	X	12	/	20	=	$100,200
305	HVAC (P18) - Replace	$6,030	X	7	/	10	=	$4,221
306	HVAC (P24) - Replace	$6,370	X	7	/	10	=	$4,459
307	HVAC (P36) - Replace	$55,700	X	12	/	15	=	$44,560
308	HVAC (P72) - Replace	$38,400	X	12	/	15	=	$30,720
309	HVAC (P48) - Replace	$26,800	X	17	/	20	=	$22,780
310	HVAC (P54) - Replace	$9,610	X	17	/	20	=	$8,169
311	HVAC (P96) - Replace	$14,600	X	7	/	10	=	$10,220
312	HVAC (P30) - Replace	$7,170	X	2	/	5	=	$2,868
313	HVAC (MAU-1) - Replace	$16,700	X	15	/	15	=	$16,700
314	Exhaust Fans (KEF) - Replace	$11,200	X	11	/	15	=	$8,213
315	Exhaust Fans (EF) - Replace	$14,600	X	15	/	15	=	$14,600
316	Booster Fans (SF) - Replace	$7,640	X	15	/	15	=	$7,640
317	Condensing Units - Replace	$20,700	X	15	/	15	=	$20,700
318	Air Cooled Condensing Units - Replace	$7,720	X	15	/	15	=	$7,720
803	Tankless Water Heaters - Replace	$63,100	X	12	/	12	=	$63,100
1801	Elevators - Modernize	$323,000	X	12	/	30	=	$129,200
1805	Elevator Cab (Common) - Remodel	$36,200	X	10	/	10	=	$36,200
1805	Freight Elevator - Remodel	$16,100	X	12	/	20	=	$9,660

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1819	Fire Alarm System - Replace	$65,000	X	12	/	20	=	$39,000
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)							
320	Pole Lights - Replace	$52,300	X	4	/	25	=	$8,368
404	Patio/Pool Furniture - Replace	$65,000	X	5	/	7	=	$46,429
411	Drinking Fountain - Replace	$6,500	X	14	/	20	=	$4,550
503	Metal Fence - Replace	$49,000	X	4	/	20	=	$9,800
1107	Metal Fence - Repaint	$6,640	X	4	/	5	=	$5,312
1201	Pool Deck - Reseal/Repair	$62,300	X	7	/	7	=	$62,300
1215	Lane Line Storage Reel - Replace	$3,080	X	14	/	15	=	$2,875
1216	Pool Lane Dividers - Replace	$11,600	X	14	/	15	=	$10,827
1217	Pool Starting Blocks - Replace	$16,100	X	14	/	15	=	$15,027
1219	Emergency EVAC Chair - Replace	$4,360	X	8	/	8	=	$4,360
1219	Trash and Recyclable Units - Replace	$16,600	X	2	/	12	=	$2,767
1221	Lifeguard Stand - Replace	$7,240	X	13	/	15	=	$6,275
1230	Pool Shades - Replace	$161,000	X	13	/	15	=	$139,533
1401	Display Board - Replace	$3,290	X	14	/	15	=	$3,071
	Clubhouse Pool							
1202	Pool - Resurface	$255,000	X	11	/	12	=	$233,750
1206	Pool Filters - Replace	$20,700	X	15	/	18	=	$17,250
1207	CO2 Filter System - Replace	$10,500	X	12	/	30	=	$4,200
1208	Pool Heaters - Replace	$21,200	X	6	/	6	=	$21,200
1210	Pool/Spa Pumps - Repair/Replace	$5,900	X	2	/	2	=	$5,900
1212	Chemical Controller System - Replace	$8,190	X	10	/	10	=	$8,190
1213	Pool Timing System - Replace	$17,400	X	8	/	10	=	$13,920
1214	Pool Area, Mastic - Replace	$6,780	X	5	/	5	=	$6,780
1224	Pool Surfaces - Retile	$25,500	X	14	/	20	=	$17,850
	Clubhouse Wading Pool							
1202	Wading Pool - Resurface	$9,900	X	10	/	10	=	$9,900
1206	Pool Filter - Replace	$3,290	X	15	/	18	=	$2,742
1208	Wading Heaters - Replace	$10,700	X	6	/	6	=	$10,700
	Clubhouse Spas							
1203	Spas - Resurface	$21,400	X	6	/	6	=	$21,400
1206	Spa Filter (2011) - Replace	$6,500	X	15	/	18	=	$5,417
1206	Spa Filter (2023) - Replace	$6,500	X	15	/	18	=	$5,417
1208	Spa Heaters - Replace	$11,600	X	4	/	6	=	$7,733
	Tennis Courts							
409	Benches - Replace	$19,400	X	4	/	10	=	$7,760
411	Drinking Fountains - Replace	$82,500	X	25	/	25	=	$82,500
415	Space Heaters - Replace	$15,600	X	2	/	10	=	$3,120
502	Chain Link Fence - Replace	$116,000	X	23	/	30	=	$88,933
518	Metal Trellis - Replace	$58,200	X	2	/	30	=	$3,880
940	Storage Sheds - Replace	$10,200	X	4	/	20	=	$2,040
1601	Tennis Courts - Seal/Repair/Stripe	$30,800	X	3	/	5	=	$18,480
1601	Tennis Courts - Seal/Repair/Stripe	$30,800	X	3	/	5	=	$18,480
1601	Tennis Courts - Seal/Repair/Stripe	$30,800	X	3	/	5	=	$18,480
1602	Tennis Courts - Resurface	$125,000	X	21	/	30	=	$87,500
1603	Tennis Court Windscreen - Replace	$40,200	X	4	/	5	=	$32,160
1605	Tennis Court Lights - Replace	$116,000	X	13	/	25	=	$60,320

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Fitness Center							
303	HVAC Systems - Replace	$62,400	X	2	/	15	=	$8,320
411	Drinking Fountains - Replace	$5,200	X	2	/	15	=	$693
608	Laminate Flooring - Replace	$35,400	X	2	/	20	=	$3,540
615	Gym Flooring - Replace	$41,200	X	2	/	10	=	$8,240
740	Exterior Doors - Replace	$9,360	X	2	/	40	=	$468
903	Lobby - Remodel	$13,000	X	2	/	15	=	$1,733
909	Bathrooms - Refurbish	$32,600	X	2	/	15	=	$4,347
930	Exercise Equipment - Replace	$130,000	X	2	/	15	=	$17,333
990	UPS System - Replace	$26,000	X	2	/	15	=	$3,467
1110	Interior Surfaces - Repaint	$44,500	X	2	/	10	=	$8,900
1306	Membrane Roof - Replace	$114,000	X	2	/	25	=	$9,120
1309	Metal Trellis - Replace	$31,200	X	2	/	30	=	$2,080
1315	Roof Hatch - Replace	$5,200	X	2	/	30	=	$347
	Courtside Grill							
303	HVAC - Replace	$36,400	X	2	/	15	=	$4,853
303	Walk-In Compressors - Replace	$20,800	X	2	/	10	=	$4,160
306	Exhaust Fans - Replace	$10,400	X	2	/	10	=	$2,080
404	Patio Furniture - Replace	$36,400	X	2	/	10	=	$7,280
510	Metal/Glass Rail - Replace	$28,100	X	2	/	30	=	$1,873
608	Laminate Flooring - Replace	$34,800	X	2	/	20	=	$3,480
740	Exterior Doors - Replace	$15,600	X	2	/	40	=	$780
909	Bathrooms - Refurbish	$39,000	X	2	/	15	=	$5,200
915	Bar Area - Remodel	$46,800	X	2	/	20	=	$4,680
1110	Interior Surfaces - Repaint	$31,200	X	2	/	10	=	$6,240
1306	Membrane Roof - Replace	$72,800	X	2	/	25	=	$5,824
1315	Roof Hatch - Replace	$5,200	X	2	/	30	=	$347
2612	Charbroiler/2-Drawer Fridge - Replace	$3,950	X	2	/	20	=	$395
2612	Grill/Oven Combo - Replace	$10,400	X	2	/	20	=	$1,040
2613	Deep Fryers - Replace	$4,990	X	2	/	10	=	$998
2616	Deck Oven - Replace	$36,400	X	2	/	20	=	$3,640
2619	Dishwasher - Replace	$20,800	X	2	/	10	=	$4,160
2621	Prep Station/Low-Boy Fridge - Replace	$3,640	X	2	/	10	=	$728
	Golf Course Tee Boxes							
2104	Tee Box, Hole 6 - Renovation	$201,000	X	20	/	20	=	$201,000
2106	Tee Box, Hole 7 - Renovation	$32,900	X	20	/	20	=	$32,900
2107	Tee Box, Hole 4/5 - Renovation	$135,000	X	17	/	20	=	$114,750
2113	Tee Box, Hole 15 - Renovation	$65,000	X	3	/	20	=	$9,750
2115	Tee Box, Hole 2 - Renovation	$90,500	X	11	/	20	=	$49,775
2118	Tee Box (2018) - Renovation	$68,400	X	8	/	20	=	$27,360
2119	Tee Box (2019) - Renovation	$68,400	X	7	/	20	=	$23,940
2120	Tee Box (2022) - Renovation	$68,400	X	20	/	20	=	$68,400
2121	Tee Box (2023) - Renovation	$68,400	X	20	/	20	=	$68,400
2122	Tee Box (2024) - Renovation	$68,400	X	20	/	20	=	$68,400
2123	Tee Box (2025) - Renovation	$51,700	X	20	/	20	=	$51,700
2124	Tee Box (2026) - Renovation	$68,400	X	20	/	20	=	$68,400
2125	Tee Box (2027) - Renovation	$68,400	X	19	/	20	=	$64,980
	Golf Course Bunkers							
2212	Golf Course Bunkers - Renovate	$901,000	X	11	/	20	=	$495,550

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Golf Course Greens							
2301	Green & Hole - Renovate, Hole 2/3	$517,000	X	24	/	30	=	$413,600
2305	Green & Hole - Renovate, Hole 8	$470,000	X	21	/	30	=	$329,000
2307	Green & Hole - Renovate, Hole 4/5	$859,000	X	19	/	30	=	$544,033
2311	Green & Hole - Renovate, Hole 11/16	$116,000	X	16	/	30	=	$61,867
2313	Green & Hole - Renovate, Hole 15	$116,000	X	14	/	30	=	$54,133
2314	Green & Hole - Renovate, Hole 14	$90,500	X	11	/	30	=	$33,183
2325	Green & Hole (2024) - Renovate	$302,000	X	30	/	30	=	$302,000
2326	Green & Hole (2025) - Renovate	$302,000	X	30	/	30	=	$302,000
2327	Green & Hole (2026) - Renovate	$302,000	X	30	/	30	=	$302,000
2328	Practice Green - Renovate	$255,000	X	5	/	30	=	$42,500
	Golf Course Irrigation/Pumps							
851	Pumps/Controllers (#4) - Replace	$116,000	X	12	/	12	=	$116,000
852	Pumps/Controllers (#11) - Replace	$116,000	X	12	/	12	=	$116,000
853	Pumps/Controllers (#18) - Replace	$234,000	X	12	/	12	=	$234,000
1005	Irrigation System - Repairs	$14,600	X	1	/	1	=	$14,600
1350	# 4 Pump House - Replace	$61,900	X	49	/	50	=	$60,662
1350	#11 Pump House - Replace	$61,900	X	49	/	50	=	$60,662
1350	#18 Pump House - Replace	$155,000	X	47	/	50	=	$145,700
	Golf Driving Range/Turn Building							
411	Drinking Fountains - Replace	$7,240	X	15	/	15	=	$7,240
2501	Driving Range Nets - Replace (25%)	$43,600	X	15	/	15	=	$43,600
2501	Driving Range Nets - Replace (75%)	$128,000	X	5	/	15	=	$42,667
2505	Mats & Bag Stands - Replace	$25,500	X	10	/	10	=	$25,500
2511	Driving Range Tee Box - Renovate	$139,000	X	15	/	25	=	$83,400
2520	DR Irrigation/Landscaping - Replace	$220,000	X	15	/	25	=	$132,000
2540	Turn Building Snack Shop - Remodel	$20,100	X	15	/	15	=	$20,100
2542	Turn Building Bathrooms - Remodel	$25,500	X	15	/	15	=	$25,500
2545	Turn Building HVAC - Replace	$7,240	X	10	/	10	=	$7,240
2550	Turn Building - Renovate	$132,000	X	15	/	30	=	$66,000
	Golf Course Grounds							
504	Hole #11 Gate - Replace	$4,730	X	4	/	20	=	$946
2905	Yardage & Tee Markers - Replace	$79,800	X	10	/	10	=	$79,800
2910	Golf Cart Paths - Repair/Replace	$41,600	X	1	/	1	=	$41,600
2930	Golf Course Bridges - Repair/Replace	$436,000	X	37	/	50	=	$322,640
	Golf Course Retaining Walls							
514	# 2 Retaining Wall - Replace	$67,500	X	7	/	30	=	$15,750
514	# 5 Retaining Wall - Replace	$14,600	X	4	/	30	=	$1,947
514	# 9 Retaining Wall - Replace	$67,500	X	7	/	30	=	$15,750
514	#13 Retaining Wall - Replace	$49,900	X	1	/	30	=	$1,663
514	#14 Retaining Wall - Replace	$62,400	X	1	/	30	=	$2,080
514	#17 Retaining Wall - Replace	$19,700	X	30	/	30	=	$19,700
	Golf Course Maintenance Area							
1222	Solar Panels - Replace	$302,000	X	7	/	10	=	$211,400
1840	Diesel Tank - Replace	$5,630	X	22	/	30	=	$4,129
1840	Gasoline Tank - Replace	$14,100	X	22	/	30	=	$10,340
2620	Wash Pad & Equipment - Replace	$101,000	X	4	/	20	=	$20,200
2830	Maintenance Office - Repair/Replace	$65,000	X	17	/	20	=	$55,250

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2840	Containers - Replace	$22,000	X	22	/	25	=	$19,360
2845	Maintenance Yard Perim Fence - Replace	$47,600	X	4	/	30	=	$6,347
2850	Driving Range/Maint Road - Seal/Repair	$11,600	X	5	/	8	=	$7,250
2851	Driving Range/Maint Road - Replace	$222,000	X	33	/	40	=	$183,150
	Golf Course Maintenance Equipment							
3002	Toro Groundsmaster 3100 - Replace	$46,900	X	10	/	10	=	$46,900
3003	John Deere Gator (2017) - Replace	$20,100	X	9	/	10	=	$18,090
3004	John Deere Gator (2018) - Replace	$20,100	X	8	/	10	=	$16,080
3005	7050 Rim Clamp Tire Changer - Replace	$16,700	X	15	/	15	=	$16,700
3007	Aerator Toro 648 - Replace	$50,300	X	10	/	10	=	$50,300
3008	Aerator Toro 648 - Replace	$54,300	X	10	/	10	=	$54,300
3009	Angle Master 3000MC - Replace	$24,900	X	14	/	15	=	$23,240
3010	Buffalo Blowers - Replace	$16,800	X	10	/	10	=	$16,800
3016	Compactor Plate - Replace	$5,030	X	10	/	10	=	$5,030
3017	Concrete Saw - Replace	$5,030	X	10	/	10	=	$5,030
3021	Dayton Crane - Replace	$5,030	X	15	/	15	=	$5,030
3022	Ditch Witch Trencher - Replace	$13,400	X	8	/	12	=	$8,933
3023	Express Dual 3000MC - Replace	$50,300	X	15	/	15	=	$50,300
3025	John Deere Gator (2009) - Replace	$39,600	X	10	/	10	=	$39,600
3026	John Deere Gator (2012) - Replace	$39,600	X	10	/	10	=	$39,600
3027	John Deere Gator (2013) - Replace	$79,800	X	10	/	10	=	$79,800
3028	Graden Verticutter - Replace	$12,000	X	10	/	10	=	$12,000
3030	Toro Greensmaster 3400 - Replace	$120,000	X	8	/	10	=	$96,000
3033	Toro Greensmaster 3400 - Replace	$59,700	X	10	/	10	=	$59,700
3034	Toro Greensmaster Flex 2100 - Replace	$120,000	X	8	/	8	=	$120,000
3035	Toro Groundsmaster 3500D - Replace	$146,000	X	10	/	10	=	$146,000
3037	John Deere Aerator 1500 - Replace	$39,000	X	10	/	10	=	$39,000
3038	Toro Groundsmaster 3500D - Replace	$71,100	X	8	/	10	=	$56,880
3039	JD Utility Tractor 5075E - Replace	$53,700	X	8	/	15	=	$28,640
3040	Kubota Tractor LA1153 - Replace	$53,700	X	4	/	10	=	$21,480
3045	Manitowoc Hydraulic Lift - Replace	$36,900	X	25	/	25	=	$36,900
3050	Kubota Rough Mower - Replace	$50,300	X	10	/	10	=	$50,300
3051	Kubota Tractor M6040 - Replace	$67,100	X	10	/	10	=	$67,100
3052	Kubota Tractor M4700 - Replace	$47,000	X	12	/	12	=	$47,000
3053	Kubota Utility Vehicle - Replace	$30,200	X	10	/	10	=	$30,200
3060	Kawasaki Mule 4010 - Replace	$14,600	X	10	/	10	=	$14,600
3070	Lastec Mower (2010) - Replace	$36,200	X	10	/	10	=	$36,200
3071	Harlie Rake - Replace	$26,800	X	20	/	20	=	$26,800
3072	Lely Spreader - Replace	$9,700	X	8	/	10	=	$7,760
3073	Turfco Mete-R-Matic Top Dresser - Replc	$25,500	X	10	/	10	=	$25,500
3074	Trencher Attachment - Replace	$9,400	X	8	/	10	=	$7,520
3075	Miller Millermatic 250 - Replace	$6,710	X	10	/	10	=	$6,710
3077	Toro MultiPro Sprayer - Replace	$121,000	X	10	/	10	=	$121,000
3078	Toro Chemical Sprayer - Replace	$97,200	X	10	/	10	=	$97,200
3080	Ventrac - Replace	$48,400	X	4	/	10	=	$19,360
3081	Kubota Excavator U48-5 - Replace	$82,100	X	4	/	10	=	$32,840
3085	SDI Sprayer - Replace	$22,200	X	10	/	10	=	$22,200
3086	Smithco Green Roller - Replace	$26,800	X	9	/	10	=	$24,120
3087	Smithco Green Roller - Replace	$25,500	X	10	/	10	=	$25,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3093	Turfco Seeder - Replace	$23,600	X	10	/	10	=	$23,600
3094	Toro Tee Mowers - Replace	$90,500	X	8	/	10	=	$72,400
3095	Toro Workman 3100 - Replace	$36,200	X	10	/	10	=	$36,200
3096	Toro Workman 3200 - Replace	$109,000	X	10	/	10	=	$109,000
3097	Toro Workman HDX-D - Replace	$66,400	X	10	/	10	=	$66,400
3105	Toro Trans-Pro Trailers - Replace	$30,200	X	10	/	10	=	$30,200
3106	Toro Dingo TX-427 - Replace	$54,300	X	10	/	10	=	$54,300
3109	Turfco SP-1530 Top Dresser - Replace	$39,600	X	10	/	10	=	$39,600
3110	TyCrop MH-400 - Replace	$39,600	X	4	/	10	=	$15,840
3111	TyCrop MH-400 - Replace	$39,600	X	10	/	10	=	$39,600
3112	TyCrop 300 Spreader - Replace	$18,100	X	10	/	10	=	$18,100
3115	Vericut Reels - Replace	$16,100	X	10	/	10	=	$16,100
3116	Honda 21" Mower - Replace	$3,020	X	8	/	8	=	$3,020
3117	Genie Scissor Lift - Replace	$54,300	X	10	/	10	=	$54,300
3118	Ryan Jr Sod Cutter - Replace	$9,050	X	10	/	10	=	$9,050
3119	Barreto Tiller - Replace	$20,100	X	10	/	10	=	$20,100
3121	John Deere Aerator 1500 - Replace	$39,000	X	10	/	10	=	$39,000
3130	Verti-Drain 7516 - Replace	$75,200	X	10	/	10	=	$75,200
3140	Cement Mixer - Replace	$8,720	X	10	/	10	=	$8,720
3160	Haz Mat Locker - Replace	$23,600	X	20	/	20	=	$23,600
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)							
103	Concrete Walkways - Repair	$13,200	X	10	/	10	=	$13,200
202	Asphalt Parking Lot - Resurface	$402,000	X	5	/	30	=	$67,000
203	Asphalt - Seal/Repair	$24,200	X	5	/	5	=	$24,200
305	Security System - Replace	$58,300	X	5	/	12	=	$24,292
320	Parking Lot Exterior Lighting - Replace	$158,000	X	8	/	25	=	$50,560
512	Split-Rail Fence - Replace	$123,000	X	10	/	20	=	$61,500
514	Retaining/Planter Walls - Replace	$27,600	X	20	/	20	=	$27,600
1010	Landscaping - Upgrade	$132,000	X	1	/	10	=	$13,200
1403	Monument Sign - Replace	$13,200	X	10	/	20	=	$6,600
	Lakes							
1701	#10 Lake - Dredge	$28,100	X	8	/	10	=	$22,480
1701	#2/18 Lake - Dredge	$28,100	X	8	/	10	=	$22,480
1701	#9 Lakes - Dredge	$101,000	X	8	/	10	=	$80,800
1703	#7 Lake - Reline	$16,800	X	20	/	40	=	$8,400
1712	#7 Fountain - Replace	$16,800	X	20	/	20	=	$16,800
								$12,696,717

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Clubhouse Exteriors				
105	Balcony Surfaces - Resurface	25	$57,700	$2,308	0.18 %
324	Wall Lights - Replace	25	$20,700	$828	0.06 %
401	Awnings - Replace	15	$7,380	$492	0.04 %
414	Patio Furniture - Replace	10	$78,000	$7,800	0.60 %
415	Patio Heaters - Replace	10	$25,000	$2,500	0.19 %
503	Metal Rail - Replace	30	$32,300	$1,077	0.08 %
701	Exterior Doors - Replace	20	$39,600	$1,980	0.15 %
703	Utility Doors - Replace	20	$14,600	$730	0.06 %
709	Vehicle Gate - Replace	20	$12,100	$605	0.05 %
1115	Exterior Surfaces - Repaint	10	$90,500	$9,050	0.70 %
1116	Exterior Trim - Repaint	5	$36,200	$7,240	0.56 %
1117	Exterior Surfaces - Repair (5%)	10	$27,600	$2,760	0.21 %
1302	Built-Up Roof - Replace	15	$26,200	$1,747	0.14 %
1303	Comp Shingle Roof - Replace	15	$3,490	$233	0.02 %
1304	Tile Roof - Repair/Replace	25	$43,000	$1,720	0.13 %
1305	Tile Roof - Replace Underlayment	20	$174,000	$8,700	0.67 %
1312	Gutters/Downspouts - Replace	25	$20,700	$828	0.06 %
	Clubhouse Bar Area				
901	Interior Furnishings - Replace	10	$49,600	$4,960	0.38 %
903	Interiors - Remodel	10	$355,000	$35,500	2.75 %
911	Bar Appliances - Replace	10	$22,200	$2,220	0.17 %
912	Wine Refrigerator - Replace	10	$7,980	$798	0.06 %
	Clubhouse Dining Area				
307	Entertainment Equipment - Replace	5	$2,070	$414	0.03 %
901	Interior Furnishings - Remodel	10	$57,200	$5,720	0.44 %
903	Interiors - Remodel	10	$355,000	$35,500	2.75 %
922	AV Equipment - Replace	10	$86,500	$8,650	0.67 %
	Clubhouse Kitchen				
2600	Kitchen - Remodel	15	$76,500	$5,100	0.40 %
2601	Kitchen Flooring - Resurface	6	$20,800	$3,467	0.27 %
2610	Fire Suppression System - Replace	20	$13,200	$660	0.05 %
2611	Deep Fryers - Replace	10	$13,200	$1,320	0.10 %
2612	Broiler (Salamander) - Replace	10	$11,600	$1,160	0.09 %
2613	Broiler (Underfired) - Replace	10	$22,200	$2,220	0.17 %
2614	Oven - Replace	10	$26,200	$2,620	0.20 %
2615	Range (6-Burner) - Replace	10	$14,600	$1,460	0.11 %
2616	Range (4-Burner) - Replace	10	$11,600	$1,160	0.09 %
2617	Range (Flat -Top) - Replace	10	$16,100	$1,610	0.12 %
2618	Stove - Replace	10	$4,360	$436	0.03 %
2619	Gas Stone Oven - Replace	10	$39,600	$3,960	0.31 %
2620	Grease Trap - Replace	30	$25,500	$850	0.07 %
2621	Hood Systems - Replace	15	$79,800	$5,320	0.41 %
2622	Dishwasher - Replace	10	$13,500	$1,350	0.10 %
2623	Mixer - Replace	10	$6,500	$650	0.05 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2625	Espresso Filtration System - Replace	8	$7,980	$998	0.08 %
2700	Ice Machines - Replace	10	$17,500	$1,750	0.14 %
2702	Refrigerator Prep Tables - Replace	10	$24,200	$2,420	0.19 %
2704	2-Drawer Warmers - Replace	10	$5,290	$529	0.04 %
2705	Refrigerator (Reach-In) - Replace	8	$12,100	$1,513	0.12 %
2705	Refrigerator (Undercounter) - Replace	10	$4,360	$436	0.03 %
2706	Walk-In Freezer - Repair	10	$13,200	$1,320	0.10 %
	Clubhouse Golf Pro Shop				
307	Entertainment Equipment - Replace	5	$2,070	$414	0.03 %
901	Interior Furnishings - Replace	10	$50,300	$5,030	0.39 %
903	Interiors - Remodel	10	$30,900	$3,090	0.24 %
	Clubhouse Meeting Rooms				
307	Entertainment Equipment - Replace	5	$2,070	$414	0.03 %
901	Interior Furnishings - Replace	10	$41,600	$4,160	0.32 %
903	Interiors - Remodel	10	$13,400	$1,340	0.10 %
	Clubhouse Offices/Staff Rooms				
903	Interiors (Office) - Remodel	15	$40,300	$2,687	0.21 %
903	Interiors (Staff) - Remodel	15	$16,100	$1,073	0.08 %
909	Bathroom - Refurbish	15	$16,700	$1,113	0.09 %
920	Office Equipment - Partial Replace	2	$3,620	$1,810	0.14 %
922	AV Equipment - Replace	10	$3,620	$362	0.03 %
950	Computer Equipment - Replace/Upgrade	3	$14,900	$4,967	0.39 %
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)				
901	Interior Furnishings - Replace	10	$32,900	$3,290	0.26 %
903	Interiors - Remodel	10	$148,000	$14,800	1.15 %
909	Bathrooms - Refurbish	10	$228,000	$22,800	1.77 %
910	Locker Rooms - Refurbish	10	$281,000	$28,100	2.18 %
	Clubhouse Mechanical Equipment				
303	HVAC (P144) - Replace	20	$118,000	$5,900	0.46 %
304	HVAC (P1P96) - Replace	20	$167,000	$8,350	0.65 %
305	HVAC (P18) - Replace	10	$6,030	$603	0.05 %
306	HVAC (P24) - Replace	10	$6,370	$637	0.05 %
307	HVAC (P36) - Replace	15	$55,700	$3,713	0.29 %
308	HVAC (P72) - Replace	15	$38,400	$2,560	0.20 %
309	HVAC (P48) - Replace	20	$26,800	$1,340	0.10 %
310	HVAC (P54) - Replace	20	$9,610	$481	0.04 %
311	HVAC (P96) - Replace	10	$14,600	$1,460	0.11 %
312	HVAC (P30) - Replace	5	$7,170	$1,434	0.11 %
313	HVAC (MAU-1) - Replace	15	$16,700	$1,113	0.09 %
314	Exhaust Fans (KEF) - Replace	15	$11,200	$747	0.06 %
315	Exhaust Fans (EF) - Replace	15	$14,600	$973	0.08 %
316	Booster Fans (SF) - Replace	15	$7,640	$509	0.04 %
317	Condensing Units - Replace	15	$20,700	$1,380	0.11 %
318	Air Cooled Condensing Units - Replace	15	$7,720	$515	0.04 %
803	Tankless Water Heaters - Replace	12	$63,100	$5,258	0.41 %
1801	Elevators - Modernize	30	$323,000	$10,767	0.83 %
1805	Elevator Cab (Common) - Remodel	10	$36,200	$3,620	0.28 %
1805	Freight Elevator - Remodel	20	$16,100	$805	0.06 %
1819	Fire Alarm System - Replace	20	$65,000	$3,250	0.25 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)				
320	Pole Lights - Replace	25	$52,300	$2,092	0.16 %
404	Patio/Pool Furniture - Replace	7	$65,000	$9,286	0.72 %
411	Drinking Fountain - Replace	20	$6,500	$325	0.03 %
503	Metal Fence - Replace	20	$49,000	$2,450	0.19 %
1107	Metal Fence - Repaint	5	$6,640	$1,328	0.10 %
1201	Pool Deck - Reseal/Repair	7	$62,300	$8,900	0.69 %
1215	Lane Line Storage Reel - Replace	15	$3,080	$205	0.02 %
1216	Pool Lane Dividers - Replace	15	$11,600	$773	0.06 %
1217	Pool Starting Blocks - Replace	15	$16,100	$1,073	0.08 %
1219	Emergency EVAC Chair - Replace	8	$4,360	$545	0.04 %
1219	Trash and Recyclable Units - Replace	12	$16,600	$1,383	0.11 %
1221	Lifeguard Stand - Replace	15	$7,240	$483	0.04 %
1230	Pool Shades - Replace	15	$161,000	$10,733	0.83 %
1401	Display Board - Replace	15	$3,290	$219	0.02 %
	Clubhouse Pool				
1202	Pool - Resurface	12	$255,000	$21,250	1.65 %
1206	Pool Filters - Replace	18	$20,700	$1,150	0.09 %
1207	CO2 Filter System - Replace	30	$10,500	$350	0.03 %
1208	Pool Heaters - Replace	6	$21,200	$3,533	0.27 %
1210	Pool/Spa Pumps - Repair/Replace	2	$5,900	$2,950	0.23 %
1212	Chemical Controller System - Replace	10	$8,190	$819	0.06 %
1213	Pool Timing System - Replace	10	$17,400	$1,740	0.13 %
1214	Pool Area, Mastic - Replace	5	$6,780	$1,356	0.11 %
1224	Pool Surfaces - Retile	20	$25,500	$1,275	0.10 %
	Clubhouse Wading Pool				
1202	Wading Pool - Resurface	10	$9,900	$990	0.08 %
1206	Pool Filter - Replace	18	$3,290	$183	0.01 %
1208	Wading Heaters - Replace	6	$10,700	$1,783	0.14 %
	Clubhouse Spas				
1203	Spas - Resurface	6	$21,400	$3,567	0.28 %
1206	Spa Filter (2011) - Replace	18	$6,500	$361	0.03 %
1206	Spa Filter (2023) - Replace	18	$6,500	$361	0.03 %
1208	Spa Heaters - Replace	6	$11,600	$1,933	0.15 %
	Tennis Courts				
409	Benches - Replace	10	$19,400	$1,940	0.15 %
411	Drinking Fountains - Replace	25	$82,500	$3,300	0.26 %
415	Space Heaters - Replace	10	$15,600	$1,560	0.12 %
502	Chain Link Fence - Replace	30	$116,000	$3,867	0.30 %
518	Metal Trellis - Replace	30	$58,200	$1,940	0.15 %
940	Storage Sheds - Replace	20	$10,200	$510	0.04 %
1601	Tennis Courts - Seal/Repair/Stripe	5	$30,800	$6,160	0.48 %
1601	Tennis Courts - Seal/Repair/Stripe	5	$30,800	$6,160	0.48 %
1601	Tennis Courts - Seal/Repair/Stripe	5	$30,800	$6,160	0.48 %
1602	Tennis Courts - Resurface	30	$125,000	$4,167	0.32 %
1603	Tennis Court Windscreen - Replace	5	$40,200	$8,040	0.62 %
1605	Tennis Court Lights - Replace	25	$116,000	$4,640	0.36 %
	Fitness Center				
303	HVAC Systems - Replace	15	$62,400	$4,160	0.32 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
411	Drinking Fountains - Replace	15	$5,200	$347	0.03 %
608	Laminate Flooring - Replace	20	$35,400	$1,770	0.14 %
615	Gym Flooring - Replace	10	$41,200	$4,120	0.32 %
740	Exterior Doors - Replace	40	$9,360	$234	0.02 %
903	Lobby - Remodel	15	$13,000	$867	0.07 %
909	Bathrooms - Refurbish	15	$32,600	$2,173	0.17 %
930	Exercise Equipment - Replace	15	$130,000	$8,667	0.67 %
990	UPS System - Replace	15	$26,000	$1,733	0.13 %
1110	Interior Surfaces - Repaint	10	$44,500	$4,450	0.35 %
1306	Membrane Roof - Replace	25	$114,000	$4,560	0.35 %
1309	Metal Trellis - Replace	30	$31,200	$1,040	0.08 %
1315	Roof Hatch - Replace	30	$5,200	$173	0.01 %
	Courtside Grill				
303	HVAC - Replace	15	$36,400	$2,427	0.19 %
303	Walk-In Compressors - Replace	10	$20,800	$2,080	0.16 %
306	Exhaust Fans - Replace	10	$10,400	$1,040	0.08 %
404	Patio Furniture - Replace	10	$36,400	$3,640	0.28 %
510	Metal/Glass Rail - Replace	30	$28,100	$937	0.07 %
608	Laminate Flooring - Replace	20	$34,800	$1,740	0.13 %
740	Exterior Doors - Replace	40	$15,600	$390	0.03 %
909	Bathrooms - Refurbish	15	$39,000	$2,600	0.20 %
915	Bar Area - Remodel	20	$46,800	$2,340	0.18 %
1110	Interior Surfaces - Repaint	10	$31,200	$3,120	0.24 %
1306	Membrane Roof - Replace	25	$72,800	$2,912	0.23 %
1315	Roof Hatch - Replace	30	$5,200	$173	0.01 %
2612	Charbroiler/2-Drawer Fridge - Replace	20	$3,950	$198	0.02 %
2612	Grill/Oven Combo - Replace	20	$10,400	$520	0.04 %
2613	Deep Fryers - Replace	10	$4,990	$499	0.04 %
2616	Deck Oven - Replace	20	$36,400	$1,820	0.14 %
2619	Dishwasher - Replace	10	$20,800	$2,080	0.16 %
2621	Prep Station/Low-Boy Fridge - Replace	10	$3,640	$364	0.03 %
	Golf Course Tee Boxes				
2104	Tee Box, Hole 6 - Renovation	20	$201,000	$10,050	0.78 %
2106	Tee Box, Hole 7 - Renovation	20	$32,900	$1,645	0.13 %
2107	Tee Box, Hole 4/5 - Renovation	20	$135,000	$6,750	0.52 %
2113	Tee Box, Hole 15 - Renovation	20	$65,000	$3,250	0.25 %
2115	Tee Box, Hole 2 - Renovation	20	$90,500	$4,525	0.35 %
2118	Tee Box (2018) - Renovation	20	$68,400	$3,420	0.27 %
2119	Tee Box (2019) - Renovation	20	$68,400	$3,420	0.27 %
2120	Tee Box (2022) - Renovation	20	$68,400	$3,420	0.27 %
2121	Tee Box (2023) - Renovation	20	$68,400	$3,420	0.27 %
2122	Tee Box (2024) - Renovation	20	$68,400	$3,420	0.27 %
2123	Tee Box (2025) - Renovation	20	$51,700	$2,585	0.20 %
2124	Tee Box (2026) - Renovation	20	$68,400	$3,420	0.27 %
2125	Tee Box (2027) - Renovation	20	$68,400	$3,420	0.27 %
	Golf Course Bunkers				
2212	Golf Course Bunkers - Renovate	20	$901,000	$45,050	3.49 %
	Golf Course Greens				
2301	Green & Hole - Renovate, Hole 2/3	30	$517,000	$17,233	1.34 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2305	Green & Hole - Renovate, Hole 8	30	$470,000	$15,667	1.21 %
2307	Green & Hole - Renovate, Hole 4/5	30	$859,000	$28,633	2.22 %
2311	Green & Hole - Renovate, Hole 11/16	30	$116,000	$3,867	0.30 %
2313	Green & Hole - Renovate, Hole 15	30	$116,000	$3,867	0.30 %
2314	Green & Hole - Renovate, Hole 14	30	$90,500	$3,017	0.23 %
2325	Green & Hole (2024) - Renovate	30	$302,000	$10,067	0.78 %
2326	Green & Hole (2025) - Renovate	30	$302,000	$10,067	0.78 %
2327	Green & Hole (2026) - Renovate	30	$302,000	$10,067	0.78 %
2328	Practice Green - Renovate	30	$255,000	$8,500	0.66 %
	Golf Course Irrigation/Pumps				
851	Pumps/Controllers (#4) - Replace	12	$116,000	$9,667	0.75 %
852	Pumps/Controllers (#11) - Replace	12	$116,000	$9,667	0.75 %
853	Pumps/Controllers (#18) - Replace	12	$234,000	$19,500	1.51 %
1005	Irrigation System - Repairs	1	$14,600	$14,600	1.13 %
1350	# 4 Pump House - Replace	50	$61,900	$1,238	0.10 %
1350	#11 Pump House - Replace	50	$61,900	$1,238	0.10 %
1350	#18 Pump House - Replace	50	$155,000	$3,100	0.24 %
	Golf Driving Range/Turn Building				
411	Drinking Fountains - Replace	15	$7,240	$483	0.04 %
2501	Driving Range Nets - Replace (25%)	15	$43,600	$2,907	0.23 %
2501	Driving Range Nets - Replace (75%)	15	$128,000	$8,533	0.66 %
2505	Mats & Bag Stands - Replace	10	$25,500	$2,550	0.20 %
2511	Driving Range Tee Box - Renovate	25	$139,000	$5,560	0.43 %
2520	DR Irrigation/Landscaping - Replace	25	$220,000	$8,800	0.68 %
2540	Turn Building Snack Shop - Remodel	15	$20,100	$1,340	0.10 %
2542	Turn Building Bathrooms - Remodel	15	$25,500	$1,700	0.13 %
2545	Turn Building HVAC - Replace	10	$7,240	$724	0.06 %
2550	Turn Building - Renovate	30	$132,000	$4,400	0.34 %
	Golf Course Grounds				
504	Hole #11 Gate - Replace	20	$4,730	$237	0.02 %
2905	Yardage & Tee Markers - Replace	10	$79,800	$7,980	0.62 %
2910	Golf Cart Paths - Repair/Replace	1	$41,600	$41,600	3.23 %
2930	Golf Course Bridges - Repair/Replace	50	$436,000	$8,720	0.68 %
	Golf Course Retaining Walls				
514	# 2 Retaining Wall - Replace	30	$67,500	$2,250	0.17 %
514	# 5 Retaining Wall - Replace	30	$14,600	$487	0.04 %
514	# 9 Retaining Wall - Replace	30	$67,500	$2,250	0.17 %
514	#13 Retaining Wall - Replace	30	$49,900	$1,663	0.13 %
514	#14 Retaining Wall - Replace	30	$62,400	$2,080	0.16 %
514	#17 Retaining Wall - Replace	30	$19,700	$657	0.05 %
	Golf Course Maintenance Area				
1222	Solar Panels - Replace	10	$302,000	$30,200	2.34 %
1840	Diesel Tank - Replace	30	$5,630	$188	0.01 %
1840	Gasoline Tank - Replace	30	$14,100	$470	0.04 %
2620	Wash Pad & Equipment - Replace	20	$101,000	$5,050	0.39 %
2830	Maintenance Office - Repair/Replace	20	$65,000	$3,250	0.25 %
2840	Containers - Replace	25	$22,000	$880	0.07 %
2845	Maintenance Yard Perim Fence - Replace	30	$47,600	$1,587	0.12 %
2850	Driving Range/Maint Road - Seal/Repair	8	$11,600	$1,450	0.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2851	Driving Range/Maint Road - Replace	40	$222,000	$5,550	0.43 %
	Golf Course Maintenance Equipment				
3002	Toro Groundsmaster 3100 - Replace	10	$46,900	$4,690	0.36 %
3003	John Deere Gator (2017) - Replace	10	$20,100	$2,010	0.16 %
3004	John Deere Gator (2018) - Replace	10	$20,100	$2,010	0.16 %
3005	7050 Rim Clamp Tire Changer - Replace	15	$16,700	$1,113	0.09 %
3007	Aerator Toro 648 - Replace	10	$50,300	$5,030	0.39 %
3008	Aerator Toro 648 - Replace	10	$54,300	$5,430	0.42 %
3009	Angle Master 3000MC - Replace	15	$24,900	$1,660	0.13 %
3010	Buffalo Blowers - Replace	10	$16,800	$1,680	0.13 %
3016	Compactor Plate - Replace	10	$5,030	$503	0.04 %
3017	Concrete Saw - Replace	10	$5,030	$503	0.04 %
3021	Dayton Crane - Replace	15	$5,030	$335	0.03 %
3022	Ditch Witch Trencher - Replace	12	$13,400	$1,117	0.09 %
3023	Express Dual 3000MC - Replace	15	$50,300	$3,353	0.26 %
3025	John Deere Gator (2009) - Replace	10	$39,600	$3,960	0.31 %
3026	John Deere Gator (2012) - Replace	10	$39,600	$3,960	0.31 %
3027	John Deere Gator (2013) - Replace	10	$79,800	$7,980	0.62 %
3028	Graden Verticutter - Replace	10	$12,000	$1,200	0.09 %
3030	Toro Greensmaster 3400 - Replace	10	$120,000	$12,000	0.93 %
3033	Toro Greensmaster 3400 - Replace	10	$59,700	$5,970	0.46 %
3034	Toro Greensmaster Flex 2100 - Replace	8	$120,000	$15,000	1.16 %
3035	Toro Groundsmaster 3500D - Replace	10	$146,000	$14,600	1.13 %
3037	John Deere Aerator 1500 - Replace	10	$39,000	$3,900	0.30 %
3038	Toro Groundsmaster 3500D - Replace	10	$71,100	$7,110	0.55 %
3039	JD Utility Tractor 5075E - Replace	15	$53,700	$3,580	0.28 %
3040	Kubota Tractor LA1153 - Replace	10	$53,700	$5,370	0.42 %
3045	Manitowoc Hydraulic Lift - Replace	25	$36,900	$1,476	0.11 %
3050	Kubota Rough Mower - Replace	10	$50,300	$5,030	0.39 %
3051	Kubota Tractor M6040 - Replace	10	$67,100	$6,710	0.52 %
3052	Kubota Tractor M4700 - Replace	12	$47,000	$3,917	0.30 %
3053	Kubota Utility Vehicle - Replace	10	$30,200	$3,020	0.23 %
3060	Kawasaki Mule 4010 - Replace	10	$14,600	$1,460	0.11 %
3070	Lastec Mower (2010) - Replace	10	$36,200	$3,620	0.28 %
3071	Harlie Rake - Replace	20	$26,800	$1,340	0.10 %
3072	Lely Spreader - Replace	10	$9,700	$970	0.08 %
3073	Turfco Mete-R-Matic Top Dresser - Replc	10	$25,500	$2,550	0.20 %
3074	Trencher Attachment - Replace	10	$9,400	$940	0.07 %
3075	Miller Millermatic 250 - Replace	10	$6,710	$671	0.05 %
3077	Toro MultiPro Sprayer - Replace	10	$121,000	$12,100	0.94 %
3078	Toro Chemical Sprayer - Replace	10	$97,200	$9,720	0.75 %
3080	Ventrac - Replace	10	$48,400	$4,840	0.38 %
3081	Kubota Excavator U48-5 - Replace	10	$82,100	$8,210	0.64 %
3085	SDI Sprayer - Replace	10	$22,200	$2,220	0.17 %
3086	Smithco Green Roller - Replace	10	$26,800	$2,680	0.21 %
3087	Smithco Green Roller - Replace	10	$25,500	$2,550	0.20 %
3093	Turfco Seeder - Replace	10	$23,600	$2,360	0.18 %
3094	Toro Tee Mowers - Replace	10	$90,500	$9,050	0.70 %
3095	Toro Workman 3100 - Replace	10	$36,200	$3,620	0.28 %
3096	Toro Workman 3200 - Replace	10	$109,000	$10,900	0.85 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3097	Toro Workman HDX-D - Replace	10	$66,400	$6,640	0.51 %
3105	Toro Trans-Pro Trailers - Replace	10	$30,200	$3,020	0.23 %
3106	Toro Dingo TX-427 - Replace	10	$54,300	$5,430	0.42 %
3109	Turfco SP-1530 Top Dresser - Replace	10	$39,600	$3,960	0.31 %
3110	TyCrop MH-400 - Replace	10	$39,600	$3,960	0.31 %
3111	TyCrop MH-400 - Replace	10	$39,600	$3,960	0.31 %
3112	TyCrop 300 Spreader - Replace	10	$18,100	$1,810	0.14 %
3115	Vericut Reels - Replace	10	$16,100	$1,610	0.12 %
3116	Honda 21" Mower - Replace	8	$3,020	$378	0.03 %
3117	Genie Scissor Lift - Replace	10	$54,300	$5,430	0.42 %
3118	Ryan Jr Sod Cutter - Replace	10	$9,050	$905	0.07 %
3119	Barreto Tiller - Replace	10	$20,100	$2,010	0.16 %
3121	John Deere Aerator 1500 - Replace	10	$39,000	$3,900	0.30 %
3130	Verti-Drain 7516 - Replace	10	$75,200	$7,520	0.58 %
3140	Cement Mixer - Replace	10	$8,720	$872	0.07 %
3160	Haz Mat Locker - Replace	20	$23,600	$1,180	0.09 %
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)				
103	Concrete Walkways - Repair	10	$13,200	$1,320	0.10 %
202	Asphalt Parking Lot - Resurface	30	$402,000	$13,400	1.04 %
203	Asphalt - Seal/Repair	5	$24,200	$4,840	0.38 %
305	Security System - Replace	12	$58,300	$4,858	0.38 %
320	Parking Lot Exterior Lighting - Replace	25	$158,000	$6,320	0.49 %
512	Split-Rail Fence - Replace	20	$123,000	$6,150	0.48 %
514	Retaining/Planter Walls - Replace	20	$27,600	$1,380	0.11 %
1010	Landscaping - Upgrade	10	$132,000	$13,200	1.02 %
1403	Monument Sign - Replace	20	$13,200	$660	0.05 %
	Lakes				
1701	#10 Lake - Dredge	10	$28,100	$2,810	0.22 %
1701	#2/18 Lake - Dredge	10	$28,100	$2,810	0.22 %
1701	#9 Lakes - Dredge	10	$101,000	$10,100	0.78 %
1703	#7 Lake - Reline	40	$16,800	$420	0.03 %
1712	#7 Fountain - Replace	20	$16,800	$840	0.07 %
296	Total Funded Components			$1,289,589	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
	Clubhouse Exteriors						
105	Balcony Surfaces - Resurface	25	13	$57,700	$27,696	$0	$205.46
324	Wall Lights - Replace	25	13	$20,700	$9,936	$0	$73.71
401	Awnings - Replace	15	0	$7,380	$7,380	$0	$43.80
414	Patio Furniture - Replace	10	8	$78,000	$15,600	$0	$694.37
415	Patio Heaters - Replace	10	8	$25,000	$5,000	$0	$222.56
503	Metal Rail - Replace	30	18	$32,300	$12,920	$0	$95.85
701	Exterior Doors - Replace	20	8	$39,600	$23,760	$0	$176.26
703	Utility Doors - Replace	20	8	$14,600	$8,760	$0	$64.99
709	Vehicle Gate - Replace	20	8	$12,100	$7,260	$0	$53.86
1115	Exterior Surfaces - Repaint	10	0	$90,500	$90,500	$0	$805.65
1116	Exterior Trim - Repaint	5	0	$36,200	$36,200	$36,200	$644.52
1117	Exterior Surfaces - Repair (5%)	10	0	$27,600	$27,600	$27,600	$245.70
1302	Built-Up Roof - Replace	15	3	$26,200	$20,960	$0	$155.49
1303	Comp Shingle Roof - Replace	15	3	$3,490	$2,792	$0	$20.71
1304	Tile Roof - Repair/Replace	25	13	$43,000	$20,640	$0	$153.12
1305	Tile Roof - Replace Underlayment	20	8	$174,000	$104,400	$0	$774.49
1312	Gutters/Downspouts - Replace	25	13	$20,700	$9,936	$0	$73.71
	Clubhouse Bar Area						
901	Interior Furnishings - Replace	10	0	$49,600	$49,600	$49,600	$441.55
903	Interiors - Remodel	10	5	$355,000	$177,500	$0	$3,160.29
911	Bar Appliances - Replace	10	0	$22,200	$22,200	$22,200	$197.63
912	Wine Refrigerator - Replace	10	0	$7,980	$7,980	$7,980	$71.04
	Clubhouse Dining Area						
307	Entertainment Equipment - Replace	5	0	$2,070	$2,070	$2,070	$36.86
901	Interior Furnishings - Remodel	10	7	$57,200	$17,160	$0	$509.21
903	Interiors - Remodel	10	5	$355,000	$177,500	$0	$3,160.29
922	AV Equipment - Replace	10	8	$86,500	$17,300	$0	$770.04
	Clubhouse Kitchen						
2600	Kitchen - Remodel	15	4	$76,500	$56,100	$0	$454.01
2601	Kitchen Flooring - Resurface	6	5	$20,800	$3,467	$0	$308.61
2610	Fire Suppression System - Replace	20	8	$13,200	$7,920	$0	$58.75
2611	Deep Fryers - Replace	10	0	$13,200	$13,200	$13,200	$117.51
2612	Broiler (Salamander) - Replace	10	0	$11,600	$11,600	$11,600	$103.27
2613	Broiler (Underfired) - Replace	10	10	$22,200	$0	$0	$197.63
2614	Oven - Replace	10	7	$26,200	$7,860	$0	$233.24
2615	Range (6-Burner) - Replace	10	0	$14,600	$14,600	$14,600	$129.97
2616	Range (4-Burner) - Replace	10	0	$11,600	$11,600	$11,600	$103.27
2617	Range (Flat -Top) - Replace	10	0	$16,100	$16,100	$16,100	$143.33
2618	Stove - Replace	10	0	$4,360	$4,360	$4,360	$38.81
2619	Gas Stone Oven - Replace	10	0	$39,600	$39,600	$39,600	$352.53
2620	Grease Trap - Replace	30	18	$25,500	$10,200	$0	$75.67
2621	Hood Systems - Replace	15	3	$79,800	$63,840	$0	$473.60
2622	Dishwasher - Replace	10	6	$13,500	$5,400	$0	$120.18

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2623	Mixer - Replace	10	0	$6,500	$6,500	$6,500	$57.86
2625	Espresso Filtration System - Replace	8	0	$7,980	$7,980	$7,980	$88.80
2700	Ice Machines - Replace	10	0	$17,500	$17,500	$17,500	$155.79
2702	Refrigerator Prep Tables - Replace	10	7	$24,200	$7,260	$0	$215.43
2704	2-Drawer Warmers - Replace	10	0	$5,290	$5,290	$5,290	$47.09
2705	Refrigerator (Reach-In) - Replace	8	5	$12,100	$4,538	$0	$134.65
2705	Refrigerator (Undercounter) - Replace	10	0	$4,360	$4,360	$4,360	$38.81
2706	Walk-In Freezer - Repair	10	0	$13,200	$13,200	$13,200	$117.51
	Clubhouse Golf Pro Shop						
307	Entertainment Equipment - Replace	5	0	$2,070	$2,070	$2,070	$36.86
901	Interior Furnishings - Replace	10	0	$50,300	$50,300	$11,538	$447.78
903	Interiors - Remodel	10	0	$30,900	$30,900	$30,900	$275.08
	Clubhouse Meeting Rooms						
307	Entertainment Equipment - Replace	5	0	$2,070	$2,070	$2,070	$36.86
901	Interior Furnishings - Replace	10	8	$41,600	$8,320	$0	$370.33
903	Interiors - Remodel	10	1	$13,400	$12,060	$0	$119.29
	Clubhouse Offices/Staff Rooms						
903	Interiors (Office) - Remodel	15	3	$40,300	$32,240	$0	$239.17
903	Interiors (Staff) - Remodel	15	3	$16,100	$12,880	$0	$95.55
909	Bathroom - Refurbish	15	3	$16,700	$13,360	$0	$99.11
920	Office Equipment - Partial Replace	2	0	$3,620	$3,620	$3,620	$161.13
922	AV Equipment - Replace	10	8	$3,620	$724	$0	$32.23
950	Computer Equipment - Replace/Upgrade	3	0	$14,900	$14,900	$14,900	$442.14
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)						
901	Interior Furnishings - Replace	10	0	$32,900	$32,900	$32,900	$292.88
903	Interiors - Remodel	10	0	$148,000	$148,000	$0	$1,317.53
909	Bathrooms - Refurbish	10	0	$228,000	$228,000	$0	$2,029.70
910	Locker Rooms - Refurbish	10	8	$281,000	$56,200	$0	$2,501.52
	Clubhouse Mechanical Equipment						
303	HVAC (P144) - Replace	20	8	$118,000	$70,800	$0	$525.23
304	HVAC (P1P96) - Replace	20	8	$167,000	$100,200	$0	$743.33
305	HVAC (P18) - Replace	10	3	$6,030	$4,221	$0	$53.68
306	HVAC (P24) - Replace	10	3	$6,370	$4,459	$0	$56.71
307	HVAC (P36) - Replace	15	3	$55,700	$44,560	$0	$330.57
308	HVAC (P72) - Replace	15	3	$38,400	$30,720	$0	$227.90
309	HVAC (P48) - Replace	20	3	$26,800	$22,780	$0	$119.29
310	HVAC (P54) - Replace	20	3	$9,610	$8,169	$0	$42.78
311	HVAC (P96) - Replace	10	3	$14,600	$10,220	$0	$129.97
312	HVAC (P30) - Replace	5	3	$7,170	$2,868	$0	$127.66
313	HVAC (MAU-1) - Replace	15	0	$16,700	$16,700	$0	$99.11
314	Exhaust Fans (KEF) - Replace	15	4	$11,200	$8,213	$0	$66.47
315	Exhaust Fans (EF) - Replace	15	0	$14,600	$14,600	$0	$86.65
316	Booster Fans (SF) - Replace	15	0	$7,640	$7,640	$0	$45.34
317	Condensing Units - Replace	15	0	$20,700	$20,700	$0	$122.85
318	Air Cooled Condensing Units - Replace	15	0	$7,720	$7,720	$0	$45.82
803	Tankless Water Heaters - Replace	12	0	$63,100	$63,100	$0	$468.11
1801	Elevators - Modernize	30	18	$323,000	$129,200	$0	$958.47

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1805	Elevator Cab (Common) - Remodel	10	0	$36,200	$36,200	$36,200	$322.26
1805	Freight Elevator - Remodel	20	8	$16,100	$9,660	$0	$71.66
1819	Fire Alarm System - Replace	20	8	$65,000	$39,000	$0	$289.32
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)						
320	Pole Lights - Replace	25	21	$52,300	$8,368	$0	$186.23
404	Patio/Pool Furniture - Replace	7	2	$65,000	$46,429	$0	$826.63
411	Drinking Fountain - Replace	20	6	$6,500	$4,550	$0	$28.93
503	Metal Fence - Replace	20	16	$49,000	$9,800	$0	$218.10
1107	Metal Fence - Repaint	5	1	$6,640	$5,312	$0	$118.22
1201	Pool Deck - Reseal/Repair	7	0	$62,300	$62,300	$62,300	$792.30
1215	Lane Line Storage Reel - Replace	15	1	$3,080	$2,875	$0	$18.28
1216	Pool Lane Dividers - Replace	15	1	$11,600	$10,827	$0	$68.84
1217	Pool Starting Blocks - Replace	15	1	$16,100	$15,027	$0	$95.55
1219	Emergency EVAC Chair - Replace	8	0	$4,360	$4,360	$4,360	$48.52
1219	Trash and Recyclable Units - Replace	12	10	$16,600	$2,767	$0	$123.15
1221	Lifeguard Stand - Replace	15	2	$7,240	$6,275	$0	$42.97
1230	Pool Shades - Replace	15	2	$161,000	$139,533	$0	$955.50
1401	Display Board - Replace	15	1	$3,290	$3,071	$0	$19.53
	Clubhouse Pool						
1202	Pool - Resurface	12	1	$255,000	$233,750	$0	$1,891.72
1206	Pool Filters - Replace	18	3	$20,700	$17,250	$0	$102.38
1207	CO2 Filter System - Replace	30	18	$10,500	$4,200	$0	$31.16
1208	Pool Heaters - Replace	6	0	$21,200	$21,200	$21,200	$314.54
1210	Pool/Spa Pumps - Repair/Replace	2	0	$5,900	$5,900	$5,900	$262.62
1212	Chemical Controller System - Replace	10	0	$8,190	$8,190	$8,190	$72.91
1213	Pool Timing System - Replace	10	2	$17,400	$13,920	$0	$154.90
1214	Pool Area, Mastic - Replace	5	0	$6,780	$6,780	$6,780	$120.71
1224	Pool Surfaces - Retile	20	6	$25,500	$17,850	$0	$113.50
	Clubhouse Wading Pool						
1202	Wading Pool - Resurface	10	0	$9,900	$9,900	$9,900	$88.13
1206	Pool Filter - Replace	18	3	$3,290	$2,742	$0	$16.27
1208	Wading Heaters - Replace	6	0	$10,700	$10,700	$10,700	$158.76
	Clubhouse Spas						
1203	Spas - Resurface	6	0	$21,400	$21,400	$21,400	$317.51
1206	Spa Filter (2011) - Replace	18	3	$6,500	$5,417	$0	$32.15
1206	Spa Filter (2023) - Replace	18	3	$6,500	$5,417	$0	$32.15
1208	Spa Heaters - Replace	6	2	$11,600	$7,733	$0	$172.11
	Tennis Courts						
409	Benches - Replace	10	6	$19,400	$7,760	$0	$172.70
411	Drinking Fountains - Replace	25	0	$82,500	$82,500	$0	$293.77
415	Space Heaters - Replace	10	8	$15,600	$3,120	$0	$138.87
502	Chain Link Fence - Replace	30	7	$116,000	$88,933	$0	$344.22
518	Metal Trellis - Replace	30	28	$58,200	$3,880	$0	$172.70
940	Storage Sheds - Replace	20	16	$10,200	$2,040	$0	$45.40
1601	Tennis Courts - Seal/Repair/Stripe	5	2	$30,800	$18,480	$0	$548.38
1601	Tennis Courts - Seal/Repair/Stripe	5	2	$30,800	$18,480	$0	$548.38
1601	Tennis Courts - Seal/Repair/Stripe	5	2	$30,800	$18,480	$0	$548.38

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1602	Tennis Courts - Resurface	30	9	$125,000	$87,500	$0	$370.93
1603	Tennis Court Windscreen - Replace	5	1	$40,200	$32,160	$0	$715.74
1605	Tennis Court Lights - Replace	25	12	$116,000	$60,320	$0	$413.06
	Fitness Center						
303	HVAC Systems - Replace	15	13	$62,400	$8,320	$0	$370.33
411	Drinking Fountains - Replace	15	13	$5,200	$693	$0	$30.86
608	Laminate Flooring - Replace	20	18	$35,400	$3,540	$0	$157.57
615	Gym Flooring - Replace	10	8	$41,200	$8,240	$0	$366.77
740	Exterior Doors - Replace	40	38	$9,360	$468	$0	$20.83
903	Lobby - Remodel	15	13	$13,000	$1,733	$0	$77.15
909	Bathrooms - Refurbish	15	13	$32,600	$4,347	$0	$193.47
930	Exercise Equipment - Replace	15	13	$130,000	$17,333	$0	$771.53
990	UPS System - Replace	15	13	$26,000	$3,467	$0	$154.31
1110	Interior Surfaces - Repaint	10	8	$44,500	$8,900	$0	$396.15
1306	Membrane Roof - Replace	25	23	$114,000	$9,120	$0	$405.94
1309	Metal Trellis - Replace	30	28	$31,200	$2,080	$0	$92.58
1315	Roof Hatch - Replace	30	28	$5,200	$347	$0	$15.43
	Courtside Grill						
303	HVAC - Replace	15	13	$36,400	$4,853	$0	$216.03
303	Walk-In Compressors - Replace	10	8	$20,800	$4,160	$0	$185.17
306	Exhaust Fans - Replace	10	8	$10,400	$2,080	$0	$92.58
404	Patio Furniture - Replace	10	8	$36,400	$7,280	$0	$324.04
510	Metal/Glass Rail - Replace	30	28	$28,100	$1,873	$0	$83.38
608	Laminate Flooring - Replace	20	18	$34,800	$3,480	$0	$154.90
740	Exterior Doors - Replace	40	38	$15,600	$780	$0	$34.72
909	Bathrooms - Refurbish	15	13	$39,000	$5,200	$0	$231.46
915	Bar Area - Remodel	20	18	$46,800	$4,680	$0	$208.31
1110	Interior Surfaces - Repaint	10	8	$31,200	$6,240	$0	$277.75
1306	Membrane Roof - Replace	25	23	$72,800	$5,824	$0	$259.23
1315	Roof Hatch - Replace	30	28	$5,200	$347	$0	$15.43
2612	Charbroiler/2-Drawer Fridge - Replace	20	18	$3,950	$395	$0	$17.58
2612	Grill/Oven Combo - Replace	20	18	$10,400	$1,040	$0	$46.29
2613	Deep Fryers - Replace	10	8	$4,990	$998	$0	$44.42
2616	Deck Oven - Replace	20	18	$36,400	$3,640	$0	$162.02
2619	Dishwasher - Replace	10	8	$20,800	$4,160	$0	$185.17
2621	Prep Station/Low-Boy Fridge - Replace	10	8	$3,640	$728	$0	$32.40
	Golf Course Tee Boxes						
2104	Tee Box, Hole 6 - Renovation	20	0	$201,000	$201,000	$0	$894.67
2106	Tee Box, Hole 7 - Renovation	20	0	$32,900	$32,900	$0	$146.44
2107	Tee Box, Hole 4/5 - Renovation	20	3	$135,000	$114,750	$0	$600.90
2113	Tee Box, Hole 15 - Renovation	20	17	$65,000	$9,750	$0	$289.32
2115	Tee Box, Hole 2 - Renovation	20	9	$90,500	$49,775	$0	$402.83
2118	Tee Box (2018) - Renovation	20	12	$68,400	$27,360	$0	$304.46
2119	Tee Box (2019) - Renovation	20	13	$68,400	$23,940	$0	$304.46
2120	Tee Box (2022) - Renovation	20	0	$68,400	$68,400	$0	$304.46
2121	Tee Box (2023) - Renovation	20	0	$68,400	$68,400	$0	$304.46
2122	Tee Box (2024) - Renovation	20	0	$68,400	$68,400	$0	$304.46
2123	Tee Box (2025) - Renovation	20	0	$51,700	$51,700	$0	$230.12

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2124	Tee Box (2026) - Renovation	20	0	$68,400	$68,400	$0	$304.46
2125	Tee Box (2027) - Renovation	20	1	$68,400	$64,980	$0	$304.46
	Golf Course Bunkers						
2212	Golf Course Bunkers - Renovate	20	9	$901,000	$495,550	$0	$4,010.45
	Golf Course Greens						
2301	Green & Hole - Renovate, Hole 2/3	30	6	$517,000	$413,600	$0	$1,534.15
2305	Green & Hole - Renovate, Hole 8	30	9	$470,000	$329,000	$0	$1,394.68
2307	Green & Hole - Renovate, Hole 4/5	30	11	$859,000	$544,033	$0	$2,549.00
2311	Green & Hole - Renovate, Hole 11/16	30	14	$116,000	$61,867	$0	$344.22
2313	Green & Hole - Renovate, Hole 15	30	16	$116,000	$54,133	$0	$344.22
2314	Green & Hole - Renovate, Hole 14	30	19	$90,500	$33,183	$0	$268.55
2325	Green & Hole (2024) - Renovate	30	0	$302,000	$302,000	$0	$896.16
2326	Green & Hole (2025) - Renovate	30	0	$302,000	$302,000	$0	$896.16
2327	Green & Hole (2026) - Renovate	30	0	$302,000	$302,000	$0	$896.16
2328	Practice Green - Renovate	30	25	$255,000	$42,500	$0	$756.69
	Golf Course Irrigation/Pumps						
851	Pumps/Controllers (#4) - Replace	12	0	$116,000	$116,000	$0	$860.55
852	Pumps/Controllers (#11) - Replace	12	0	$116,000	$116,000	$0	$860.55
853	Pumps/Controllers (#18) - Replace	12	0	$234,000	$234,000	$0	$1,735.93
1005	Irrigation System - Repairs	1	0	$14,600	$14,600	$14,600	$1,299.72
1350	# 4 Pump House - Replace	50	1	$61,900	$60,662	$0	$110.21
1350	#11 Pump House - Replace	50	1	$61,900	$60,662	$0	$110.21
1350	#18 Pump House - Replace	50	3	$155,000	$145,700	$0	$275.97
	Golf Driving Range/Turn Building						
411	Drinking Fountains - Replace	15	0	$7,240	$7,240	$0	$42.97
2501	Driving Range Nets - Replace (25%)	15	0	$43,600	$43,600	$0	$258.76
2501	Driving Range Nets - Replace (75%)	15	10	$128,000	$42,667	$0	$759.66
2505	Mats & Bag Stands - Replace	10	0	$25,500	$25,500	$25,500	$227.01
2511	Driving Range Tee Box - Renovate	25	10	$139,000	$83,400	$0	$494.96
2520	DR Irrigation/Landscaping - Replace	25	10	$220,000	$132,000	$0	$783.39
2540	Turn Building Snack Shop - Remodel	15	0	$20,100	$20,100	$0	$119.29
2542	Turn Building Bathrooms - Remodel	15	0	$25,500	$25,500	$0	$151.34
2545	Turn Building HVAC - Replace	10	0	$7,240	$7,240	$7,240	$64.45
2550	Turn Building - Renovate	30	15	$132,000	$66,000	$0	$391.70
	Golf Course Grounds						
504	Hole #11 Gate - Replace	20	16	$4,730	$946	$0	$21.05
2905	Yardage & Tee Markers - Replace	10	0	$79,800	$79,800	$0	$710.40
2910	Golf Cart Paths - Repair/Replace	1	0	$41,600	$41,600	$41,600	$3,703.32
2930	Golf Course Bridges - Repair/Replace	50	13	$436,000	$322,640	$0	$776.27
	Golf Course Retaining Walls						
514	# 2 Retaining Wall - Replace	30	23	$67,500	$15,750	$0	$200.30
514	# 5 Retaining Wall - Replace	30	26	$14,600	$1,947	$0	$43.32
514	# 9 Retaining Wall - Replace	30	23	$67,500	$15,750	$0	$200.30
514	#13 Retaining Wall - Replace	30	29	$49,900	$1,663	$0	$148.07
514	#14 Retaining Wall - Replace	30	29	$62,400	$2,080	$0	$185.17
514	#17 Retaining Wall - Replace	30	0	$19,700	$19,700	$0	$58.46
	Golf Course Maintenance Area						
1222	Solar Panels - Replace	10	3	$302,000	$211,400	$0	$2,688.47

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1840	Diesel Tank - Replace	30	8	$5,630	$4,129	$0	$16.71
1840	Gasoline Tank - Replace	30	8	$14,100	$10,340	$0	$41.84
2620	Wash Pad & Equipment - Replace	20	16	$101,000	$20,200	$0	$449.56
2830	Maintenance Office - Repair/Replace	20	3	$65,000	$55,250	$0	$289.32
2840	Containers - Replace	25	3	$22,000	$19,360	$0	$78.34
2845	Maintenance Yard Perim Fence - Replace	30	26	$47,600	$6,347	$0	$141.25
2850	Driving Range/Maint Road - Seal/Repair	8	3	$11,600	$7,250	$0	$129.08
2851	Driving Range/Maint Road - Replace	40	7	$222,000	$183,150	$0	$494.07
	Golf Course Maintenance Equipment						
3002	Toro Groundsmaster 3100 - Replace	10	0	$46,900	$46,900	$46,900	$417.51
3003	John Deere Gator (2017) - Replace	10	1	$20,100	$18,090	$0	$178.93
3004	John Deere Gator (2018) - Replace	10	2	$20,100	$16,080	$0	$178.93
3005	7050 Rim Clamp Tire Changer - Replace	15	0	$16,700	$16,700	$0	$99.11
3007	Aerator Toro 648 - Replace	10	0	$50,300	$50,300	$0	$447.78
3008	Aerator Toro 648 - Replace	10	0	$54,300	$54,300	$0	$483.39
3009	Angle Master 3000MC - Replace	15	1	$24,900	$23,240	$0	$147.78
3010	Buffalo Blowers - Replace	10	0	$16,800	$16,800	$16,800	$149.56
3016	Compactor Plate - Replace	10	0	$5,030	$5,030	$5,030	$44.78
3017	Concrete Saw - Replace	10	0	$5,030	$5,030	$5,030	$44.78
3021	Dayton Crane - Replace	15	0	$5,030	$5,030	$0	$29.85
3022	Ditch Witch Trencher - Replace	12	4	$13,400	$8,933	$0	$99.41
3023	Express Dual 3000MC - Replace	15	0	$50,300	$50,300	$0	$298.52
3025	John Deere Gator (2009) - Replace	10	0	$39,600	$39,600	$39,600	$352.53
3026	John Deere Gator (2012) - Replace	10	0	$39,600	$39,600	$39,600	$352.53
3027	John Deere Gator (2013) - Replace	10	0	$79,800	$79,800	$0	$710.40
3028	Graden Verticutter - Replace	10	0	$12,000	$12,000	$12,000	$106.83
3030	Toro Greensmaster 3400 - Replace	10	2	$120,000	$96,000	$0	$1,068.27
3033	Toro Greensmaster 3400 - Replace	10	0	$59,700	$59,700	$0	$531.46
3034	Toro Greensmaster Flex 2100 - Replace	8	0	$120,000	$120,000	$120,000	$1,335.33
3035	Toro Groundsmaster 3500D - Replace	10	0	$146,000	$146,000	$0	$1,299.72
3037	John Deere Aerator 1500 - Replace	10	0	$39,000	$39,000	$39,000	$347.19
3038	Toro Groundsmaster 3500D - Replace	10	2	$71,100	$56,880	$0	$632.95
3039	JD Utility Tractor 5075E - Replace	15	7	$53,700	$28,640	$0	$318.70
3040	Kubota Tractor LA1153 - Replace	10	6	$53,700	$21,480	$0	$478.05
3045	Manitowoc Hydraulic Lift - Replace	25	0	$36,900	$36,900	$0	$131.40
3050	Kubota Rough Mower - Replace	10	0	$50,300	$50,300	$0	$447.78
3051	Kubota Tractor M6040 - Replace	10	0	$67,100	$67,100	$0	$597.34
3052	Kubota Tractor M4700 - Replace	12	0	$47,000	$47,000	$0	$348.67
3053	Kubota Utility Vehicle - Replace	10	0	$30,200	$30,200	$30,200	$268.85
3060	Kawasaki Mule 4010 - Replace	10	0	$14,600	$14,600	$14,600	$129.97
3070	Lastec Mower (2010) - Replace	10	0	$36,200	$36,200	$36,200	$322.26
3071	Harlie Rake - Replace	20	0	$26,800	$26,800	$0	$119.29
3072	Lely Spreader - Replace	10	2	$9,700	$7,760	$0	$86.35
3073	Turfco Mete-R-Matic Top Dresser - Replc	10	0	$25,500	$25,500	$25,500	$227.01
3074	Trencher Attachment - Replace	10	2	$9,400	$7,520	$0	$83.68
3075	Miller Millermatic 250 - Replace	10	0	$6,710	$6,710	$6,710	$59.73
3077	Toro MultiPro Sprayer - Replace	10	0	$121,000	$121,000	$0	$1,077.17
3078	Toro Chemical Sprayer - Replace	10	0	$97,200	$97,200	$0	$865.30

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
3080	Ventrac - Replace	10	6	$48,400	$19,360	$0	$430.87
3081	Kubota Excavator U48-5 - Replace	10	6	$82,100	$32,840	$0	$730.87
3085	SDI Sprayer - Replace	10	0	$22,200	$22,200	$22,200	$197.63
3086	Smithco Green Roller - Replace	10	1	$26,800	$24,120	$0	$238.58
3087	Smithco Green Roller - Replace	10	0	$25,500	$25,500	$25,500	$227.01
3093	Turfco Seeder - Replace	10	0	$23,600	$23,600	$23,600	$210.09
3094	Toro Tee Mowers - Replace	10	2	$90,500	$72,400	$0	$805.65
3095	Toro Workman 3100 - Replace	10	0	$36,200	$36,200	$36,200	$322.26
3096	Toro Workman 3200 - Replace	10	0	$109,000	$109,000	$0	$970.34
3097	Toro Workman HDX-D - Replace	10	0	$66,400	$66,400	$0	$591.11
3105	Toro Trans-Pro Trailers - Replace	10	0	$30,200	$30,200	$30,200	$268.85
3106	Toro Dingo TX-427 - Replace	10	0	$54,300	$54,300	$0	$483.39
3109	Turfco SP-1530 Top Dresser - Replace	10	0	$39,600	$39,600	$39,600	$352.53
3110	TyCrop MH-400 - Replace	10	6	$39,600	$15,840	$0	$352.53
3111	TyCrop MH-400 - Replace	10	0	$39,600	$39,600	$39,600	$352.53
3112	TyCrop 300 Spreader - Replace	10	0	$18,100	$18,100	$18,100	$161.13
3115	Vericut Reels - Replace	10	0	$16,100	$16,100	$16,100	$143.33
3116	Honda 21" Mower - Replace	8	0	$3,020	$3,020	$3,020	$33.61
3117	Genie Scissor Lift - Replace	10	0	$54,300	$54,300	$0	$483.39
3118	Ryan Jr Sod Cutter - Replace	10	0	$9,050	$9,050	$9,050	$80.57
3119	Barreto Tiller - Replace	10	0	$20,100	$20,100	$20,100	$178.93
3121	John Deere Aerator 1500 - Replace	10	0	$39,000	$39,000	$39,000	$347.19
3130	Verti-Drain 7516 - Replace	10	0	$75,200	$75,200	$0	$669.45
3140	Cement Mixer - Replace	10	0	$8,720	$8,720	$8,720	$77.63
3160	Haz Mat Locker - Replace	20	0	$23,600	$23,600	$0	$105.05
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)						
103	Concrete Walkways - Repair	10	0	$13,200	$13,200	$13,200	$117.51
202	Asphalt Parking Lot - Resurface	30	25	$402,000	$67,000	$0	$1,192.90
203	Asphalt - Seal/Repair	5	0	$24,200	$24,200	$24,200	$430.87
305	Security System - Replace	12	7	$58,300	$24,292	$0	$432.50
320	Parking Lot Exterior Lighting - Replace	25	17	$158,000	$50,560	$0	$562.62
512	Split-Rail Fence - Replace	20	10	$123,000	$61,500	$0	$547.49
514	Retaining/Planter Walls - Replace	20	0	$27,600	$27,600	$0	$122.85
1010	Landscaping - Upgrade	10	9	$132,000	$13,200	$0	$1,175.09
1403	Monument Sign - Replace	20	10	$13,200	$6,600	$0	$58.75
	Lakes						
1701	#10 Lake - Dredge	10	2	$28,100	$22,480	$0	$250.15
1701	#2/18 Lake - Dredge	10	2	$28,100	$22,480	$0	$250.15
1701	#9 Lakes - Dredge	10	2	$101,000	$80,800	$0	$899.12
1703	#7 Lake - Reline	40	20	$16,800	$8,400	$0	$37.39
1712	#7 Fountain - Replace	20	0	$16,800	$16,800	$0	$74.78
296	Total Funded Components				$12,696,717	$1,490,968	$114,802

30-Year Reserve Plan Summary

Report # 18931-7
No-Site-Visit

Fiscal Year Start: 2026	Net After Tax Interest: 2.50 %	Avg 30-Yr Inflation: 3.00 %
Reserve Fund Strength (as-of Fiscal Year Start)	**Projected Reserve Balance Changes**	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$1,490,968	$12,696,717	11.7 %	High	0.00 %	$1,377,624	$3,700,000	$30,096	$5,679,340
2027	$919,348	$8,556,175	10.7 %	High	10.00 %	$1,515,386	$0	$33,690	$689,595
2028	$1,778,830	$9,470,702	18.8 %	High	10.00 %	$1,666,925	$0	$54,010	$953,070
2029	$2,546,694	$10,182,330	25.0 %	High	3.10 %	$1,718,600	$0	$70,299	$1,252,221
2030	$3,083,372	$10,649,456	29.0 %	High	3.10 %	$1,771,876	$0	$98,004	$187,757
2031	$4,765,494	$12,270,538	38.8 %	Medium	3.10 %	$1,826,804	$0	$130,821	$1,011,455
2032	$5,711,665	$13,136,692	43.5 %	Medium	3.10 %	$1,883,435	$0	$153,360	$1,177,885
2033	$6,570,576	$13,903,604	47.3 %	Medium	3.10 %	$1,941,822	$0	$178,762	$945,158
2034	$7,746,002	$14,980,812	51.7 %	Medium	3.10 %	$2,002,018	$0	$195,500	$2,032,444
2035	$7,911,076	$15,019,441	52.7 %	Medium	3.10 %	$2,064,081	$0	$195,561	$2,419,832
2036	$7,750,885	$14,710,697	52.7 %	Medium	3.10 %	$2,128,067	$0	$162,471	$4,780,405
2037	$5,261,019	$12,013,295	43.8 %	Medium	3.10 %	$2,194,038	$0	$142,324	$1,460,007
2038	$6,137,374	$12,708,533	48.3 %	Medium	3.10 %	$2,262,053	$0	$157,086	$2,113,291
2039	$6,443,221	$12,806,904	50.3 %	Medium	3.10 %	$2,332,176	$0	$161,779	$2,423,918
2040	$6,513,259	$12,645,096	51.5 %	Medium	3.10 %	$2,404,474	$0	$190,224	$386,648
2041	$8,721,309	$14,635,339	59.6 %	Medium	3.10 %	$2,479,013	$0	$227,669	$1,915,833
2042	$9,512,158	$15,170,504	62.7 %	Medium	3.10 %	$2,555,862	$0	$254,138	$1,481,016
2043	$10,841,143	$16,231,668	66.8 %	Medium	3.10 %	$2,635,094	$0	$293,509	$1,104,499
2044	$12,665,247	$17,776,424	71.2 %	Low	3.10 %	$2,716,782	$0	$317,567	$2,931,726
2045	$12,767,869	$17,551,342	72.7 %	Low	3.10 %	$2,801,002	$0	$348,623	$765,055
2046	$15,152,439	$19,619,017	77.2 %	Low	3.10 %	$2,887,833	$0	$337,491	$6,501,404
2047	$11,876,358	$15,910,157	74.6 %	Low	3.10 %	$2,977,356	$0	$328,329	$763,335
2048	$14,418,708	$18,072,214	79.8 %	Low	3.10 %	$3,069,654	$0	$385,904	$1,386,914
2049	$16,487,352	$19,730,975	83.6 %	Low	3.10 %	$3,164,813	$0	$431,094	$2,045,386
2050	$18,037,873	$20,837,627	86.6 %	Low	3.10 %	$3,262,922	$0	$475,678	$1,718,483
2051	$20,057,990	$22,392,832	89.6 %	Low	3.10 %	$3,364,073	$0	$496,850	$4,185,441
2052	$19,733,472	$21,534,729	91.6 %	Low	3.10 %	$3,468,359	$0	$529,930	$1,024,510
2053	$22,707,250	$23,990,076	94.7 %	Low	3.10 %	$3,575,878	$0	$611,505	$627,958
2054	$26,266,675	$27,013,469	97.2 %	Low	3.10 %	$3,686,730	$0	$652,772	$4,594,021
2055	$26,012,156	$26,131,033	99.5 %	Low	3.10 %	$3,801,019	$0	$666,390	$3,122,214

#	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$1,490,968	$919,348	$1,778,830	$2,546,694	$3,083,372
	Annual Reserve Funding	$1,377,624	$1,515,386	$1,666,925	$1,718,600	$1,771,876
	Recommended Special Assessments	$3,700,000	$0	$0	$0	$0
	Interest Earnings	$30,096	$33,690	$54,010	$70,299	$98,004
	Total Income	$6,598,688	$2,468,425	$3,499,765	$4,335,593	$4,953,252
#	Component					
	Clubhouse Exteriors					
105	Balcony Surfaces - Resurface	$0	$0	$0	$0	$0
324	Wall Lights - Replace	$0	$0	$0	$0	$0
401	Awnings - Replace	$7,380	$0	$0	$0	$0
414	Patio Furniture - Replace	$0	$0	$0	$0	$0
415	Patio Heaters - 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	$90,500	$0	$0	$0	$0
1116	Exterior Trim - Repaint	$36,200	$0	$0	$0	$0
1117	Exterior Surfaces - Repair (5%)	$27,600	$0	$0	$0	$0
1302	Built-Up Roof - Replace	$0	$0	$0	$28,629	$0
1303	Comp Shingle Roof - Replace	$0	$0	$0	$3,814	$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
	Clubhouse Bar Area					
901	Interior Furnishings - Replace	$49,600	$0	$0	$0	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
911	Bar Appliances - Replace	$22,200	$0	$0	$0	$0
912	Wine Refrigerator - Replace	$7,980	$0	$0	$0	$0
	Clubhouse Dining Area					
307	Entertainment Equipment - Replace	$2,070	$0	$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
	Clubhouse Kitchen					
2600	Kitchen - Remodel	$0	$0	$0	$0	$86,101
2601	Kitchen Flooring - Resurface	$0	$0	$0	$0	$0
2610	Fire Suppression System - Replace	$0	$0	$0	$0	$0
2611	Deep Fryers - Replace	$13,200	$0	$0	$0	$0
2612	Broiler (Salamander) - Replace	$11,600	$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	$14,600	$0	$0	$0	$0
2616	Range (4-Burner) - Replace	$11,600	$0	$0	$0	$0
2617	Range (Flat -Top) - Replace	$16,100	$0	$0	$0	$0
2618	Stove - Replace	$4,360	$0	$0	$0	$0
2619	Gas Stone Oven - Replace	$39,600	$0	$0	$0	$0
2620	Grease Trap - Replace	$0	$0	$0	$0	$0
2621	Hood Systems - Replace	$0	$0	$0	$87,200	$0
2622	Dishwasher - Replace	$0	$0	$0	$0	$0
2623	Mixer - Replace	$6,500	$0	$0	$0	$0
2625	Espresso Filtration System - Replace	$7,980	$0	$0	$0	$0
2700	Ice Machines - Replace	$17,500	$0	$0	$0	$0
2702	Refrigerator Prep Tables - Replace	$0	$0	$0	$0	$0
2704	2-Drawer Warmers - Replace	$5,290	$0	$0	$0	$0
2705	Refrigerator (Reach-In) - Replace	$0	$0	$0	$0	$0
2705	Refrigerator (Undercounter) - Replace	$4,360	$0	$0	$0	$0
2706	Walk-In Freezer - Repair	$13,200	$0	$0	$0	$0
	Clubhouse Golf Pro Shop					
307	Entertainment Equipment - Replace	$2,070	$0	$0	$0	$0
901	Interior Furnishings - Replace	$50,300	$0	$0	$0	$0
903	Interiors - Remodel	$30,900	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
	Clubhouse Meeting Rooms					
307	Entertainment Equipment - Replace	$2,070	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$0	$13,802	$0	$0	$0
	Clubhouse Offices/Staff Rooms					
903	Interiors (Office) - Remodel	$0	$0	$0	$44,037	$0
903	Interiors (Staff) - Remodel	$0	$0	$0	$17,593	$0
909	Bathroom - Refurbish	$0	$0	$0	$18,249	$0
920	Office Equipment - Partial Replace	$3,620	$0	$3,840	$0	$4,074
922	AV Equipment - Replace	$0	$0	$0	$0	$0
950	Computer Equipment - Replace/Upgrade	$14,900	$0	$0	$16,282	$0
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)					
901	Interior Furnishings - Replace	$32,900	$0	$0	$0	$0
903	Interiors - Remodel	$148,000	$0	$0	$0	$0
909	Bathrooms - Refurbish	$228,000	$0	$0	$0	$0
910	Locker Rooms - Refurbish	$0	$0	$0	$0	$0
	Clubhouse Mechanical Equipment					
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	$6,589	$0
306	HVAC (P24) - Replace	$0	$0	$0	$6,961	$0
307	HVAC (P36) - Replace	$0	$0	$0	$60,865	$0
308	HVAC (P72) - Replace	$0	$0	$0	$41,961	$0
309	HVAC (P48) - Replace	$0	$0	$0	$29,285	$0
310	HVAC (P54) - Replace	$0	$0	$0	$10,501	$0
311	HVAC (P96) - Replace	$0	$0	$0	$15,954	$0
312	HVAC (P30) - Replace	$0	$0	$0	$7,835	$0
313	HVAC (MAU-1) - Replace	$16,700	$0	$0	$0	$0
314	Exhaust Fans (KEF) - Replace	$0	$0	$0	$0	$12,606
315	Exhaust Fans (EF) - Replace	$14,600	$0	$0	$0	$0
316	Booster Fans (SF) - Replace	$7,640	$0	$0	$0	$0
317	Condensing Units - Replace	$20,700	$0	$0	$0	$0
318	Air Cooled Condensing Units - Replace	$7,720	$0	$0	$0	$0
803	Tankless Water Heaters - Replace	$63,100	$0	$0	$0	$0
1801	Elevators - Modernize	$0	$0	$0	$0	$0
1805	Elevator Cab (Common) - Remodel	$36,200	$0	$0	$0	$0
1805	Freight Elevator - Remodel	$0	$0	$0	$0	$0
1819	Fire Alarm System - Replace	$0	$0	$0	$0	$0
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
404	Patio/Pool Furniture - Replace	$0	$0	$68,959	$0	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$6,839	$0	$0	$0
1201	Pool Deck - Reseal/Repair	$62,300	$0	$0	$0	$0
1215	Lane Line Storage Reel - Replace	$0	$3,172	$0	$0	$0
1216	Pool Lane Dividers - Replace	$0	$11,948	$0	$0	$0
1217	Pool Starting Blocks - Replace	$0	$16,583	$0	$0	$0
1219	Emergency EVAC Chair - Replace	$4,360	$0	$0	$0	$0
1219	Trash and Recyclable Units - Replace	$0	$0	$0	$0	$0
1221	Lifeguard Stand - Replace	$0	$0	$7,681	$0	$0
1230	Pool Shades - Replace	$0	$0	$170,805	$0	$0
1401	Display Board - Replace	$0	$3,389	$0	$0	$0
	Clubhouse Pool					
1202	Pool - Resurface	$0	$262,650	$0	$0	$0
1206	Pool Filters - Replace	$0	$0	$0	$22,619	$0
1207	CO2 Filter System - Replace	$0	$0	$0	$0	$0
1208	Pool Heaters - Replace	$21,200	$0	$0	$0	$0
1210	Pool/Spa Pumps - Repair/Replace	$5,900	$0	$6,259	$0	$6,641
1212	Chemical Controller System - Replace	$8,190	$0	$0	$0	$0
1213	Pool Timing System - Replace	$0	$0	$18,460	$0	$0
1214	Pool Area, Mastic - Replace	$6,780	$0	$0	$0	$0
1224	Pool Surfaces - Retile	$0	$0	$0	$0	$0
	Clubhouse Wading Pool					
1202	Wading Pool - Resurface	$9,900	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$3,595	$0
1208	Wading Heaters - Replace	$10,700	$0	$0	$0	$0
	Clubhouse Spas					
1203	Spas - Resurface	$21,400	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
1206	Spa Filter (2011) - Replace	$0	$0	$0	$7,103	$0
1206	Spa Filter (2023) - Replace	$0	$0	$0	$7,103	$0
1208	Spa Heaters - Replace	$0	$0	$12,306	$0	$0
	Tennis Courts					
409	Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$82,500	$0	$0	$0	$0
415	Space Heaters - Replace	$0	$0	$0	$0	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
518	Metal Trellis - Replace	$0	$0	$0	$0	$0
940	Storage Sheds - Replace	$0	$0	$0	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$32,676	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$32,676	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$32,676	$0	$0
1602	Tennis Courts - Resurface	$0	$0	$0	$0	$0
1603	Tennis Court Windscreen - Replace	$0	$41,406	$0	$0	$0
1605	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
	Fitness Center					
303	HVAC Systems - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
615	Gym Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
903	Lobby - Remodel	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
930	Exercise Equipment - Replace	$0	$0	$0	$0	$0
990	UPS System - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1309	Metal Trellis - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
	Courtside Grill					
303	HVAC - Replace	$0	$0	$0	$0	$0
303	Walk-In Compressors - Replace	$0	$0	$0	$0	$0
306	Exhaust Fans - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
510	Metal/Glass Rail - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
915	Bar Area - Remodel	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
2612	Charbroiler/2-Drawer Fridge - Replace	$0	$0	$0	$0	$0
2612	Grill/Oven Combo - Replace	$0	$0	$0	$0	$0
2613	Deep Fryers - Replace	$0	$0	$0	$0	$0
2616	Deck Oven - Replace	$0	$0	$0	$0	$0
2619	Dishwasher - Replace	$0	$0	$0	$0	$0
2621	Prep Station/Low-Boy Fridge - Replace	$0	$0	$0	$0	$0
	Golf Course Tee Boxes					
2104	Tee Box, Hole 6 - Renovation	$201,000	$0	$0	$0	$0
2106	Tee Box, Hole 7 - Renovation	$32,900	$0	$0	$0	$0
2107	Tee Box, Hole 4/5 - Renovation	$0	$0	$0	$147,518	$0
2113	Tee Box, Hole 15 - Renovation	$0	$0	$0	$0	$0
2115	Tee Box, Hole 2 - Renovation	$0	$0	$0	$0	$0
2118	Tee Box (2018) - Renovation	$0	$0	$0	$0	$0
2119	Tee Box (2019) - Renovation	$0	$0	$0	$0	$0
2120	Tee Box (2022) - Renovation	$68,400	$0	$0	$0	$0
2121	Tee Box (2023) - Renovation	$68,400	$0	$0	$0	$0
2122	Tee Box (2024) - Renovation	$68,400	$0	$0	$0	$0
2123	Tee Box (2025) - Renovation	$51,700	$0	$0	$0	$0
2124	Tee Box (2026) - Renovation	$68,400	$0	$0	$0	$0
2125	Tee Box (2027) - Renovation	$0	$70,452	$0	$0	$0
	Golf Course Bunkers					
2212	Golf Course Bunkers - Renovate	$0	$0	$0	$0	$0
	Golf Course Greens					
2301	Green & Hole - Renovate, Hole 2/3	$0	$0	$0	$0	$0
2305	Green & Hole - Renovate, Hole 8	$0	$0	$0	$0	$0
2307	Green & Hole - Renovate, Hole 4/5	$0	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
2311	Green & Hole - Renovate, Hole 11/16	$0	$0	$0	$0	$0
2313	Green & Hole - Renovate, Hole 15	$0	$0	$0	$0	$0
2314	Green & Hole - Renovate, Hole 14	$0	$0	$0	$0	$0
2325	Green & Hole (2024) - Renovate	$302,000	$0	$0	$0	$0
2326	Green & Hole (2025) - Renovate	$302,000	$0	$0	$0	$0
2327	Green & Hole (2026) - Renovate	$302,000	$0	$0	$0	$0
2328	Practice Green - Renovate	$0	$0	$0	$0	$0
	Golf Course Irrigation/Pumps					
851	Pumps/Controllers (#4) - Replace	$116,000	$0	$0	$0	$0
852	Pumps/Controllers (#11) - Replace	$116,000	$0	$0	$0	$0
853	Pumps/Controllers (#18) - Replace	$234,000	$0	$0	$0	$0
1005	Irrigation System - Repairs	$14,600	$15,038	$15,489	$15,954	$16,432
1350	# 4 Pump House - Replace	$0	$63,757	$0	$0	$0
1350	#11 Pump House - Replace	$0	$63,757	$0	$0	$0
1350	#18 Pump House - Replace	$0	$0	$0	$169,373	$0
	Golf Driving Range/Turn Building					
411	Drinking Fountains - Replace	$7,240	$0	$0	$0	$0
2501	Driving Range Nets - Replace (25%)	$43,600	$0	$0	$0	$0
2501	Driving Range Nets - Replace (75%)	$0	$0	$0	$0	$0
2505	Mats & Bag Stands - Replace	$25,500	$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	$20,100	$0	$0	$0	$0
2542	Turn Building Bathrooms - Remodel	$25,500	$0	$0	$0	$0
2545	Turn Building HVAC - Replace	$7,240	$0	$0	$0	$0
2550	Turn Building - Renovate	$0	$0	$0	$0	$0
	Golf Course Grounds					
504	Hole #11 Gate - Replace	$0	$0	$0	$0	$0
2905	Yardage & Tee Markers - Replace	$79,800	$0	$0	$0	$0
2910	Golf Cart Paths - Repair/Replace	$41,600	$42,848	$44,133	$45,457	$46,821
2930	Golf Course Bridges - Repair/Replace	$0	$0	$0	$0	$0
	Golf Course Retaining Walls					
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	#13 Retaining Wall - Replace	$0	$0	$0	$0	$0
514	#14 Retaining Wall - Replace	$0	$0	$0	$0	$0
514	#17 Retaining Wall - Replace	$19,700	$0	$0	$0	$0
	Golf Course Maintenance Area					
1222	Solar Panels - Replace	$0	$0	$0	$330,004	$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	$71,027	$0
2840	Containers - Replace	$0	$0	$0	$24,040	$0
2845	Maintenance Yard Perim Fence - Replace	$0	$0	$0	$0	$0
2850	Driving Range/Maint Road - Seal/Repair	$0	$0	$0	$12,676	$0
2851	Driving Range/Maint Road - Replace	$0	$0	$0	$0	$0
	Golf Course Maintenance Equipment					
3002	Toro Groundsmaster 3100 - Replace	$46,900	$0	$0	$0	$0
3003	John Deere Gator (2017) - Replace	$0	$20,703	$0	$0	$0
3004	John Deere Gator (2018) - Replace	$0	$0	$21,324	$0	$0
3005	7050 Rim Clamp Tire Changer - Replace	$16,700	$0	$0	$0	$0
3007	Aerator Toro 648 - Replace	$50,300	$0	$0	$0	$0
3008	Aerator Toro 648 - Replace	$54,300	$0	$0	$0	$0
3009	Angle Master 3000MC - Replace	$0	$25,647	$0	$0	$0
3010	Buffalo Blowers - Replace	$16,800	$0	$0	$0	$0
3016	Compactor Plate - Replace	$5,030	$0	$0	$0	$0
3017	Concrete Saw - Replace	$5,030	$0	$0	$0	$0
3021	Dayton Crane - Replace	$5,030	$0	$0	$0	$0
3022	Ditch Witch Trencher - Replace	$0	$0	$0	$0	$15,082
3023	Express Dual 3000MC - Replace	$50,300	$0	$0	$0	$0
3025	John Deere Gator (2009) - Replace	$39,600	$0	$0	$0	$0
3026	John Deere Gator (2012) - Replace	$39,600	$0	$0	$0	$0
3027	John Deere Gator (2013) - Replace	$79,800	$0	$0	$0	$0
3028	Graden Verticutter - Replace	$12,000	$0	$0	$0	$0
3030	Toro Greensmaster 3400 - Replace	$0	$0	$127,308	$0	$0
3033	Toro Greensmaster 3400 - Replace	$59,700	$0	$0	$0	$0
3034	Toro Greensmaster Flex 2100 - Replace	$120,000	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
3035	Toro Groundsmaster 3500D - Replace	$146,000	$0	$0	$0	$0
3037	John Deere Aerator 1500 - Replace	$39,000	$0	$0	$0	$0
3038	Toro Groundsmaster 3500D - Replace	$0	$0	$75,430	$0	$0
3039	JD Utility Tractor 5075E - Replace	$0	$0	$0	$0	$0
3040	Kubota Tractor LA1153 - Replace	$0	$0	$0	$0	$0
3045	Manitowoc Hydraulic Lift - Replace	$36,900	$0	$0	$0	$0
3050	Kubota Rough Mower - Replace	$50,300	$0	$0	$0	$0
3051	Kubota Tractor M6040 - Replace	$67,100	$0	$0	$0	$0
3052	Kubota Tractor M4700 - Replace	$47,000	$0	$0	$0	$0
3053	Kubota Utility Vehicle - Replace	$30,200	$0	$0	$0	$0
3060	Kawasaki Mule 4010 - Replace	$14,600	$0	$0	$0	$0
3070	Lastec Mower (2010) - Replace	$36,200	$0	$0	$0	$0
3071	Harlie Rake - Replace	$26,800	$0	$0	$0	$0
3072	Lely Spreader - Replace	$0	$0	$10,291	$0	$0
3073	Turfco Mete-R-Matic Top Dresser - Replc	$25,500	$0	$0	$0	$0
3074	Trencher Attachment - Replace	$0	$0	$9,972	$0	$0
3075	Miller Millermatic 250 - Replace	$6,710	$0	$0	$0	$0
3077	Toro MultiPro Sprayer - Replace	$121,000	$0	$0	$0	$0
3078	Toro Chemical Sprayer - Replace	$97,200	$0	$0	$0	$0
3080	Ventrac - Replace	$0	$0	$0	$0	$0
3081	Kubota Excavator U48-5 - Replace	$0	$0	$0	$0	$0
3085	SDI Sprayer - Replace	$22,200	$0	$0	$0	$0
3086	Smithco Green Roller - Replace	$0	$27,604	$0	$0	$0
3087	Smithco Green Roller - Replace	$25,500	$0	$0	$0	$0
3093	Turfco Seeder - Replace	$23,600	$0	$0	$0	$0
3094	Toro Tee Mowers - Replace	$0	$0	$96,011	$0	$0
3095	Toro Workman 3100 - Replace	$36,200	$0	$0	$0	$0
3096	Toro Workman 3200 - Replace	$109,000	$0	$0	$0	$0
3097	Toro Workman HDX-D - Replace	$66,400	$0	$0	$0	$0
3105	Toro Trans-Pro Trailers - Replace	$30,200	$0	$0	$0	$0
3106	Toro Dingo TX-427 - Replace	$54,300	$0	$0	$0	$0
3109	Turfco SP-1530 Top Dresser - Replace	$39,600	$0	$0	$0	$0
3110	TyCrop MH-400 - Replace	$0	$0	$0	$0	$0
3111	TyCrop MH-400 - Replace	$39,600	$0	$0	$0	$0
3112	TyCrop 300 Spreader - Replace	$18,100	$0	$0	$0	$0
3115	Vericut Reels - Replace	$16,100	$0	$0	$0	$0
3116	Honda 21" Mower - Replace	$3,020	$0	$0	$0	$0
3117	Genie Scissor Lift - Replace	$54,300	$0	$0	$0	$0
3118	Ryan Jr Sod Cutter - Replace	$9,050	$0	$0	$0	$0
3119	Barreto Tiller - Replace	$20,100	$0	$0	$0	$0
3121	John Deere Aerator 1500 - Replace	$39,000	$0	$0	$0	$0
3130	Verti-Drain 7516 - Replace	$75,200	$0	$0	$0	$0
3140	Cement Mixer - Replace	$8,720	$0	$0	$0	$0
3160	Haz Mat Locker - Replace	$23,600	$0	$0	$0	$0
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)					
103	Concrete Walkways - Repair	$13,200	$0	$0	$0	$0
202	Asphalt Parking Lot - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$24,200	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$0
320	Parking Lot Exterior Lighting - Replace	$0	$0	$0	$0	$0
512	Split-Rail Fence - Replace	$0	$0	$0	$0	$0
514	Retaining/Planter Walls - Replace	$27,600	$0	$0	$0	$0
1010	Landscaping - Upgrade	$0	$0	$0	$0	$0
1403	Monument Sign - Replace	$0	$0	$0	$0	$0
	Lakes					
1701	#10 Lake - Dredge	$0	$0	$29,811	$0	$0
1701	#2/18 Lake - Dredge	$0	$0	$29,811	$0	$0
1701	#9 Lakes - Dredge	$0	$0	$107,151	$0	$0
1703	#7 Lake - Reline	$0	$0	$0	$0	$0
1712	#7 Fountain - Replace	$16,800	$0	$0	$0	$0
	Total Expenses	$5,679,340	$689,595	$953,070	$1,252,221	$187,757
	Ending Reserve Balance	$919,348	$1,778,830	$2,546,694	$3,083,372	$4,765,494

#	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$4,765,494	$5,711,665	$6,570,576	$7,746,002	$7,911,076
	Annual Reserve Funding	$1,826,804	$1,883,435	$1,941,822	$2,002,018	$2,064,081
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$130,821	$153,360	$178,762	$195,500	$195,561
	Total Income	$6,723,120	$7,748,461	$8,691,160	$9,943,520	$10,170,718
#	Component					
	Clubhouse Exteriors					
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	$98,808	$0
415	Patio Heaters - Replace	$0	$0	$0	$31,669	$0
503	Metal Rail - Replace	$0	$0	$0	$0	$0
701	Exterior Doors - Replace	$0	$0	$0	$50,164	$0
703	Utility Doors - Replace	$0	$0	$0	$18,495	$0
709	Vehicle Gate - Replace	$0	$0	$0	$15,328	$0
1115	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Exterior Trim - Repaint	$41,966	$0	$0	$0	$0
1117	Exterior Surfaces - Repair (5%)	$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	$220,418	$0
1312	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Clubhouse Bar Area					
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$411,542	$0	$0	$0	$0
911	Bar Appliances - Replace	$0	$0	$0	$0	$0
912	Wine Refrigerator - Replace	$0	$0	$0	$0	$0
	Clubhouse Dining Area					
307	Entertainment Equipment - Replace	$2,400	$0	$0	$0	$0
901	Interior Furnishings - Remodel	$0	$0	$70,349	$0	$0
903	Interiors - Remodel	$411,542	$0	$0	$0	$0
922	AV Equipment - Replace	$0	$0	$0	$109,576	$0
	Clubhouse Kitchen					
2600	Kitchen - Remodel	$0	$0	$0	$0	$0
2601	Kitchen Flooring - Resurface	$24,113	$0	$0	$0	$0
2610	Fire Suppression System - Replace	$0	$0	$0	$16,721	$0
2611	Deep Fryers - 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	$32,223	$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 Systems - Replace	$0	$0	$0	$0	$0
2622	Dishwasher - Replace	$0	$16,120	$0	$0	$0
2623	Mixer - Replace	$0	$0	$0	$0	$0
2625	Espresso Filtration System - Replace	$0	$0	$0	$10,109	$0
2700	Ice Machines - Replace	$0	$0	$0	$0	$0
2702	Refrigerator Prep Tables - Replace	$0	$0	$29,763	$0	$0
2704	2-Drawer Warmers - Replace	$0	$0	$0	$0	$0
2705	Refrigerator (Reach-In) - Replace	$14,027	$0	$0	$0	$0
2705	Refrigerator (Undercounter) - Replace	$0	$0	$0	$0	$0
2706	Walk-In Freezer - Repair	$0	$0	$0	$0	$0
	Clubhouse Golf Pro Shop					
307	Entertainment Equipment - Replace	$2,400	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
	Clubhouse Meeting Rooms					
307	Entertainment Equipment - Replace	$2,400	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$52,698	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
	Clubhouse Offices/Staff Rooms					
903	Interiors (Office) - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2031	2032	2033	2034	2035
903	Interiors (Staff) - Remodel	$0	$0	$0	$0	$0
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
920	Office Equipment - Partial Replace	$0	$4,322	$0	$4,586	$0
922	AV Equipment - Replace	$0	$0	$0	$4,586	$0
950	Computer Equipment - Replace/Upgrade	$0	$17,791	$0	$0	$19,441
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)					
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	$355,962	$0
	Clubhouse Mechanical Equipment					
303	HVAC (P144) - Replace	$0	$0	$0	$149,479	$0
304	HVAC (P1P96) - Replace	$0	$0	$0	$211,551	$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	$9,083	$0
313	HVAC (MAU-1) - Replace	$0	$0	$0	$0	$0
314	Exhaust Fans (KEF) - Replace	$0	$0	$0	$0	$0
315	Exhaust Fans (EF) - Replace	$0	$0	$0	$0	$0
316	Booster Fans (SF) - Replace	$0	$0	$0	$0	$0
317	Condensing Units - Replace	$0	$0	$0	$0	$0
318	Air Cooled Condensing Units - Replace	$0	$0	$0	$0	$0
803	Tankless Water Heaters - 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	$20,395	$0
1819	Fire Alarm System - Replace	$0	$0	$0	$82,340	$0
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
404	Patio/Pool Furniture - Replace	$0	$0	$0	$0	$84,810
411	Drinking Fountain - Replace	$0	$7,761	$0	$0	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$7,929	$0	$0	$0
1201	Pool Deck - Reseal/Repair	$0	$0	$76,621	$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	$5,523	$0
1219	Trash and Recyclable Units - Replace	$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
	Clubhouse Pool					
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	$25,314	$0	$0	$0
1210	Pool/Spa Pumps - Repair/Replace	$0	$7,045	$0	$7,474	$0
1212	Chemical Controller System - Replace	$0	$0	$0	$0	$0
1213	Pool Timing System - Replace	$0	$0	$0	$0	$0
1214	Pool Area, Mastic - Replace	$7,860	$0	$0	$0	$0
1224	Pool Surfaces - Retile	$0	$30,448	$0	$0	$0
	Clubhouse Wading Pool					
1202	Wading Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Wading Heaters - Replace	$0	$12,776	$0	$0	$0
	Clubhouse Spas					
1203	Spas - Resurface	$0	$25,553	$0	$0	$0
1206	Spa Filter (2011) - Replace	$0	$0	$0	$0	$0
1206	Spa Filter (2023) - Replace	$0	$0	$0	$0	$0
1208	Spa Heaters - Replace	$0	$0	$0	$14,695	$0
	Tennis Courts					
409	Benches - Replace	$0	$23,165	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2031	2032	2033	2034	2035
415	Space Heaters - Replace	$0	$0	$0	$19,762	$0
502	Chain Link Fence - Replace	$0	$0	$142,665	$0	$0
518	Metal Trellis - Replace	$0	$0	$0	$0	$0
940	Storage Sheds - Replace	$0	$0	$0	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$37,880	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$37,880	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$37,880	$0	$0
1602	Tennis Courts - Resurface	$0	$0	$0	$0	$163,097
1603	Tennis Court Windscreen - Replace	$0	$48,001	$0	$0	$0
1605	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
	Fitness Center					
303	HVAC Systems - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
615	Gym Flooring - Replace	$0	$0	$0	$52,191	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
903	Lobby - Remodel	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
930	Exercise Equipment - Replace	$0	$0	$0	$0	$0
990	UPS System - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$56,371	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1309	Metal Trellis - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
	Courtside Grill					
303	HVAC - Replace	$0	$0	$0	$0	$0
303	Walk-In Compressors - Replace	$0	$0	$0	$26,349	$0
306	Exhaust Fans - Replace	$0	$0	$0	$13,174	$0
404	Patio Furniture - Replace	$0	$0	$0	$46,110	$0
510	Metal/Glass Rail - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
915	Bar Area - Remodel	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$39,523	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
2612	Charbroiler/2-Drawer Fridge - Replace	$0	$0	$0	$0	$0
2612	Grill/Oven Combo - Replace	$0	$0	$0	$0	$0
2613	Deep Fryers - Replace	$0	$0	$0	$6,321	$0
2616	Deck Oven - Replace	$0	$0	$0	$0	$0
2619	Dishwasher - Replace	$0	$0	$0	$26,349	$0
2621	Prep Station/Low-Boy Fridge - Replace	$0	$0	$0	$4,611	$0
	Golf Course Tee Boxes					
2104	Tee Box, Hole 6 - Renovation	$0	$0	$0	$0	$0
2106	Tee Box, Hole 7 - Renovation	$0	$0	$0	$0	$0
2107	Tee Box, Hole 4/5 - Renovation	$0	$0	$0	$0	$0
2113	Tee Box, Hole 15 - Renovation	$0	$0	$0	$0	$0
2115	Tee Box, Hole 2 - Renovation	$0	$0	$0	$0	$118,082
2118	Tee Box (2018) - Renovation	$0	$0	$0	$0	$0
2119	Tee Box (2019) - Renovation	$0	$0	$0	$0	$0
2120	Tee Box (2022) - Renovation	$0	$0	$0	$0	$0
2121	Tee Box (2023) - Renovation	$0	$0	$0	$0	$0
2122	Tee Box (2024) - Renovation	$0	$0	$0	$0	$0
2123	Tee Box (2025) - Renovation	$0	$0	$0	$0	$0
2124	Tee Box (2026) - Renovation	$0	$0	$0	$0	$0
2125	Tee Box (2027) - Renovation	$0	$0	$0	$0	$0
	Golf Course Bunkers					
2212	Golf Course Bunkers - Renovate	$0	$0	$0	$0	$1,175,601
	Golf Course Greens					
2301	Green & Hole - Renovate, Hole 2/3	$0	$617,325	$0	$0	$0
2305	Green & Hole - Renovate, Hole 8	$0	$0	$0	$0	$613,243
2307	Green & Hole - Renovate, Hole 4/5	$0	$0	$0	$0	$0
2311	Green & Hole - Renovate, Hole 11/16	$0	$0	$0	$0	$0
2313	Green & Hole - Renovate, Hole 15	$0	$0	$0	$0	$0
2314	Green & Hole - Renovate, Hole 14	$0	$0	$0	$0	$0
2325	Green & Hole (2024) - Renovate	$0	$0	$0	$0	$0
2326	Green & Hole (2025) - Renovate	$0	$0	$0	$0	$0
2327	Green & Hole (2026) - Renovate	$0	$0	$0	$0	$0

	Fiscal Year	2031	2032	2033	2034	2035
2328	Practice Green - Renovate	$0	$0	$0	$0	$0
	Golf Course Irrigation/Pumps					
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	$16,925	$17,433	$17,956	$18,495	$19,050
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
	Golf Driving Range/Turn Building					
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
	Golf Course Grounds					
504	Hole #11 Gate - Replace	$0	$0	$0	$0	$0
2905	Yardage & Tee Markers - Replace	$0	$0	$0	$0	$0
2910	Golf Cart Paths - Repair/Replace	$48,226	$49,673	$51,163	$52,698	$54,279
2930	Golf Course Bridges - Repair/Replace	$0	$0	$0	$0	$0
	Golf Course Retaining Walls					
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	#13 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
	Golf Course Maintenance Area					
1222	Solar Panels - Replace	$0	$0	$0	$0	$0
1840	Diesel Tank - Replace	$0	$0	$0	$7,132	$0
1840	Gasoline Tank - Replace	$0	$0	$0	$17,861	$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	Maintenance Yard Perim Fence - Replace	$0	$0	$0	$0	$0
2850	Driving Range/Maint Road - Seal/Repair	$0	$0	$0	$0	$0
2851	Driving Range/Maint Road - Replace	$0	$0	$273,032	$0	$0
	Golf Course Maintenance Equipment					
3002	Toro Groundsmaster 3100 - Replace	$0	$0	$0	$0	$0
3003	John Deere Gator (2017) - Replace	$0	$0	$0	$0	$0
3004	John Deere Gator (2018) - Replace	$0	$0	$0	$0	$0
3005	7050 Rim Clamp Tire Changer - Replace	$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
3016	Compactor Plate - Replace	$0	$0	$0	$0	$0
3017	Concrete Saw - 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 3000MC - 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	$0	$0	$0	$0	$0
3033	Toro Greensmaster 3400 - Replace	$0	$0	$0	$0	$0
3034	Toro Greensmaster Flex 2100 - Replace	$0	$0	$0	$152,012	$0
3035	Toro Groundsmaster 3500D - Replace	$0	$0	$0	$0	$0
3037	John Deere Aerator 1500 - Replace	$0	$0	$0	$0	$0
3038	Toro Groundsmaster 3500D - Replace	$0	$0	$0	$0	$0
3039	JD Utility Tractor 5075E - Replace	$0	$0	$66,044	$0	$0
3040	Kubota Tractor LA1153 - Replace	$0	$64,121	$0	$0	$0
3045	Manitowoc Hydraulic Lift - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2031	2032	2033	2034	2035
3050	Kubota Rough Mower - Replace	$0	$0	$0	$0	$0
3051	Kubota Tractor M6040 - Replace	$0	$0	$0	$0	$0
3052	Kubota Tractor M4700 - Replace	$0	$0	$0	$0	$0
3053	Kubota Utility Vehicle - Replace	$0	$0	$0	$0	$0
3060	Kawasaki Mule 4010 - 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	$0	$0	$0	$0	$0
3073	Turfco Mete-R-Matic Top Dresser - Replc	$0	$0	$0	$0	$0
3074	Trencher Attachment - Replace	$0	$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	$57,792	$0	$0	$0
3081	Kubota Excavator U48-5 - Replace	$0	$98,032	$0	$0	$0
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	$0	$0	$0	$0	$0
3095	Toro Workman 3100 - Replace	$0	$0	$0	$0	$0
3096	Toro Workman 3200 - Replace	$0	$0	$0	$0	$0
3097	Toro Workman HDX-D - Replace	$0	$0	$0	$0	$0
3105	Toro Trans-Pro Trailers - Replace	$0	$0	$0	$0	$0
3106	Toro Dingo TX-427 - Replace	$0	$0	$0	$0	$0
3109	Turfco SP-1530 Top Dresser - Replace	$0	$0	$0	$0	$0
3110	TyCrop MH-400 - Replace	$0	$47,284	$0	$0	$0
3111	TyCrop MH-400 - Replace	$0	$0	$0	$0	$0
3112	TyCrop 300 Spreader - Replace	$0	$0	$0	$0	$0
3115	Vericut Reels - Replace	$0	$0	$0	$0	$0
3116	Honda 21" Mower - Replace	$0	$0	$0	$3,826	$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
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)					
103	Concrete Walkways - Repair	$0	$0	$0	$0	$0
202	Asphalt Parking Lot - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$28,054	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$71,702	$0	$0
320	Parking Lot Exterior 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	$172,230
1403	Monument Sign - Replace	$0	$0	$0	$0	$0
	Lakes					
1701	#10 Lake - Dredge	$0	$0	$0	$0	$0
1701	#2/18 Lake - Dredge	$0	$0	$0	$0	$0
1701	#9 Lakes - 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	$1,011,455	$1,177,885	$945,158	$2,032,444	$2,419,832
	Ending Reserve Balance	$5,711,665	$6,570,576	$7,746,002	$7,911,076	$7,750,885

#	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$7,750,885	$5,261,019	$6,137,374	$6,443,221	$6,513,259
	Annual Reserve Funding	$2,128,067	$2,194,038	$2,262,053	$2,332,176	$2,404,474
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$162,471	$142,324	$157,086	$161,779	$190,224
	Total Income	$10,041,424	$7,597,381	$8,556,513	$8,937,177	$9,107,957
#	Component					
	Clubhouse Exteriors					
105	Balcony Surfaces - Resurface	$0	$0	$0	$84,734	$0
324	Wall Lights - Replace	$0	$0	$0	$30,399	$0
401	Awnings - Replace	$0	$0	$0	$0	$0
414	Patio Furniture - Replace	$0	$0	$0	$0	$0
415	Patio Heaters - 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	$121,624	$0	$0	$0	$0
1116	Exterior Trim - Repaint	$48,650	$0	$0	$0	$0
1117	Exterior Surfaces - Repair (5%)	$37,092	$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	$63,147	$0
1305	Tile Roof - Replace Underlayment	$0	$0	$0	$0	$0
1312	Gutters/Downspouts - Replace	$0	$0	$0	$30,399	$0
	Clubhouse Bar Area					
901	Interior Furnishings - Replace	$66,658	$0	$0	$0	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
911	Bar Appliances - Replace	$29,835	$0	$0	$0	$0
912	Wine Refrigerator - Replace	$10,724	$0	$0	$0	$0
	Clubhouse Dining Area					
307	Entertainment Equipment - Replace	$2,782	$0	$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
	Clubhouse Kitchen					
2600	Kitchen - Remodel	$0	$0	$0	$0	$0
2601	Kitchen Flooring - Resurface	$0	$28,792	$0	$0	$0
2610	Fire Suppression System - Replace	$0	$0	$0	$0	$0
2611	Deep Fryers - Replace	$17,740	$0	$0	$0	$0
2612	Broiler (Salamander) - Replace	$15,589	$0	$0	$0	$0
2613	Broiler (Underfired) - Replace	$29,835	$0	$0	$0	$0
2614	Oven - Replace	$0	$0	$0	$0	$0
2615	Range (6-Burner) - Replace	$19,621	$0	$0	$0	$0
2616	Range (4-Burner) - Replace	$15,589	$0	$0	$0	$0
2617	Range (Flat -Top) - Replace	$21,637	$0	$0	$0	$0
2618	Stove - Replace	$5,859	$0	$0	$0	$0
2619	Gas Stone Oven - Replace	$53,219	$0	$0	$0	$0
2620	Grease Trap - Replace	$0	$0	$0	$0	$0
2621	Hood Systems - Replace	$0	$0	$0	$0	$0
2622	Dishwasher - Replace	$0	$0	$0	$0	$0
2623	Mixer - Replace	$8,735	$0	$0	$0	$0
2625	Espresso Filtration System - Replace	$0	$0	$0	$0	$0
2700	Ice Machines - Replace	$23,519	$0	$0	$0	$0
2702	Refrigerator Prep Tables - Replace	$0	$0	$0	$0	$0
2704	2-Drawer Warmers - Replace	$7,109	$0	$0	$0	$0
2705	Refrigerator (Reach-In) - Replace	$0	$0	$0	$17,769	$0
2705	Refrigerator (Undercounter) - Replace	$5,859	$0	$0	$0	$0
2706	Walk-In Freezer - Repair	$17,740	$0	$0	$0	$0
	Clubhouse Golf Pro Shop					
307	Entertainment Equipment - Replace	$2,782	$0	$0	$0	$0
901	Interior Furnishings - Replace	$67,599	$0	$0	$0	$0
903	Interiors - Remodel	$41,527	$0	$0	$0	$0
	Clubhouse Meeting Rooms					
307	Entertainment Equipment - Replace	$2,782	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$0	$18,549	$0	$0	$0
	Clubhouse Offices/Staff Rooms					
903	Interiors (Office) - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2036	2037	2038	2039	2040
903	Interiors (Staff) - Remodel	$0	$0	$0	$0	$0
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
920	Office Equipment - Partial Replace	$4,865	$0	$5,161	$0	$5,476
922	AV Equipment - Replace	$0	$0	$0	$0	$0
950	Computer Equipment - Replace/Upgrade	$0	$0	$21,244	$0	$0
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)					
901	Interior Furnishings - Replace	$44,215	$0	$0	$0	$0
903	Interiors - Remodel	$198,900	$0	$0	$0	$0
909	Bathrooms - Refurbish	$306,413	$0	$0	$0	$0
910	Locker Rooms - Refurbish	$0	$0	$0	$0	$0
	Clubhouse Mechanical Equipment					
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	$8,855	$0
306	HVAC (P24) - Replace	$0	$0	$0	$9,355	$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	$21,441	$0
312	HVAC (P30) - Replace	$0	$0	$0	$10,529	$0
313	HVAC (MAU-1) - Replace	$0	$0	$0	$0	$0
314	Exhaust Fans (KEF) - Replace	$0	$0	$0	$0	$0
315	Exhaust Fans (EF) - Replace	$0	$0	$0	$0	$0
316	Booster Fans (SF) - Replace	$0	$0	$0	$0	$0
317	Condensing Units - Replace	$0	$0	$0	$0	$0
318	Air Cooled Condensing Units - Replace	$0	$0	$0	$0	$0
803	Tankless Water Heaters - Replace	$0	$0	$89,966	$0	$0
1801	Elevators - Modernize	$0	$0	$0	$0	$0
1805	Elevator Cab (Common) - Remodel	$48,650	$0	$0	$0	$0
1805	Freight Elevator - Remodel	$0	$0	$0	$0	$0
1819	Fire Alarm System - Replace	$0	$0	$0	$0	$0
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
404	Patio/Pool Furniture - Replace	$0	$0	$0	$0	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$9,191	$0	$0	$0
1201	Pool Deck - Reseal/Repair	$0	$0	$0	$0	$94,234
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 - Replace	$22,309	$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
	Clubhouse Pool					
1202	Pool - Resurface	$0	$0	$0	$374,476	$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	$30,226	$0	$0
1210	Pool/Spa Pumps - Repair/Replace	$7,929	$0	$8,412	$0	$8,924
1212	Chemical Controller System - Replace	$11,007	$0	$0	$0	$0
1213	Pool Timing System - Replace	$0	$0	$24,808	$0	$0
1214	Pool Area, Mastic - Replace	$9,112	$0	$0	$0	$0
1224	Pool Surfaces - Retile	$0	$0	$0	$0	$0
	Clubhouse Wading Pool					
1202	Wading Pool - Resurface	$13,305	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Wading Heaters - Replace	$0	$0	$15,256	$0	$0
	Clubhouse Spas					
1203	Spas - Resurface	$0	$0	$30,511	$0	$0
1206	Spa Filter (2011) - Replace	$0	$0	$0	$0	$0
1206	Spa Filter (2023) - Replace	$0	$0	$0	$0	$0
1208	Spa Heaters - Replace	$0	$0	$0	$0	$17,546
	Tennis Courts					
409	Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2036	2037	2038	2039	2040
415	Space Heaters - Replace	$0	$0	$0	$0	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
518	Metal Trellis - Replace	$0	$0	$0	$0	$0
940	Storage Sheds - Replace	$0	$0	$0	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$43,913	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$43,913	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$43,913	$0	$0
1602	Tennis Courts - Resurface	$0	$0	$0	$0	$0
1603	Tennis Court Windscreen - Replace	$0	$55,646	$0	$0	$0
1605	Tennis Court Lights - Replace	$0	$0	$165,388	$0	$0
	Fitness Center					
303	HVAC Systems - Replace	$0	$0	$0	$91,637	$0
411	Drinking Fountains - Replace	$0	$0	$0	$7,636	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
615	Gym Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
903	Lobby - Remodel	$0	$0	$0	$19,091	$0
909	Bathrooms - Refurbish	$0	$0	$0	$47,874	$0
930	Exercise Equipment - Replace	$0	$0	$0	$190,909	$0
990	UPS System - Replace	$0	$0	$0	$38,182	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1309	Metal Trellis - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
	Courtside Grill					
303	HVAC - Replace	$0	$0	$0	$53,455	$0
303	Walk-In Compressors - Replace	$0	$0	$0	$0	$0
306	Exhaust Fans - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
510	Metal/Glass Rail - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$57,273	$0
915	Bar Area - Remodel	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
2612	Charbroiler/2-Drawer Fridge - Replace	$0	$0	$0	$0	$0
2612	Grill/Oven Combo - Replace	$0	$0	$0	$0	$0
2613	Deep Fryers - Replace	$0	$0	$0	$0	$0
2616	Deck Oven - Replace	$0	$0	$0	$0	$0
2619	Dishwasher - Replace	$0	$0	$0	$0	$0
2621	Prep Station/Low-Boy Fridge - Replace	$0	$0	$0	$0	$0
	Golf Course Tee Boxes					
2104	Tee Box, Hole 6 - Renovation	$0	$0	$0	$0	$0
2106	Tee Box, Hole 7 - Renovation	$0	$0	$0	$0	$0
2107	Tee Box, Hole 4/5 - Renovation	$0	$0	$0	$0	$0
2113	Tee Box, Hole 15 - Renovation	$0	$0	$0	$0	$0
2115	Tee Box, Hole 2 - Renovation	$0	$0	$0	$0	$0
2118	Tee Box (2018) - Renovation	$0	$0	$97,522	$0	$0
2119	Tee Box (2019) - Renovation	$0	$0	$0	$100,448	$0
2120	Tee Box (2022) - Renovation	$0	$0	$0	$0	$0
2121	Tee Box (2023) - Renovation	$0	$0	$0	$0	$0
2122	Tee Box (2024) - Renovation	$0	$0	$0	$0	$0
2123	Tee Box (2025) - Renovation	$0	$0	$0	$0	$0
2124	Tee Box (2026) - Renovation	$0	$0	$0	$0	$0
2125	Tee Box (2027) - Renovation	$0	$0	$0	$0	$0
	Golf Course Bunkers					
2212	Golf Course Bunkers - Renovate	$0	$0	$0	$0	$0
	Golf Course Greens					
2301	Green & Hole - Renovate, Hole 2/3	$0	$0	$0	$0	$0
2305	Green & Hole - Renovate, Hole 8	$0	$0	$0	$0	$0
2307	Green & Hole - Renovate, Hole 4/5	$0	$1,189,057	$0	$0	$0
2311	Green & Hole - Renovate, Hole 11/16	$0	$0	$0	$0	$175,460
2313	Green & Hole - Renovate, Hole 15	$0	$0	$0	$0	$0
2314	Green & Hole - Renovate, Hole 14	$0	$0	$0	$0	$0
2325	Green & Hole (2024) - Renovate	$0	$0	$0	$0	$0
2326	Green & Hole (2025) - Renovate	$0	$0	$0	$0	$0
2327	Green & Hole (2026) - Renovate	$0	$0	$0	$0	$0

	Fiscal Year	2036	2037	2038	2039	2040
2328	Practice Green - Renovate	$0	$0	$0	$0	$0
	Golf Course Irrigation/Pumps					
851	Pumps/Controllers (#4) - Replace	$0	$0	$165,388	$0	$0
852	Pumps/Controllers (#11) - Replace	$0	$0	$165,388	$0	$0
853	Pumps/Controllers (#18) - Replace	$0	$0	$333,628	$0	$0
1005	Irrigation System - Repairs	$19,621	$20,210	$20,816	$21,441	$22,084
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
	Golf Driving Range/Turn Building					
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%)	$172,021	$0	$0	$0	$0
2505	Mats & Bag Stands - Replace	$34,270	$0	$0	$0	$0
2511	Driving Range Tee Box - Renovate	$186,804	$0	$0	$0	$0
2520	DR Irrigation/Landscaping - Replace	$295,662	$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	$9,730	$0	$0	$0	$0
2550	Turn Building - Renovate	$0	$0	$0	$0	$0
	Golf Course Grounds					
504	Hole #11 Gate - Replace	$0	$0	$0	$0	$0
2905	Yardage & Tee Markers - Replace	$107,245	$0	$0	$0	$0
2910	Golf Cart Paths - Repair/Replace	$55,907	$57,584	$59,312	$61,091	$62,924
2930	Golf Course Bridges - Repair/Replace	$0	$0	$0	$640,281	$0
	Golf Course Retaining Walls					
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	#13 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
	Golf Course Maintenance Area					
1222	Solar Panels - Replace	$0	$0	$0	$443,497	$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	Maintenance Yard Perim Fence - Replace	$0	$0	$0	$0	$0
2850	Driving Range/Maint Road - Seal/Repair	$0	$16,057	$0	$0	$0
2851	Driving Range/Maint Road - Replace	$0	$0	$0	$0	$0
	Golf Course Maintenance Equipment					
3002	Toro Groundsmaster 3100 - Replace	$63,030	$0	$0	$0	$0
3003	John Deere Gator (2017) - Replace	$0	$27,823	$0	$0	$0
3004	John Deere Gator (2018) - Replace	$0	$0	$28,658	$0	$0
3005	7050 Rim Clamp Tire Changer - Replace	$0	$0	$0	$0	$0
3007	Aerator Toro 648 - Replace	$67,599	$0	$0	$0	$0
3008	Aerator Toro 648 - Replace	$72,975	$0	$0	$0	$0
3009	Angle Master 3000MC - Replace	$0	$0	$0	$0	$0
3010	Buffalo Blowers - Replace	$22,578	$0	$0	$0	$0
3016	Compactor Plate - Replace	$6,760	$0	$0	$0	$0
3017	Concrete Saw - Replace	$6,760	$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 3000MC - Replace	$0	$0	$0	$0	$0
3025	John Deere Gator (2009) - Replace	$53,219	$0	$0	$0	$0
3026	John Deere Gator (2012) - Replace	$53,219	$0	$0	$0	$0
3027	John Deere Gator (2013) - Replace	$107,245	$0	$0	$0	$0
3028	Graden Verticutter - Replace	$16,127	$0	$0	$0	$0
3030	Toro Greensmaster 3400 - Replace	$0	$0	$171,091	$0	$0
3033	Toro Greensmaster 3400 - Replace	$80,232	$0	$0	$0	$0
3034	Toro Greensmaster Flex 2100 - Replace	$0	$0	$0	$0	$0
3035	Toro Groundsmaster 3500D - Replace	$196,212	$0	$0	$0	$0
3037	John Deere Aerator 1500 - Replace	$52,413	$0	$0	$0	$0
3038	Toro Groundsmaster 3500D - Replace	$0	$0	$101,372	$0	$0
3039	JD Utility Tractor 5075E - Replace	$0	$0	$0	$0	$0
3040	Kubota Tractor LA1153 - Replace	$0	$0	$0	$0	$0
3045	Manitowoc Hydraulic Lift - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2036	2037	2038	2039	2040
3050	Kubota Rough Mower - Replace	$67,599	$0	$0	$0	$0
3051	Kubota Tractor M6040 - Replace	$90,177	$0	$0	$0	$0
3052	Kubota Tractor M4700 - Replace	$0	$0	$67,011	$0	$0
3053	Kubota Utility Vehicle - Replace	$40,586	$0	$0	$0	$0
3060	Kawasaki Mule 4010 - Replace	$19,621	$0	$0	$0	$0
3070	Lastec Mower (2010) - Replace	$48,650	$0	$0	$0	$0
3071	Harlie Rake - Replace	$0	$0	$0	$0	$0
3072	Lely Spreader - Replace	$0	$0	$13,830	$0	$0
3073	Turfco Mete-R-Matic Top Dresser - Replc	$34,270	$0	$0	$0	$0
3074	Trencher Attachment - Replace	$0	$0	$13,402	$0	$0
3075	Miller Millermatic 250 - Replace	$9,018	$0	$0	$0	$0
3077	Toro MultiPro Sprayer - Replace	$162,614	$0	$0	$0	$0
3078	Toro Chemical Sprayer - Replace	$130,629	$0	$0	$0	$0
3080	Ventrac - Replace	$0	$0	$0	$0	$0
3081	Kubota Excavator U48-5 - Replace	$0	$0	$0	$0	$0
3085	SDI Sprayer - Replace	$29,835	$0	$0	$0	$0
3086	Smithco Green Roller - Replace	$0	$37,097	$0	$0	$0
3087	Smithco Green Roller - Replace	$34,270	$0	$0	$0	$0
3093	Turfco Seeder - Replace	$31,716	$0	$0	$0	$0
3094	Toro Tee Mowers - Replace	$0	$0	$129,031	$0	$0
3095	Toro Workman 3100 - Replace	$48,650	$0	$0	$0	$0
3096	Toro Workman 3200 - Replace	$146,487	$0	$0	$0	$0
3097	Toro Workman HDX-D - Replace	$89,236	$0	$0	$0	$0
3105	Toro Trans-Pro Trailers - Replace	$40,586	$0	$0	$0	$0
3106	Toro Dingo TX-427 - Replace	$72,975	$0	$0	$0	$0
3109	Turfco SP-1530 Top Dresser - Replace	$53,219	$0	$0	$0	$0
3110	TyCrop MH-400 - Replace	$0	$0	$0	$0	$0
3111	TyCrop MH-400 - Replace	$53,219	$0	$0	$0	$0
3112	TyCrop 300 Spreader - Replace	$24,325	$0	$0	$0	$0
3115	Vericut Reels - Replace	$21,637	$0	$0	$0	$0
3116	Honda 21" Mower - Replace	$0	$0	$0	$0	$0
3117	Genie Scissor Lift - Replace	$72,975	$0	$0	$0	$0
3118	Ryan Jr Sod Cutter - Replace	$12,162	$0	$0	$0	$0
3119	Barreto Tiller - Replace	$27,013	$0	$0	$0	$0
3121	John Deere Aerator 1500 - Replace	$52,413	$0	$0	$0	$0
3130	Verti-Drain 7516 - Replace	$101,063	$0	$0	$0	$0
3140	Cement Mixer - Replace	$11,719	$0	$0	$0	$0
3160	Haz Mat Locker - Replace	$0	$0	$0	$0	$0
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)					
103	Concrete Walkways - Repair	$17,740	$0	$0	$0	$0
202	Asphalt Parking Lot - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$32,523	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$0
320	Parking Lot Exterior Lighting - Replace	$0	$0	$0	$0	$0
512	Split-Rail Fence - Replace	$165,302	$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	$17,740	$0	$0	$0	$0
	Lakes					
1701	#10 Lake - Dredge	$0	$0	$40,064	$0	$0
1701	#2/18 Lake - Dredge	$0	$0	$40,064	$0	$0
1701	#9 Lakes - Dredge	$0	$0	$144,002	$0	$0
1703	#7 Lake - Reline	$0	$0	$0	$0	$0
1712	#7 Fountain - Replace	$0	$0	$0	$0	$0
	Total Expenses	$4,780,405	$1,460,007	$2,113,291	$2,423,918	$386,648
	Ending Reserve Balance	$5,261,019	$6,137,374	$6,443,221	$6,513,259	$8,721,309

#	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$8,721,309	$9,512,158	$10,841,143	$12,665,247	$12,767,869
	Annual Reserve Funding	$2,479,013	$2,555,862	$2,635,094	$2,716,782	$2,801,002
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$227,669	$254,138	$293,509	$317,567	$348,623
	Total Income	$11,427,991	$12,322,159	$13,769,746	$15,699,595	$15,917,493
#	Component					
	Clubhouse Exteriors					
105	Balcony Surfaces - Resurface	$0	$0	$0	$0	$0
324	Wall Lights - Replace	$0	$0	$0	$0	$0
401	Awnings - Replace	$11,498	$0	$0	$0	$0
414	Patio Furniture - Replace	$0	$0	$0	$132,790	$0
415	Patio Heaters - Replace	$0	$0	$0	$42,561	$0
503	Metal Rail - Replace	$0	$0	$0	$54,989	$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	$56,398	$0	$0	$0	$0
1117	Exterior Surfaces - Repair (5%)	$0	$0	$0	$0	$0
1302	Built-Up Roof - Replace	$0	$0	$0	$44,604	$0
1303	Comp Shingle Roof - Replace	$0	$0	$0	$5,941	$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
	Clubhouse Bar Area					
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$553,078	$0	$0	$0	$0
911	Bar Appliances - Replace	$0	$0	$0	$0	$0
912	Wine Refrigerator - Replace	$0	$0	$0	$0	$0
	Clubhouse Dining Area					
307	Entertainment Equipment - Replace	$3,225	$0	$0	$0	$0
901	Interior Furnishings - Remodel	$0	$0	$94,543	$0	$0
903	Interiors - Remodel	$553,078	$0	$0	$0	$0
922	AV Equipment - Replace	$0	$0	$0	$147,260	$0
	Clubhouse Kitchen					
2600	Kitchen - Remodel	$0	$0	$0	$0	$134,143
2601	Kitchen Flooring - Resurface	$0	$0	$34,379	$0	$0
2610	Fire Suppression System - Replace	$0	$0	$0	$0	$0
2611	Deep Fryers - 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	$43,305	$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	$43,412	$0
2621	Hood Systems - Replace	$0	$0	$0	$135,854	$0
2622	Dishwasher - Replace	$0	$21,664	$0	$0	$0
2623	Mixer - Replace	$0	$0	$0	$0	$0
2625	Espresso Filtration System - Replace	$0	$12,806	$0	$0	$0
2700	Ice Machines - Replace	$0	$0	$0	$0	$0
2702	Refrigerator Prep Tables - Replace	$0	$0	$39,999	$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) - Replace	$0	$0	$0	$0	$0
2706	Walk-In Freezer - Repair	$0	$0	$0	$0	$0
	Clubhouse Golf Pro Shop					
307	Entertainment Equipment - Replace	$3,225	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
	Clubhouse Meeting Rooms					
307	Entertainment Equipment - Replace	$3,225	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$70,821	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
	Clubhouse Offices/Staff Rooms					
903	Interiors (Office) - Remodel	$0	$0	$0	$68,608	$0

	Fiscal Year	2041	2042	2043	2044	2045
903	Interiors (Staff) - Remodel	$0	$0	$0	$27,409	$0
909	Bathroom - Refurbish	$0	$0	$0	$28,431	$0
920	Office Equipment - Partial Replace	$0	$5,809	$0	$6,163	$0
922	AV Equipment - Replace	$0	$0	$0	$6,163	$0
950	Computer Equipment - Replace/Upgrade	$23,214	$0	$0	$25,366	$0
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)					
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	$478,384	$0
	Clubhouse Mechanical Equipment					
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	$94,826	$0
308	HVAC (P72) - Replace	$0	$0	$0	$65,373	$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	$12,206	$0
313	HVAC (MAU-1) - Replace	$26,018	$0	$0	$0	$0
314	Exhaust Fans (KEF) - Replace	$0	$0	$0	$0	$19,639
315	Exhaust Fans (EF) - Replace	$22,746	$0	$0	$0	$0
316	Booster Fans (SF) - Replace	$11,903	$0	$0	$0	$0
317	Condensing Units - Replace	$32,250	$0	$0	$0	$0
318	Air Cooled Condensing Units - Replace	$12,028	$0	$0	$0	$0
803	Tankless Water Heaters - Replace	$0	$0	$0	$0	$0
1801	Elevators - Modernize	$0	$0	$0	$549,886	$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
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
404	Patio/Pool Furniture - Replace	$0	$104,306	$0	$0	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence - Replace	$0	$78,631	$0	$0	$0
1107	Metal Fence - Repaint	$0	$10,655	$0	$0	$0
1201	Pool Deck - Reseal/Repair	$0	$0	$0	$0	$0
1215	Lane Line Storage Reel - Replace	$0	$4,942	$0	$0	$0
1216	Pool Lane Dividers - Replace	$0	$18,615	$0	$0	$0
1217	Pool Starting Blocks - Replace	$0	$25,836	$0	$0	$0
1219	Emergency EVAC Chair - Replace	$0	$6,997	$0	$0	$0
1219	Trash and Recyclable Units - Replace	$0	$0	$0	$0	$0
1221	Lifeguard Stand - Replace	$0	$0	$11,967	$0	$0
1230	Pool Shades - Replace	$0	$0	$266,108	$0	$0
1401	Display Board - Replace	$0	$5,279	$0	$0	$0
	Clubhouse Pool					
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	$17,876	$0
1208	Pool Heaters - Replace	$0	$0	$0	$36,092	$0
1210	Pool/Spa Pumps - Repair/Replace	$0	$9,468	$0	$10,044	$0
1212	Chemical Controller System - Replace	$0	$0	$0	$0	$0
1213	Pool Timing System - Replace	$0	$0	$0	$0	$0
1214	Pool Area, Mastic - Replace	$10,563	$0	$0	$0	$0
1224	Pool Surfaces - Retile	$0	$0	$0	$0	$0
	Clubhouse Wading Pool					
1202	Wading Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Wading Heaters - Replace	$0	$0	$0	$18,216	$0
	Clubhouse Spas					
1203	Spas - Resurface	$0	$0	$0	$36,432	$0
1206	Spa Filter (2011) - Replace	$0	$0	$0	$0	$0
1206	Spa Filter (2023) - Replace	$0	$0	$0	$0	$0
1208	Spa Heaters - Replace	$0	$0	$0	$0	$0
	Tennis Courts					
409	Benches - Replace	$0	$31,131	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2041	2042	2043	2044	2045
415	Space Heaters - Replace	$0	$0	$0	$26,558	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
518	Metal Trellis - Replace	$0	$0	$0	$0	$0
940	Storage Sheds - Replace	$0	$16,368	$0	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$50,908	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$50,908	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$50,908	$0	$0
1602	Tennis Courts - Resurface	$0	$0	$0	$0	$0
1603	Tennis Court Windscreen - Replace	$0	$64,509	$0	$0	$0
1605	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
	Fitness Center					
303	HVAC Systems - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$60,266	$0
615	Gym Flooring - Replace	$0	$0	$0	$70,140	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
903	Lobby - Remodel	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
930	Exercise Equipment - Replace	$0	$0	$0	$0	$0
990	UPS System - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$75,758	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1309	Metal Trellis - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
	Courtside Grill					
303	HVAC - Replace	$0	$0	$0	$0	$0
303	Walk-In Compressors - Replace	$0	$0	$0	$35,411	$0
306	Exhaust Fans - Replace	$0	$0	$0	$17,705	$0
404	Patio Furniture - Replace	$0	$0	$0	$61,969	$0
510	Metal/Glass Rail - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$59,245	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
915	Bar Area - Remodel	$0	$0	$0	$79,674	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$53,116	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
2612	Charbroiler/2-Drawer Fridge - Replace	$0	$0	$0	$6,725	$0
2612	Grill/Oven Combo - Replace	$0	$0	$0	$17,705	$0
2613	Deep Fryers - Replace	$0	$0	$0	$8,495	$0
2616	Deck Oven - Replace	$0	$0	$0	$61,969	$0
2619	Dishwasher - Replace	$0	$0	$0	$35,411	$0
2621	Prep Station/Low-Boy Fridge - Replace	$0	$0	$0	$6,197	$0
	Golf Course Tee Boxes					
2104	Tee Box, Hole 6 - Renovation	$0	$0	$0	$0	$0
2106	Tee Box, Hole 7 - Renovation	$0	$0	$0	$0	$0
2107	Tee Box, Hole 4/5 - Renovation	$0	$0	$0	$0	$0
2113	Tee Box, Hole 15 - Renovation	$0	$0	$107,435	$0	$0
2115	Tee Box, Hole 2 - Renovation	$0	$0	$0	$0	$0
2118	Tee Box (2018) - Renovation	$0	$0	$0	$0	$0
2119	Tee Box (2019) - Renovation	$0	$0	$0	$0	$0
2120	Tee Box (2022) - Renovation	$0	$0	$0	$0	$0
2121	Tee Box (2023) - Renovation	$0	$0	$0	$0	$0
2122	Tee Box (2024) - Renovation	$0	$0	$0	$0	$0
2123	Tee Box (2025) - Renovation	$0	$0	$0	$0	$0
2124	Tee Box (2026) - Renovation	$0	$0	$0	$0	$0
2125	Tee Box (2027) - Renovation	$0	$0	$0	$0	$0
	Golf Course Bunkers					
2212	Golf Course Bunkers - Renovate	$0	$0	$0	$0	$0
	Golf Course Greens					
2301	Green & Hole - Renovate, Hole 2/3	$0	$0	$0	$0	$0
2305	Green & Hole - Renovate, Hole 8	$0	$0	$0	$0	$0
2307	Green & Hole - Renovate, Hole 4/5	$0	$0	$0	$0	$0
2311	Green & Hole - Renovate, Hole 11/16	$0	$0	$0	$0	$0
2313	Green & Hole - Renovate, Hole 15	$0	$186,146	$0	$0	$0
2314	Green & Hole - Renovate, Hole 14	$0	$0	$0	$0	$158,692
2325	Green & Hole (2024) - Renovate	$0	$0	$0	$0	$0
2326	Green & Hole (2025) - Renovate	$0	$0	$0	$0	$0
2327	Green & Hole (2026) - Renovate	$0	$0	$0	$0	$0

	Fiscal Year	2041	2042	2043	2044	2045
2328	Practice Green - Renovate	$0	$0	$0	$0	$0
	Golf Course Irrigation/Pumps					
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	$22,746	$23,429	$24,132	$24,856	$25,601
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
	Golf Driving Range/Turn Building					
411	Drinking Fountains - Replace	$11,280	$0	$0	$0	$0
2501	Driving Range Nets - Replace (25%)	$67,927	$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	$31,315	$0	$0	$0	$0
2542	Turn Building Bathrooms - Remodel	$39,728	$0	$0	$0	$0
2545	Turn Building HVAC - Replace	$0	$0	$0	$0	$0
2550	Turn Building - Renovate	$205,652	$0	$0	$0	$0
	Golf Course Grounds					
504	Hole #11 Gate - Replace	$0	$7,590	$0	$0	$0
2905	Yardage & Tee Markers - Replace	$0	$0	$0	$0	$0
2910	Golf Cart Paths - Repair/Replace	$64,811	$66,756	$68,758	$70,821	$72,946
2930	Golf Course Bridges - Repair/Replace	$0	$0	$0	$0	$0
	Golf Course Retaining Walls					
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	#13 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
	Golf Course Maintenance Area					
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	$162,075	$0	$0	$0
2830	Maintenance Office - Repair/Replace	$0	$0	$0	$0	$0
2840	Containers - Replace	$0	$0	$0	$0	$0
2845	Maintenance Yard Perim Fence - Replace	$0	$0	$0	$0	$0
2850	Driving Range/Maint Road - Seal/Repair	$0	$0	$0	$0	$20,341
2851	Driving Range/Maint Road - Replace	$0	$0	$0	$0	$0
	Golf Course Maintenance Equipment					
3002	Toro Groundsmaster 3100 - Replace	$0	$0	$0	$0	$0
3003	John Deere Gator (2017) - Replace	$0	$0	$0	$0	$0
3004	John Deere Gator (2018) - Replace	$0	$0	$0	$0	$0
3005	7050 Rim Clamp Tire Changer - Replace	$26,018	$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	$39,957	$0	$0	$0
3010	Buffalo Blowers - Replace	$0	$0	$0	$0	$0
3016	Compactor Plate - Replace	$0	$0	$0	$0	$0
3017	Concrete Saw - Replace	$0	$0	$0	$0	$0
3021	Dayton Crane - Replace	$7,837	$0	$0	$0	$0
3022	Ditch Witch Trencher - Replace	$0	$21,503	$0	$0	$0
3023	Express Dual 3000MC - Replace	$78,366	$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	$0	$0	$0	$0	$0
3033	Toro Greensmaster 3400 - Replace	$0	$0	$0	$0	$0
3034	Toro Greensmaster Flex 2100 - Replace	$0	$192,565	$0	$0	$0
3035	Toro Groundsmaster 3500D - Replace	$0	$0	$0	$0	$0
3037	John Deere Aerator 1500 - Replace	$0	$0	$0	$0	$0
3038	Toro Groundsmaster 3500D - Replace	$0	$0	$0	$0	$0
3039	JD Utility Tractor 5075E - Replace	$0	$0	$0	$0	$0
3040	Kubota Tractor LA1153 - Replace	$0	$86,173	$0	$0	$0
3045	Manitowoc Hydraulic Lift - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2041	2042	2043	2044	2045
3050	Kubota Rough Mower - Replace	$0	$0	$0	$0	$0
3051	Kubota Tractor M6040 - Replace	$0	$0	$0	$0	$0
3052	Kubota Tractor M4700 - Replace	$0	$0	$0	$0	$0
3053	Kubota Utility Vehicle - Replace	$0	$0	$0	$0	$0
3060	Kawasaki Mule 4010 - 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	$0	$0	$0	$0	$0
3073	Turfco Mete-R-Matic Top Dresser - Replc	$0	$0	$0	$0	$0
3074	Trencher Attachment - Replace	$0	$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	$77,668	$0	$0	$0
3081	Kubota Excavator U48-5 - Replace	$0	$131,746	$0	$0	$0
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	$0	$0	$0	$0	$0
3095	Toro Workman 3100 - Replace	$0	$0	$0	$0	$0
3096	Toro Workman 3200 - Replace	$0	$0	$0	$0	$0
3097	Toro Workman HDX-D - Replace	$0	$0	$0	$0	$0
3105	Toro Trans-Pro Trailers - Replace	$0	$0	$0	$0	$0
3106	Toro Dingo TX-427 - Replace	$0	$0	$0	$0	$0
3109	Turfco SP-1530 Top Dresser - Replace	$0	$0	$0	$0	$0
3110	TyCrop MH-400 - Replace	$0	$63,546	$0	$0	$0
3111	TyCrop MH-400 - Replace	$0	$0	$0	$0	$0
3112	TyCrop 300 Spreader - Replace	$0	$0	$0	$0	$0
3115	Vericut Reels - Replace	$0	$0	$0	$0	$0
3116	Honda 21" Mower - Replace	$0	$4,846	$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
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)					
103	Concrete Walkways - Repair	$0	$0	$0	$0	$0
202	Asphalt Parking Lot - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$37,703	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$102,229
320	Parking Lot Exterior Lighting - Replace	$0	$0	$261,150	$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	$231,463
1403	Monument Sign - Replace	$0	$0	$0	$0	$0
	Lakes					
1701	#10 Lake - Dredge	$0	$0	$0	$0	$0
1701	#2/18 Lake - Dredge	$0	$0	$0	$0	$0
1701	#9 Lakes - 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	$1,915,833	$1,481,016	$1,104,499	$2,931,726	$765,055
	Ending Reserve Balance	$9,512,158	$10,841,143	$12,665,247	$12,767,869	$15,152,439

#	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$15,152,439	$11,876,358	$14,418,708	$16,487,352	$18,037,873
	Annual Reserve Funding	$2,887,833	$2,977,356	$3,069,654	$3,164,813	$3,262,922
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$337,491	$328,329	$385,904	$431,094	$475,678
	Total Income	$18,377,763	$15,182,043	$17,874,266	$20,083,259	$21,776,474
#	Component					
	Clubhouse Exteriors					
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 Heaters - 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	$163,453	$0	$0	$0	$0
1116	Exterior Trim - Repaint	$65,381	$0	$0	$0	$0
1117	Exterior Surfaces - Repair (5%)	$49,849	$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
	Clubhouse Bar Area					
901	Interior Furnishings - Replace	$89,583	$0	$0	$0	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
911	Bar Appliances - Replace	$40,096	$0	$0	$0	$0
912	Wine Refrigerator - Replace	$14,413	$0	$0	$0	$0
	Clubhouse Dining Area					
307	Entertainment Equipment - Replace	$3,739	$0	$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
	Clubhouse Kitchen					
2600	Kitchen - Remodel	$0	$0	$0	$0	$0
2601	Kitchen Flooring - Resurface	$0	$0	$0	$41,051	$0
2610	Fire Suppression System - Replace	$0	$0	$0	$0	$0
2611	Deep Fryers - Replace	$23,841	$0	$0	$0	$0
2612	Broiler (Salamander) - Replace	$20,951	$0	$0	$0	$0
2613	Broiler (Underfired) - Replace	$40,096	$0	$0	$0	$0
2614	Oven - Replace	$0	$0	$0	$0	$0
2615	Range (6-Burner) - Replace	$26,369	$0	$0	$0	$0
2616	Range (4-Burner) - Replace	$20,951	$0	$0	$0	$0
2617	Range (Flat -Top) - Replace	$29,078	$0	$0	$0	$0
2618	Stove - Replace	$7,875	$0	$0	$0	$0
2619	Gas Stone Oven - Replace	$71,522	$0	$0	$0	$0
2620	Grease Trap - Replace	$0	$0	$0	$0	$0
2621	Hood Systems - Replace	$0	$0	$0	$0	$0
2622	Dishwasher - Replace	$0	$0	$0	$0	$0
2623	Mixer - Replace	$11,740	$0	$0	$0	$0
2625	Espresso Filtration System - Replace	$0	$0	$0	$0	$16,222
2700	Ice Machines - Replace	$31,607	$0	$0	$0	$0
2702	Refrigerator Prep Tables - Replace	$0	$0	$0	$0	$0
2704	2-Drawer Warmers - Replace	$9,554	$0	$0	$0	$0
2705	Refrigerator (Reach-In) - Replace	$0	$22,510	$0	$0	$0
2705	Refrigerator (Undercounter) - Replace	$7,875	$0	$0	$0	$0
2706	Walk-In Freezer - Repair	$23,841	$0	$0	$0	$0
	Clubhouse Golf Pro Shop					
307	Entertainment Equipment - Replace	$3,739	$0	$0	$0	$0
901	Interior Furnishings - Replace	$90,847	$0	$0	$0	$0
903	Interiors - Remodel	$55,809	$0	$0	$0	$0
	Clubhouse Meeting Rooms					
307	Entertainment Equipment - Replace	$3,739	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$0	$24,928	$0	$0	$0
	Clubhouse Offices/Staff Rooms					
903	Interiors (Office) - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
903	Interiors (Staff) - Remodel	$0	$0	$0	$0	$0
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
920	Office Equipment - Partial Replace	$6,538	$0	$6,936	$0	$7,359
922	AV Equipment - Replace	$0	$0	$0	$0	$0
950	Computer Equipment - Replace/Upgrade	$0	$27,718	$0	$0	$30,289
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)					
901	Interior Furnishings - Replace	$59,421	$0	$0	$0	$0
903	Interiors - Remodel	$267,304	$0	$0	$0	$0
909	Bathrooms - Refurbish	$411,793	$0	$0	$0	$0
910	Locker Rooms - Refurbish	$0	$0	$0	$0	$0
	Clubhouse Mechanical Equipment					
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	$11,901	$0
306	HVAC (P24) - Replace	$0	$0	$0	$12,572	$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	$52,892	$0
310	HVAC (P54) - Replace	$0	$0	$0	$18,966	$0
311	HVAC (P96) - Replace	$0	$0	$0	$28,814	$0
312	HVAC (P30) - Replace	$0	$0	$0	$14,151	$0
313	HVAC (MAU-1) - Replace	$0	$0	$0	$0	$0
314	Exhaust Fans (KEF) - Replace	$0	$0	$0	$0	$0
315	Exhaust Fans (EF) - Replace	$0	$0	$0	$0	$0
316	Booster Fans (SF) - Replace	$0	$0	$0	$0	$0
317	Condensing Units - Replace	$0	$0	$0	$0	$0
318	Air Cooled Condensing Units - Replace	$0	$0	$0	$0	$0
803	Tankless Water Heaters - Replace	$0	$0	$0	$0	$128,269
1801	Elevators - Modernize	$0	$0	$0	$0	$0
1805	Elevator Cab (Common) - Remodel	$65,381	$0	$0	$0	$0
1805	Freight Elevator - Remodel	$0	$0	$0	$0	$0
1819	Fire Alarm System - Replace	$0	$0	$0	$0	$0
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)					
320	Pole Lights - Replace	$0	$97,293	$0	$0	$0
404	Patio/Pool Furniture - Replace	$0	$0	$0	$128,283	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$12,352	$0	$0	$0
1201	Pool Deck - Reseal/Repair	$0	$115,896	$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	$8,863
1219	Trash and Recyclable Units - Replace	$0	$0	$31,807	$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
	Clubhouse Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filters - Replace	$0	$38,508	$0	$0	$0
1207	CO2 Filter System - Replace	$0	$0	$0	$0	$0
1208	Pool Heaters - Replace	$0	$0	$0	$0	$43,095
1210	Pool/Spa Pumps - Repair/Replace	$10,656	$0	$11,305	$0	$11,993
1212	Chemical Controller System - Replace	$14,792	$0	$0	$0	$0
1213	Pool Timing System - Replace	$0	$0	$33,340	$0	$0
1214	Pool Area, Mastic - Replace	$12,245	$0	$0	$0	$0
1224	Pool Surfaces - Retile	$0	$0	$0	$0	$0
	Clubhouse Wading Pool					
1202	Wading Pool - Resurface	$17,881	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$6,120	$0	$0	$0
1208	Wading Heaters - Replace	$0	$0	$0	$0	$21,751
	Clubhouse Spas					
1203	Spas - Resurface	$0	$0	$0	$0	$43,502
1206	Spa Filter (2011) - Replace	$0	$12,092	$0	$0	$0
1206	Spa Filter (2023) - Replace	$0	$12,092	$0	$0	$0
1208	Spa Heaters - Replace	$20,951	$0	$0	$0	$0
	Tennis Courts					
409	Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
415	Space Heaters - Replace	$0	$0	$0	$0	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
518	Metal Trellis - Replace	$0	$0	$0	$0	$0
940	Storage Sheds - Replace	$0	$0	$0	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$59,016	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$59,016	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$59,016	$0	$0
1602	Tennis Courts - Resurface	$0	$0	$0	$0	$0
1603	Tennis Court Windscreen - Replace	$0	$74,784	$0	$0	$0
1605	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
	Fitness Center					
303	HVAC Systems - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
615	Gym Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
903	Lobby - Remodel	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
930	Exercise Equipment - Replace	$0	$0	$0	$0	$0
990	UPS System - Replace	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1306	Membrane Roof - Replace	$0	$0	$0	$224,989	$0
1309	Metal Trellis - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
	Courtside Grill					
303	HVAC - Replace	$0	$0	$0	$0	$0
303	Walk-In Compressors - Replace	$0	$0	$0	$0	$0
306	Exhaust Fans - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
510	Metal/Glass Rail - Replace	$0	$0	$0	$0	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
915	Bar Area - Remodel	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1306	Membrane Roof - Replace	$0	$0	$0	$143,677	$0
1315	Roof Hatch - Replace	$0	$0	$0	$0	$0
2612	Charbroiler/2-Drawer Fridge - Replace	$0	$0	$0	$0	$0
2612	Grill/Oven Combo - Replace	$0	$0	$0	$0	$0
2613	Deep Fryers - Replace	$0	$0	$0	$0	$0
2616	Deck Oven - Replace	$0	$0	$0	$0	$0
2619	Dishwasher - Replace	$0	$0	$0	$0	$0
2621	Prep Station/Low-Boy Fridge - Replace	$0	$0	$0	$0	$0
	Golf Course Tee Boxes					
2104	Tee Box, Hole 6 - Renovation	$363,028	$0	$0	$0	$0
2106	Tee Box, Hole 7 - Renovation	$59,421	$0	$0	$0	$0
2107	Tee Box, Hole 4/5 - Renovation	$0	$0	$0	$266,434	$0
2113	Tee Box, Hole 15 - Renovation	$0	$0	$0	$0	$0
2115	Tee Box, Hole 2 - Renovation	$0	$0	$0	$0	$0
2118	Tee Box (2018) - Renovation	$0	$0	$0	$0	$0
2119	Tee Box (2019) - Renovation	$0	$0	$0	$0	$0
2120	Tee Box (2022) - Renovation	$123,538	$0	$0	$0	$0
2121	Tee Box (2023) - Renovation	$123,538	$0	$0	$0	$0
2122	Tee Box (2024) - Renovation	$123,538	$0	$0	$0	$0
2123	Tee Box (2025) - Renovation	$93,376	$0	$0	$0	$0
2124	Tee Box (2026) - Renovation	$123,538	$0	$0	$0	$0
2125	Tee Box (2027) - Renovation	$0	$127,244	$0	$0	$0
	Golf Course Bunkers					
2212	Golf Course Bunkers - Renovate	$0	$0	$0	$0	$0
	Golf Course Greens					
2301	Green & Hole - Renovate, Hole 2/3	$0	$0	$0	$0	$0
2305	Green & Hole - Renovate, Hole 8	$0	$0	$0	$0	$0
2307	Green & Hole - Renovate, Hole 4/5	$0	$0	$0	$0	$0
2311	Green & Hole - Renovate, Hole 11/16	$0	$0	$0	$0	$0
2313	Green & Hole - Renovate, Hole 15	$0	$0	$0	$0	$0
2314	Green & Hole - Renovate, Hole 14	$0	$0	$0	$0	$0
2325	Green & Hole (2024) - Renovate	$0	$0	$0	$0	$0
2326	Green & Hole (2025) - Renovate	$0	$0	$0	$0	$0
2327	Green & Hole (2026) - Renovate	$0	$0	$0	$0	$0
2328	Practice Green - Renovate	$0	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
	Golf Course Irrigation/Pumps					
851	Pumps/Controllers (#4) - Replace	$0	$0	$0	$0	$235,804
852	Pumps/Controllers (#11) - Replace	$0	$0	$0	$0	$235,804
853	Pumps/Controllers (#18) - Replace	$0	$0	$0	$0	$475,674
1005	Irrigation System - Repairs	$26,369	$27,160	$27,975	$28,814	$29,679
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
	Golf Driving Range/Turn Building					
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	$46,056	$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	$13,076	$0	$0	$0	$0
2550	Turn Building - Renovate	$0	$0	$0	$0	$0
	Golf Course Grounds					
504	Hole #11 Gate - Replace	$0	$0	$0	$0	$0
2905	Yardage & Tee Markers - Replace	$144,128	$0	$0	$0	$0
2910	Golf Cart Paths - Repair/Replace	$75,134	$77,388	$79,710	$82,101	$84,564
2930	Golf Course Bridges - Repair/Replace	$0	$0	$0	$0	$0
	Golf Course Retaining Walls					
514	# 2 Retaining Wall - Replace	$0	$0	$0	$133,217	$0
514	# 5 Retaining Wall - Replace	$0	$0	$0	$0	$0
514	# 9 Retaining Wall - Replace	$0	$0	$0	$133,217	$0
514	#13 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
	Golf Course Maintenance Area					
1222	Solar Panels - Replace	$0	$0	$0	$596,023	$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	$128,283	$0
2840	Containers - Replace	$0	$0	$0	$0	$0
2845	Maintenance Yard Perim Fence - Replace	$0	$0	$0	$0	$0
2850	Driving Range/Maint Road - Seal/Repair	$0	$0	$0	$0	$0
2851	Driving Range/Maint Road - Replace	$0	$0	$0	$0	$0
	Golf Course Maintenance Equipment					
3002	Toro Groundsmaster 3100 - Replace	$84,707	$0	$0	$0	$0
3003	John Deere Gator (2017) - Replace	$0	$37,392	$0	$0	$0
3004	John Deere Gator (2018) - Replace	$0	$0	$38,514	$0	$0
3005	7050 Rim Clamp Tire Changer - Replace	$0	$0	$0	$0	$0
3007	Aerator Toro 648 - Replace	$90,847	$0	$0	$0	$0
3008	Aerator Toro 648 - Replace	$98,072	$0	$0	$0	$0
3009	Angle Master 3000MC - Replace	$0	$0	$0	$0	$0
3010	Buffalo Blowers - Replace	$30,343	$0	$0	$0	$0
3016	Compactor Plate - Replace	$9,085	$0	$0	$0	$0
3017	Concrete Saw - Replace	$9,085	$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 3000MC - Replace	$0	$0	$0	$0	$0
3025	John Deere Gator (2009) - Replace	$71,522	$0	$0	$0	$0
3026	John Deere Gator (2012) - Replace	$71,522	$0	$0	$0	$0
3027	John Deere Gator (2013) - Replace	$144,128	$0	$0	$0	$0
3028	Graden Verticutter - Replace	$21,673	$0	$0	$0	$0
3030	Toro Greensmaster 3400 - Replace	$0	$0	$229,932	$0	$0
3033	Toro Greensmaster 3400 - Replace	$107,825	$0	$0	$0	$0
3034	Toro Greensmaster Flex 2100 - Replace	$0	$0	$0	$0	$243,935
3035	Toro Groundsmaster 3500D - Replace	$263,692	$0	$0	$0	$0
3037	John Deere Aerator 1500 - Replace	$70,438	$0	$0	$0	$0
3038	Toro Groundsmaster 3500D - Replace	$0	$0	$136,235	$0	$0
3039	JD Utility Tractor 5075E - Replace	$0	$0	$102,895	$0	$0
3040	Kubota Tractor LA1153 - Replace	$0	$0	$0	$0	$0
3045	Manitowoc Hydraulic Lift - Replace	$0	$0	$0	$0	$0
3050	Kubota Rough Mower - Replace	$90,847	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
3051	Kubota Tractor M6040 - Replace	$121,190	$0	$0	$0	$0
3052	Kubota Tractor M4700 - Replace	$0	$0	$0	$0	$95,541
3053	Kubota Utility Vehicle - Replace	$54,545	$0	$0	$0	$0
3060	Kawasaki Mule 4010 - Replace	$26,369	$0	$0	$0	$0
3070	Lastec Mower (2010) - Replace	$65,381	$0	$0	$0	$0
3071	Harlie Rake - Replace	$48,404	$0	$0	$0	$0
3072	Lely Spreader - Replace	$0	$0	$18,586	$0	$0
3073	Turfco Mete-R-Matic Top Dresser - Replc	$46,056	$0	$0	$0	$0
3074	Trencher Attachment - Replace	$0	$0	$18,011	$0	$0
3075	Miller Millermatic 250 - Replace	$12,119	$0	$0	$0	$0
3077	Toro MultiPro Sprayer - Replace	$218,539	$0	$0	$0	$0
3078	Toro Chemical Sprayer - Replace	$175,554	$0	$0	$0	$0
3080	Ventrac - Replace	$0	$0	$0	$0	$0
3081	Kubota Excavator U48-5 - Replace	$0	$0	$0	$0	$0
3085	SDI Sprayer - Replace	$40,096	$0	$0	$0	$0
3086	Smithco Green Roller - Replace	$0	$49,856	$0	$0	$0
3087	Smithco Green Roller - Replace	$46,056	$0	$0	$0	$0
3093	Turfco Seeder - Replace	$42,624	$0	$0	$0	$0
3094	Toro Tee Mowers - Replace	$0	$0	$173,407	$0	$0
3095	Toro Workman 3100 - Replace	$65,381	$0	$0	$0	$0
3096	Toro Workman 3200 - Replace	$196,866	$0	$0	$0	$0
3097	Toro Workman HDX-D - Replace	$119,926	$0	$0	$0	$0
3105	Toro Trans-Pro Trailers - Replace	$54,545	$0	$0	$0	$0
3106	Toro Dingo TX-427 - Replace	$98,072	$0	$0	$0	$0
3109	Turfco SP-1530 Top Dresser - Replace	$71,522	$0	$0	$0	$0
3110	TyCrop MH-400 - Replace	$0	$0	$0	$0	$0
3111	TyCrop MH-400 - Replace	$71,522	$0	$0	$0	$0
3112	TyCrop 300 Spreader - Replace	$32,691	$0	$0	$0	$0
3115	Vericut Reels - Replace	$29,078	$0	$0	$0	$0
3116	Honda 21" Mower - Replace	$0	$0	$0	$0	$6,139
3117	Genie Scissor Lift - Replace	$98,072	$0	$0	$0	$0
3118	Ryan Jr Sod Cutter - Replace	$16,345	$0	$0	$0	$0
3119	Barreto Tiller - Replace	$36,303	$0	$0	$0	$0
3121	John Deere Aerator 1500 - Replace	$70,438	$0	$0	$0	$0
3130	Verti-Drain 7516 - Replace	$135,820	$0	$0	$0	$0
3140	Cement Mixer - Replace	$15,749	$0	$0	$0	$0
3160	Haz Mat Locker - Replace	$42,624	$0	$0	$0	$0
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)					
103	Concrete Walkways - Repair	$23,841	$0	$0	$0	$0
202	Asphalt Parking Lot - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$43,708	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$0
320	Parking Lot Exterior Lighting - Replace	$0	$0	$0	$0	$0
512	Split-Rail Fence - Replace	$0	$0	$0	$0	$0
514	Retaining/Planter Walls - Replace	$49,849	$0	$0	$0	$0
1010	Landscaping - Upgrade	$0	$0	$0	$0	$0
1403	Monument Sign - Replace	$0	$0	$0	$0	$0
	Lakes					
1701	#10 Lake - Dredge	$0	$0	$53,843	$0	$0
1701	#2/18 Lake - Dredge	$0	$0	$53,843	$0	$0
1701	#9 Lakes - Dredge	$0	$0	$193,526	$0	$0
1703	#7 Lake - Reline	$30,343	$0	$0	$0	$0
1712	#7 Fountain - Replace	$30,343	$0	$0	$0	$0
	Total Expenses	$6,501,404	$763,335	$1,386,914	$2,045,386	$1,718,483
	Ending Reserve Balance	$11,876,358	$14,418,708	$16,487,352	$18,037,873	$20,057,990

#	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$20,057,990	$19,733,472	$22,707,250	$26,266,675	$26,012,156
	Annual Reserve Funding	$3,364,073	$3,468,359	$3,575,878	$3,686,730	$3,801,019
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$496,850	$529,930	$611,505	$652,772	$666,390
	Total Income	$23,918,913	$23,731,760	$26,894,634	$30,606,177	$30,479,565
#	Component					
	Clubhouse Exteriors					
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	$178,458	$0
415	Patio Heaters - Replace	$0	$0	$0	$57,198	$0
503	Metal Rail - Replace	$0	$0	$0	$0	$0
701	Exterior Doors - Replace	$0	$0	$0	$90,602	$0
703	Utility Doors - Replace	$0	$0	$0	$33,404	$0
709	Vehicle Gate - Replace	$0	$0	$0	$27,684	$0
1115	Exterior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Exterior Trim - Repaint	$75,795	$0	$0	$0	$0
1117	Exterior Surfaces - Repair (5%)	$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	$398,099	$0
1312	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Clubhouse Bar Area					
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$743,291	$0	$0	$0	$0
911	Bar Appliances - Replace	$0	$0	$0	$0	$0
912	Wine Refrigerator - Replace	$0	$0	$0	$0	$0
	Clubhouse Dining Area					
307	Entertainment Equipment - Replace	$4,334	$0	$0	$0	$0
901	Interior Furnishings - Remodel	$0	$0	$127,058	$0	$0
903	Interiors - Remodel	$743,291	$0	$0	$0	$0
922	AV Equipment - Replace	$0	$0	$0	$197,906	$0
	Clubhouse Kitchen					
2600	Kitchen - Remodel	$0	$0	$0	$0	$0
2601	Kitchen Flooring - Resurface	$0	$0	$0	$0	$49,017
2610	Fire Suppression System - Replace	$0	$0	$0	$30,201	$0
2611	Deep Fryers - 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	$58,198	$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 Systems - Replace	$0	$0	$0	$0	$0
2622	Dishwasher - Replace	$0	$29,114	$0	$0	$0
2623	Mixer - Replace	$0	$0	$0	$0	$0
2625	Espresso Filtration System - Replace	$0	$0	$0	$0	$0
2700	Ice Machines - Replace	$0	$0	$0	$0	$0
2702	Refrigerator Prep Tables - Replace	$0	$0	$53,755	$0	$0
2704	2-Drawer Warmers - Replace	$0	$0	$0	$0	$0
2705	Refrigerator (Reach-In) - Replace	$0	$0	$0	$0	$28,514
2705	Refrigerator (Undercounter) - Replace	$0	$0	$0	$0	$0
2706	Walk-In Freezer - Repair	$0	$0	$0	$0	$0
	Clubhouse Golf Pro Shop					
307	Entertainment Equipment - Replace	$4,334	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$0	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
	Clubhouse Meeting Rooms					
307	Entertainment Equipment - Replace	$4,334	$0	$0	$0	$0
901	Interior Furnishings - Replace	$0	$0	$0	$95,178	$0
903	Interiors - Remodel	$0	$0	$0	$0	$0
	Clubhouse Offices/Staff Rooms					
903	Interiors (Office) - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2051	2052	2053	2054	2055
903	Interiors (Staff) - Remodel	$0	$0	$0	$0	$0
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
920	Office Equipment - Partial Replace	$0	$7,807	$0	$8,282	$0
922	AV Equipment - Replace	$0	$0	$0	$8,282	$0
950	Computer Equipment - Replace/Upgrade	$0	$0	$33,097	$0	$0
	Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)					
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	$642,908	$0
	Clubhouse Mechanical Equipment					
303	HVAC (P144) - Replace	$0	$0	$0	$269,975	$0
304	HVAC (P1P96) - Replace	$0	$0	$0	$382,084	$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	$16,404	$0
313	HVAC (MAU-1) - Replace	$0	$0	$0	$0	$0
314	Exhaust Fans (KEF) - Replace	$0	$0	$0	$0	$0
315	Exhaust Fans (EF) - Replace	$0	$0	$0	$0	$0
316	Booster Fans (SF) - Replace	$0	$0	$0	$0	$0
317	Condensing Units - Replace	$0	$0	$0	$0	$0
318	Air Cooled Condensing Units - Replace	$0	$0	$0	$0	$0
803	Tankless Water Heaters - 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	$36,836	$0
1819	Fire Alarm System - Replace	$0	$0	$0	$148,715	$0
	Clubhouse Pool Area (Fencing, Pool Furniture, etc.)					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
404	Patio/Pool Furniture - Replace	$0	$0	$0	$0	$0
411	Drinking Fountain - Replace	$0	$14,018	$0	$0	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$14,320	$0	$0	$0
1201	Pool Deck - Reseal/Repair	$0	$0	$0	$142,538	$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 - Replace	$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
	Clubhouse Pool					
1202	Pool - Resurface	$533,913	$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	$0
1210	Pool/Spa Pumps - Repair/Replace	$0	$12,724	$0	$13,499	$0
1212	Chemical Controller System - Replace	$0	$0	$0	$0	$0
1213	Pool Timing System - Replace	$0	$0	$0	$0	$0
1214	Pool Area, Mastic - Replace	$14,196	$0	$0	$0	$0
1224	Pool Surfaces - Retile	$0	$54,993	$0	$0	$0
	Clubhouse Wading Pool					
1202	Wading Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Wading Heaters - Replace	$0	$0	$0	$0	$0
	Clubhouse Spas					
1203	Spas - Resurface	$0	$0	$0	$0	$0
1206	Spa Filter (2011) - Replace	$0	$0	$0	$0	$0
1206	Spa Filter (2023) - Replace	$0	$0	$0	$0	$0
1208	Spa Heaters - Replace	$0	$25,016	$0	$0	$0
	Tennis Courts					
409	Benches - Replace	$0	$41,838	$0	$0	$0
411	Drinking Fountains - Replace	$172,737	$0	$0	$0	$0

	Fiscal Year	2051	2052	2053	2054	2055
415	Space Heaters - Replace	$0	$0	$0	$35,692	$0
502	Chain Link Fence - Replace	$0	$0	$0	$0	$0
518	Metal Trellis - Replace	$0	$0	$0	$133,157	$0
940	Storage Sheds - Replace	$0	$0	$0	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$68,416	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$68,416	$0	$0
1601	Tennis Courts - Seal/Repair/Stripe	$0	$0	$68,416	$0	$0
1602	Tennis Courts - Resurface	$0	$0	$0	$0	$0
1603	Tennis Court Windscreen - Replace	$0	$86,695	$0	$0	$0
1605	Tennis Court Lights - Replace	$0	$0	$0	$0	$0
	Fitness Center					
303	HVAC Systems - Replace	$0	$0	$0	$142,767	$0
411	Drinking Fountains - Replace	$0	$0	$0	$11,897	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
615	Gym Flooring - Replace	$0	$0	$0	$94,263	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
903	Lobby - Remodel	$0	$0	$0	$29,743	$0
909	Bathrooms - Refurbish	$0	$0	$0	$74,586	$0
930	Exercise Equipment - Replace	$0	$0	$0	$297,431	$0
990	UPS System - Replace	$0	$0	$0	$59,486	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$101,813	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1309	Metal Trellis - Replace	$0	$0	$0	$71,383	$0
1315	Roof Hatch - Replace	$0	$0	$0	$11,897	$0
	Courtside Grill					
303	HVAC - Replace	$0	$0	$0	$83,281	$0
303	Walk-In Compressors - Replace	$0	$0	$0	$47,589	$0
306	Exhaust Fans - Replace	$0	$0	$0	$23,794	$0
404	Patio Furniture - Replace	$0	$0	$0	$83,281	$0
510	Metal/Glass Rail - Replace	$0	$0	$0	$64,291	$0
608	Laminate Flooring - Replace	$0	$0	$0	$0	$0
740	Exterior Doors - Replace	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$89,229	$0
915	Bar Area - Remodel	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$71,383	$0
1306	Membrane Roof - Replace	$0	$0	$0	$0	$0
1315	Roof Hatch - Replace	$0	$0	$0	$11,897	$0
2612	Charbroiler/2-Drawer Fridge - Replace	$0	$0	$0	$0	$0
2612	Grill/Oven Combo - Replace	$0	$0	$0	$0	$0
2613	Deep Fryers - Replace	$0	$0	$0	$11,417	$0
2616	Deck Oven - Replace	$0	$0	$0	$0	$0
2619	Dishwasher - Replace	$0	$0	$0	$47,589	$0
2621	Prep Station/Low-Boy Fridge - Replace	$0	$0	$0	$8,328	$0
	Golf Course Tee Boxes					
2104	Tee Box, Hole 6 - Renovation	$0	$0	$0	$0	$0
2106	Tee Box, Hole 7 - Renovation	$0	$0	$0	$0	$0
2107	Tee Box, Hole 4/5 - Renovation	$0	$0	$0	$0	$0
2113	Tee Box, Hole 15 - Renovation	$0	$0	$0	$0	$0
2115	Tee Box, Hole 2 - Renovation	$0	$0	$0	$0	$213,269
2118	Tee Box (2018) - Renovation	$0	$0	$0	$0	$0
2119	Tee Box (2019) - Renovation	$0	$0	$0	$0	$0
2120	Tee Box (2022) - Renovation	$0	$0	$0	$0	$0
2121	Tee Box (2023) - Renovation	$0	$0	$0	$0	$0
2122	Tee Box (2024) - Renovation	$0	$0	$0	$0	$0
2123	Tee Box (2025) - Renovation	$0	$0	$0	$0	$0
2124	Tee Box (2026) - Renovation	$0	$0	$0	$0	$0
2125	Tee Box (2027) - Renovation	$0	$0	$0	$0	$0
	Golf Course Bunkers					
2212	Golf Course Bunkers - Renovate	$0	$0	$0	$0	$2,123,266
	Golf Course Greens					
2301	Green & Hole - Renovate, Hole 2/3	$0	$0	$0	$0	$0
2305	Green & Hole - Renovate, Hole 8	$0	$0	$0	$0	$0
2307	Green & Hole - Renovate, Hole 4/5	$0	$0	$0	$0	$0
2311	Green & Hole - Renovate, Hole 11/16	$0	$0	$0	$0	$0
2313	Green & Hole - Renovate, Hole 15	$0	$0	$0	$0	$0
2314	Green & Hole - Renovate, Hole 14	$0	$0	$0	$0	$0
2325	Green & Hole (2024) - Renovate	$0	$0	$0	$0	$0
2326	Green & Hole (2025) - Renovate	$0	$0	$0	$0	$0
2327	Green & Hole (2026) - Renovate	$0	$0	$0	$0	$0

	Fiscal Year	2051	2052	2053	2054	2055
2328	Practice Green - Renovate	$533,913	$0	$0	$0	$0
	Golf Course Irrigation/Pumps					
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	$30,569	$31,486	$32,431	$33,404	$34,406
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
	Golf Driving Range/Turn Building					
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%)	$268,004	$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
	Golf Course Grounds					
504	Hole #11 Gate - Replace	$0	$0	$0	$0	$0
2905	Yardage & Tee Markers - Replace	$0	$0	$0	$0	$0
2910	Golf Cart Paths - Repair/Replace	$87,101	$89,714	$92,406	$95,178	$98,033
2930	Golf Course Bridges - Repair/Replace	$0	$0	$0	$0	$0
	Golf Course Retaining Walls					
514	# 2 Retaining Wall - Replace	$0	$0	$0	$0	$0
514	# 5 Retaining Wall - Replace	$0	$31,486	$0	$0	$0
514	# 9 Retaining Wall - Replace	$0	$0	$0	$0	$0
514	#13 Retaining Wall - Replace	$0	$0	$0	$0	$117,593
514	#14 Retaining Wall - Replace	$0	$0	$0	$0	$147,050
514	#17 Retaining Wall - Replace	$0	$0	$0	$0	$0
	Golf Course Maintenance Area					
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	$50,334	$0
2845	Maintenance Yard Perim Fence - Replace	$0	$102,654	$0	$0	$0
2850	Driving Range/Maint Road - Seal/Repair	$0	$0	$25,767	$0	$0
2851	Driving Range/Maint Road - Replace	$0	$0	$0	$0	$0
	Golf Course Maintenance Equipment					
3002	Toro Groundsmaster 3100 - Replace	$0	$0	$0	$0	$0
3003	John Deere Gator (2017) - Replace	$0	$0	$0	$0	$0
3004	John Deere Gator (2018) - Replace	$0	$0	$0	$0	$0
3005	7050 Rim Clamp Tire Changer - Replace	$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
3016	Compactor Plate - Replace	$0	$0	$0	$0	$0
3017	Concrete Saw - Replace	$0	$0	$0	$0	$0
3021	Dayton Crane - Replace	$0	$0	$0	$0	$0
3022	Ditch Witch Trencher - Replace	$0	$0	$0	$30,658	$0
3023	Express Dual 3000MC - 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	$0	$0	$0	$0	$0
3033	Toro Greensmaster 3400 - Replace	$0	$0	$0	$0	$0
3034	Toro Greensmaster Flex 2100 - Replace	$0	$0	$0	$0	$0
3035	Toro Groundsmaster 3500D - Replace	$0	$0	$0	$0	$0
3037	John Deere Aerator 1500 - Replace	$0	$0	$0	$0	$0
3038	Toro Groundsmaster 3500D - Replace	$0	$0	$0	$0	$0
3039	JD Utility Tractor 5075E - Replace	$0	$0	$0	$0	$0
3040	Kubota Tractor LA1153 - Replace	$0	$115,809	$0	$0	$0
3045	Manitowoc Hydraulic Lift - Replace	$77,260	$0	$0	$0	$0

	Fiscal Year	2051	2052	2053	2054	2055
3050	Kubota Rough Mower - Replace	$0	$0	$0	$0	$0
3051	Kubota Tractor M6040 - Replace	$0	$0	$0	$0	$0
3052	Kubota Tractor M4700 - Replace	$0	$0	$0	$0	$0
3053	Kubota Utility Vehicle - Replace	$0	$0	$0	$0	$0
3060	Kawasaki Mule 4010 - 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	$0	$0	$0	$0	$0
3073	Turfco Mete-R-Matic Top Dresser - Replc	$0	$0	$0	$0	$0
3074	Trencher Attachment - Replace	$0	$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	$104,379	$0	$0	$0
3081	Kubota Excavator U48-5 - Replace	$0	$177,056	$0	$0	$0
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	$0	$0	$0	$0	$0
3095	Toro Workman 3100 - Replace	$0	$0	$0	$0	$0
3096	Toro Workman 3200 - Replace	$0	$0	$0	$0	$0
3097	Toro Workman HDX-D - Replace	$0	$0	$0	$0	$0
3105	Toro Trans-Pro Trailers - Replace	$0	$0	$0	$0	$0
3106	Toro Dingo TX-427 - Replace	$0	$0	$0	$0	$0
3109	Turfco SP-1530 Top Dresser - Replace	$0	$0	$0	$0	$0
3110	TyCrop MH-400 - Replace	$0	$85,401	$0	$0	$0
3111	TyCrop MH-400 - Replace	$0	$0	$0	$0	$0
3112	TyCrop 300 Spreader - Replace	$0	$0	$0	$0	$0
3115	Vericut Reels - Replace	$0	$0	$0	$0	$0
3116	Honda 21" Mower - Replace	$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
	Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)					
103	Concrete Walkways - Repair	$0	$0	$0	$0	$0
202	Asphalt Parking Lot - Resurface	$841,699	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$50,669	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$0
320	Parking Lot Exterior 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	$311,067
1403	Monument Sign - Replace	$0	$0	$0	$0	$0
	Lakes					
1701	#10 Lake - Dredge	$0	$0	$0	$0	$0
1701	#2/18 Lake - Dredge	$0	$0	$0	$0	$0
1701	#9 Lakes - 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	$4,185,441	$1,024,510	$627,958	$4,594,021	$3,122,214
	Ending Reserve Balance	$19,733,472	$22,707,250	$26,266,675	$26,012,156	$27,357,351

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client beyond this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work performed by Association Reserves adheres to National Reserve Study Standards (NRSS) under his Responsible Charge. To our knowledge, no material issues have been withheld that would distort the client's situation.

This Reserve Study relies on information provided by representatives of the client, vendors, and suppliers regarding financial details, component quantities, maintenance plans, contracts, and historical conditions. This information is deemed reliable but is not audited or independently verified. Our work is for budgeting purposes only and is not intended to be used for the purpose of any type of audit, quality inspections, forensic analysis, background checks of historical records, or the identification of construction defects, hazardous materials, or dangerous conditions.

Estimates for interest and inflation have been included because including such estimates is more accurate than ignoring them completely. Clients who engage us for update reports are considered to have deemed prior component quantities and other prior Reserve Study data accurate unless otherwise noted. During inspections, our company standard is to establish measurements within a 5% margin of error, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our opinions on Useful Life, Remaining Useful Life, and cost estimates are not guarantees of actual costs or timing and assume proper installation, maintenance, and a stable economic environment.

We recommend developing a preventive maintenance plan in conjunction with the Reserve Study to minimize costs and maximize life cycles. We can only adjust the Reserve Study as needed if the client provides such plans. Structural inspections are recommended to identify costs for reserve planning, and we recommend consulting subject matter experts for such evaluations. Corrective maintenance costs and timing can only be incorporated per the results of these engagements if the information is provided by the client. No preventive maintenance plan or structural inspection report has been discussed or provided unless otherwise noted.

Identifying hidden issues, such as but not limited to, plumbing, electrical, and structural problems, is outside our scope of work. We recommend engaging subject matter experts to evaluate all issues outside the scope of the Reserve Study and our expertise.

Components included in this study usually have an anticipated remaining useful life within 30 years from the time of field observations. Information provided by the client about ongoing maintenance or repairs is included in component notes for full or site-visit reserve studies.

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 planned. This Reserve Study is a "one-year" document that needs to be updated annually to incorporate more accurate estimates. A long-term perspective improves the accuracy of near-term planning that this report projects expenses for 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.

The re-use of this Reserve Study, figures, or calculations in any other format absolves Association Reserves of all responsibility.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	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.
Inflation	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.
Interest	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.
Percent Funded	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.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	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 is deemed inappropriate for Reserve Funding.

Clubhouse Exteriors

Comp #: 104 Balcony Surfaces - Seal/Repair **Approx Quantity: 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 105 Balcony Surfaces - Resurface **Approx Quantity: 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:** 13 years
Lower Estimate: $ 51,900 **Higher Estimate:** $63,500
Cost Source: ARSF Cost Database

Comp #: 324 Wall Lights - Replace **Approx 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:** 13 years
Lower Estimate: $ 18,600 **Higher Estimate:** $22,800
Cost Source: ARSF Cost Database

Comp #: 401 Awnings - Replace **Approx Quantity: 1 Awning**
Location: Balcony
Funded?: Yes.
History:
Comments: We recommend periodic cleaning to maintain an attractive appearance.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: $ 6,640 **Higher Estimate:** $8,120
Cost Source: ARSF Cost Database

Comp #: 414 Patio Furniture - Replace **Approx 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:** 8 years
Lower Estimate: $ 70,200 **Higher Estimate:** $85,800
Cost Source: Estimate Provided by Client

Comp #: 415 Patio Heaters - Replace **Approx 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:** 8 years
Lower Estimate: $ 22,500 **Higher Estimate:** $27,500
Cost Source: Estimate Provided by Client

Comp #: 503 Metal Rail - Replace **Approx Quantity: 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:** 18 years
Lower Estimate: $ 29,100 **Higher Estimate:** $35,500
Cost Source: ARSF Cost Database

Comp #: 701 Exterior Doors - Replace **Approx 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:** 8 years
Lower Estimate: $ 35,600 **Higher Estimate:** $43,600
Cost Source: ARSF Cost Database

Comp #: 703 Utility Doors - Replace **Approx 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:** 8 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: ARSF Cost Database

Comp #: 709 Vehicle Gate - Replace **Approx 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:** 8 years
Lower Estimate: $ 10,900 **Higher Estimate:** $13,300
Cost Source: ARSF Cost Database

Comp #: 939 Fire Pit - Replace **Approx Quantity: 1 Fire Pit**
Location: Clubhouse exteriors
Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.
History: Last replaced in 2012.
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1115 Exterior Surfaces - Repaint **Approx Quantity: 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:** 0 years
Lower Estimate: $ 81,500 **Higher Estimate:** $99,600
Cost Source: ARSF Cost Database

Comp #: 1116 Exterior Trim - Repaint **Approx Quantity: 1 Allowance**
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
Lower Estimate: $ 32,600 **Higher Estimate:** $39,800
Cost Source: ARSF Cost Database

Comp #: 1117 Exterior Surfaces - Repair (5%) **Approx Quantity: 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:** 0 years
Lower Estimate: $ 24,800 **Higher Estimate:** $30,400
Cost Source: ARSF Cost Database

Comp #: 1302 Built-Up Roof - Replace **Approx Quantity: 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:** 3 years
Lower Estimate: $ 23,600 **Higher Estimate:** $28,800
Cost Source: ARSF Cost Database

Comp #: 1303 Comp Shingle Roof - Replace **Approx Quantity: 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:** 3 years
Lower Estimate: $ 3,140 **Higher Estimate:** $3,840
Cost Source: ARSF Cost Database

Comp #: 1304 Tile Roof - Repair/Replace **Approx Quantity: 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:** 13 years
Lower Estimate: $ 38,700 **Higher Estimate:** $47,300
Cost Source: ARSF Cost Database

Comp #: 1305 Tile Roof - Replace Underlayment **Approx Quantity: 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:** 8 years
Lower Estimate: $ 157,000 **Higher Estimate:** $191,000
Cost Source: ARSF Cost Database

Comp #: 1312 Gutters/Downspouts - Replace **Approx Quantity: 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:** 13 years
Lower Estimate: $ 18,600 **Higher Estimate:** $22,800
Cost Source: ARSF Cost Database

Comp #: 1834 Drainage System (Storm) - Repair/Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1836 Drainage System (Bio) - Repair/Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Clubhouse Bar Area

Comp #: 307 Entertainment Equipment - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 901 Interior Furnishings - Replace **Approx 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:** 0 years
Lower Estimate: $ 44,600 **Higher Estimate:** $54,600
Cost Source: ARSF Cost Database

Comp #: 903 Interiors - Remodel **Approx Quantity: 1 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:** 5 years
Lower Estimate: $ 320,000 **Higher Estimate:** $391,000
Cost Source: ARSF Cost Database

Comp #: 911 Bar Appliances - Replace **Approx 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:** 0 years
Lower Estimate: $ 20,000 **Higher Estimate:** $24,400
Cost Source: ARSF Cost Database

Comp #: 912 Wine Refrigerator - Replace **Approx 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:** 0 years
Lower Estimate: $ 7,180 **Higher Estimate:** $8,780
Cost Source: ARSF Cost Database

Clubhouse Dining Area

Comp #: 307 Entertainment Equipment - Replace **Approx 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:** 0 years
Lower Estimate: $ 1,860 **Higher Estimate:** $2,280
Cost Source: ARSF Cost Database

Comp #: 604 Dance Floor - Replace **Approx Quantity: 1 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 901 Interior Furnishings - Remodel **Approx 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:** 7 years
Lower Estimate: $ 51,500 **Higher Estimate:** $62,900
Cost Source: Estimate Provided by Client

Comp #: 903 Interiors - Remodel **Approx Quantity: 1 Dining Room**
Location: Clubhouse dining room
Funded?: Yes.
History: Remodeled 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:** 5 years
Lower Estimate: $ 320,000 **Higher Estimate:** $391,000
Cost Source: ARSF Cost Database

Comp #: 922 AV Equipment - Replace **Approx Quantity: 1 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
Lower Estimate: $ 77,900 **Higher Estimate:** $95,200
Cost Source: Cost History, plus Inflation

Clubhouse Kitchen

Comp #: 2600 Kitchen - Remodel **Approx Quantity: 1 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:** 4 years
Lower Estimate: $ 68,900 **Higher Estimate:** $84,200
Cost Source: ARSF Cost Database

Comp #: 2601 Kitchen Flooring - Resurface **Approx Quantity: 1,260 GSF**
Location: Clubhouse kitchen
Funded?: Yes.
History: 08/2025
Comments: This component provides an allowance to resurface the flooring at the interval below.
Useful Life: 6 years **Remaining Life:** 5 years
Lower Estimate: $ 18,700 **Higher Estimate:** $22,900
Cost Source: Client Cost History

Comp #: 2610 Fire Suppression System - Replace **Approx 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:** 8 years
Lower Estimate: $ 11,900 **Higher Estimate:** $14,500
Cost Source: ARSF Cost Database

Comp #: 2611 Deep Fryers - Replace **Approx 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:** 0 years
Lower Estimate: $ 11,900 **Higher Estimate:** $14,500
Cost Source: ARSF Cost Database

Comp #: 2612 Broiler (Salamander) - Replace **Approx 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:** 0 years
Lower Estimate: $ 10,400 **Higher Estimate:** $12,800
Cost Source: ARSF Cost Database

Comp #: 2613 Broiler (Underfired) - Replace **Approx Quantity: 1 Montague Broiler**
Location: Clubhouse kitchen
Funded?: Yes.
History: Scheduled 2025
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:** 10 years
Lower Estimate: $ 20,000 **Higher Estimate:** $24,400
Cost Source: ARSF Cost Database

Comp #: 2614 Oven - Replace **Approx Quantity: 1 Southbend Oven**
Location: Clubhouse kitchen
Funded?: Yes.
History: Replaced in 2023
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:** 7 years
Lower Estimate: $ 23,600 **Higher Estimate:** $28,800
Cost Source: ARSF Cost Database

Comp #: 2615 Range (6-Burner) - Replace **Approx 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:** 0 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: ARSF Cost Database

Comp #: 2616 Range (4-Burner) - Replace **Approx 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:** 0 years
Lower Estimate: $ 10,400 **Higher Estimate:** $12,800
Cost Source: ARSF Cost Database

Comp #: 2617 Range (Flat -Top) - Replace **Approx 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:** 0 years
Lower Estimate: $ 14,500 **Higher Estimate:** $17,700
Cost Source: ARSF Cost Database

Comp #: 2618 Stove - Replace **Approx 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:** 0 years
Lower Estimate: $ 3,920 **Higher Estimate:** $4,800
Cost Source: ARSF Cost Database

Comp #: 2619 Gas Stone Oven - Replace **Approx 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:** 0 years
Lower Estimate: $ 35,600 **Higher Estimate:** $43,600
Cost Source: ARSF Cost Database

Comp #: 2620 Grease Trap - Replace **Approx 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:** 18 years
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
Cost Source: ARSF Cost Database

Comp #: 2621 Hood Systems - Replace **Approx 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:** 3 years
Lower Estimate: $ 71,800 **Higher Estimate:** $87,800
Cost Source: ARSF Cost Database

Comp #: 2622 Dishwasher - Replace **Approx Quantity: 1 CMA-180 Dishwasher**
Location: Clubhouse kitchen
Funded?: Yes.
History: Replaced 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:** 6 years
Lower Estimate: $ 12,200 **Higher Estimate:** $14,900
Cost Source: ARSF Cost Database

Comp #: 2623 Mixer - Replace **Approx 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:** 0 years
Lower Estimate: $ 5,850 **Higher Estimate:** $7,150
Cost Source: ARSF Cost Database

Comp #: 2624 Espresso Machine - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2625 Espresso Filtration System - Replace **Approx 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
Lower Estimate: $ 7,180 **Higher Estimate:** $8,780
Cost Source: ARSF Cost Database

Comp #: 2626 Coffee Machines - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2700 Ice Machines - Replace **Approx 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:** 0 years
Lower Estimate: $ 15,800 **Higher Estimate:** $19,300
Cost Source: Research with Katom Restaurant Supply Inc.

Comp #: 2701 Prep Counters/Sinks - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2702 Refrigerator Prep Tables - Replace **Approx Quantity: 2 True Prep Tables**
Location: Clubhouse kitchen
Funded?: Yes.
History: Replacd in 2023
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:** 7 years
Lower Estimate: $ 21,800 **Higher Estimate:** $26,600
Cost Source: Research with Katom Restaurant Supply Inc.

Comp #: 2703 Warming Prep Table - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2704 2-Drawer Warmers - Replace **Approx 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:** 0 years
Lower Estimate: $ 4,760 **Higher Estimate:** $5,820
Cost Source: Research with Katom Restaurant Supply Inc.

Comp #: 2705 Refrigerator (Reach-In) - Replace **Approx Quantity: 1 Atosa Fridge**
Location: Clubhouse kitchen
Funded?: Yes.
History: Replaced in 2018; Replaced in 2023
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:** 5 years
Lower Estimate: $ 10,900 **Higher Estimate:** $13,300
Cost Source: Research with Katom Restaurant Supply Inc.

Comp #: 2705 Refrigerator (Undercounter) - Replace **Approx 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:** 0 years
Lower Estimate: $ 3,920 **Higher Estimate:** $4,800
Cost Source: Research with Katom Restaurant Supply Inc.

Comp #: 2706 Walk-In Freezer - Repair **Approx 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:** 0 years
Lower Estimate: $ 11,900 **Higher Estimate:** $14,500
Cost Source: ARSF Cost Database

Clubhouse Golf Pro Shop

Comp #: 307 Entertainment Equipment - Replace **Approx 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
Lower Estimate: $ 1,860 **Higher Estimate:** $2,280
Cost Source: ARSF Cost Database

Comp #: 901 Interior Furnishings - Replace **Approx Quantity: 1 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:** 0 years
Lower Estimate: $ 45,300 **Higher Estimate:** $55,300
Cost Source: ARSF Cost Database

Comp #: 903 Interiors - Remodel **Approx Quantity: 1 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:** 0 years
Lower Estimate: $ 27,800 **Higher Estimate:** $34,000
Cost Source: ARSF Cost Database

Clubhouse Meeting Rooms

Comp #: 307 Entertainment Equipment - Replace **Approx 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
Lower Estimate: $ 1,860 **Higher Estimate:** $2,280
Cost Source: ARSF Cost Database

Comp #: 901 Interior Furnishings - Replace **Approx 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:** 8 years
Lower Estimate: $ 37,400 **Higher Estimate:** $45,800
Cost Source: Estimate Provided by Client

Comp #: 903 Interiors - Remodel **Approx Quantity: 1 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:** 1 years
Lower Estimate: $ 12,100 **Higher Estimate:** $14,700
Cost Source: ARSF Cost Database

Clubhouse Offices/Staff Rooms

Comp #: 903 Interiors (Office) - Remodel **Approx Quantity: 1 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:** 3 years
Lower Estimate: $ 36,300 **Higher Estimate:** $44,300
Cost Source: ARSF Cost Database

Comp #: 903 Interiors (Staff) - Remodel **Approx Quantity: 1 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:** 3 years
Lower Estimate: $ 14,500 **Higher Estimate:** $17,700
Cost Source: ARSF Cost Database

Comp #: 909 Bathroom - Refurbish **Approx 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:** 3 years
Lower Estimate: $ 15,000 **Higher Estimate:** $18,400
Cost Source: ARSF Cost Database

Comp #: 920 Office Equipment - Partial Replace **Approx Quantity: 1 Misc. Office Equipment**
Location: Clubhouse office
Funded?: Yes.
History: Partial replacement done in 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
Lower Estimate: $ 3,260 **Higher Estimate:** $3,980
Cost Source: ARSF Cost Database

Comp #: 921 Fax Machine - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 922 AV Equipment - Replace **Approx Quantity: 1 LED Projector**
Location: Clubhouse office
Funded?: Yes.
History:
Comments:
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 3,260 **Higher Estimate:** $3,980
Cost Source: ARSF Cost Database

Comp #: 950 Computer Equipment - Replace/Upgrade **Approx Quantity: 1 Computer Equipment**

Location: Clubhouse offices

Funded?: Yes.

History: Replaced in 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

Lower Estimate: $ 13,400 **Higher Estimate:** $16,400

Cost Source: Estimate provided by client

Clubhouse Common Areas (Bathrooms, Locker Rooms, Hallways)

Comp #: 901 Interior Furnishings - Replace **Approx 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:** 0 years
Lower Estimate: $ 29,600 **Higher Estimate:** $36,200
Cost Source: ARSF Cost Database

Comp #: 903 Interiors - Remodel **Approx Quantity: 1 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:** 0 years
Lower Estimate: $ 133,000 **Higher Estimate:** $163,000
Cost Source: ARSF Cost Database

Comp #: 909 Bathrooms - Refurbish **Approx Quantity: 4 Bathrooms**
Location: Clubhouse
Funded?: Yes.
History:
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:** 0 years
Lower Estimate: $ 205,000 **Higher Estimate:** $251,000
Cost Source: ARSF Cost Database

Comp #: 910 Locker Rooms - Refurbish **Approx 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:** 8 years
Lower Estimate: $ 253,000 **Higher Estimate:** $309,000
Cost Source: Estimate Provided by Client

Clubhouse Mechanical Equipment

Comp #: 303 HVAC (P144) - Replace **Approx 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:** 8 years
Lower Estimate: $ 106,000 **Higher Estimate:** $130,000
Cost Source: ARSF Cost Database

Comp #: 304 HVAC (P1P96) - Replace **Approx 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:** 8 years
Lower Estimate: $ 150,000 **Higher Estimate:** $184,000
Cost Source: ARSF Cost Database

Comp #: 305 HVAC (P18) - Replace **Approx 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:** 3 years
Lower Estimate: $ 5,430 **Higher Estimate:** $6,630
Cost Source: ARSF Cost Database

Comp #: 306 HVAC (P24) - Replace **Approx 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:** 3 years
Lower Estimate: $ 5,730 **Higher Estimate:** $7,010
Cost Source: ARSF Cost Database

Comp #: 307 HVAC (P36) - Replace **Approx Quantity: 7 Units**
Location: Clerical, lounge, pro shop, staff lounge, board room, multi #1 & 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:** 3 years
Lower Estimate: $ 50,100 **Higher Estimate:** $61,300
Cost Source: ARSF Cost Database

Comp #: 308 HVAC (P72) - Replace **Approx Quantity: 4 Units**
Location: Gallery hall, lounge, grand hall & 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:** 3 years
Lower Estimate: $ 34,600 **Higher Estimate:** $42,200
Cost Source: ARSF Cost Database

Comp #: 309 HVAC (P48) - Replace **Approx 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:** 3 years
Lower Estimate: $ 24,100 **Higher Estimate:** $29,500
Cost Source: ARSF Cost Database

Comp #: 310 HVAC (P54) - Replace **Approx 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:** 3 years
Lower Estimate: $ 8,650 **Higher Estimate:** $10,600
Cost Source: ARSF Cost Database

Comp #: 311 HVAC (P96) - Replace **Approx 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: 10 years **Remaining Life:** 3 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: ARSF Cost Database

Comp #: 312 HVAC (P30) - Replace **Approx 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:** 3 years
Lower Estimate: $ 6,450 **Higher Estimate:** $7,890
Cost Source: ARSF Cost Database

Comp #: 313 HVAC (MAU-1) - Replace **Approx 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:** 0 years
Lower Estimate: $ 15,000 **Higher Estimate:** $18,400
Cost Source: ARSF Cost Database

Comp #: 314 Exhaust Fans (KEF) - Replace **Approx Quantity: 2 Units**
Location: Clubhouse roof
Funded?: Yes.
History: Manufacture Date: 2011; Motors repaired in 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:** 4 years
Lower Estimate: $ 10,100 **Higher Estimate:** $12,300
Cost Source: ARSF Cost Database

Comp #: 315 Exhaust Fans (EF) - Replace **Approx 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:** 0 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: ARSF Cost Database

Comp #: 316 Booster Fans (SF) - Replace **Approx Quantity: 5 Units**
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:** 0 years
Lower Estimate: $ 6,880 **Higher Estimate:** $8,400
Cost Source: ARSF Cost Database

Comp #: 317 Condensing Units - Replace **Approx Quantity: 3 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: 15 years **Remaining Life:** 0 years
Lower Estimate: $ 18,600 **Higher Estimate:** $22,800
Cost Source: ARSF Cost Database

Comp #: 318 Air Cooled Condensing Units - Replace **Approx 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: 15 years **Remaining Life:** 0 years
Lower Estimate: $ 6,950 **Higher Estimate:** $8,490
Cost Source: ARSF Cost Database

Comp #: 803 Tankless Water Heaters - Replace **Approx 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:** 0 years
Lower Estimate: $ 56,800 **Higher Estimate:** $69,400
Cost Source: ARSF Cost Database

Comp #: 1801 Elevators - Modernize **Approx Quantity: 2 Elevators**
Location: Common and service elevators
Funded?: Yes.
History: Repairs to service elevator done in 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:** 18 years
Lower Estimate: $ 291,000 **Higher Estimate:** $355,000
Cost Source: ARSF Cost Database

Comp #: 1805 Elevator Cab (Common) - Remodel **Approx 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:** 0 years
Lower Estimate: $ 32,600 **Higher Estimate:** $39,800
Cost Source: ARSF Cost Database

Comp #: 1805 Freight Elevator - Remodel **Approx 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:** 8 years
Lower Estimate: $ 14,500 **Higher Estimate:** $17,700
Cost Source: ARSF Cost Database

Comp #: 1819 Fire Alarm System - Replace **Approx 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:** 8 years
Lower Estimate: $ 58,500 **Higher Estimate:** $71,500
Cost Source: ARSF Cost Database

Comp #: 1825 Telephone System - Upgrade/Replace **Approx Quantity: 1 Telephone System**
Location: Clubhouse telephone systems
Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.
History: Last upgrade done in 2008/09.
Comments: Adjust funding as scope of work details becomes available for next upgrade and/or replacement.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Clubhouse Pool Area (Fencing, Pool Furniture, etc.)

Comp #: 320 Pole Lights - Replace **Approx 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:** 21 years
Lower Estimate: $ 47,100 **Higher Estimate:** $57,500
Cost Source: ARSF Cost Database

Comp #: 404 Patio/Pool Furniture - Replace **Approx 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:** 2 years
Lower Estimate: $ 58,500 **Higher Estimate:** $71,500
Cost Source: Cost History, plus Inflation

Comp #: 407 BBQs - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 411 Drinking Fountain - Replace **Approx 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:** 6 years
Lower Estimate: $ 5,850 **Higher Estimate:** $7,150
Cost Source: ARSF Cost Database

Comp #: 503 Metal Fence - Replace **Approx Quantity: 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:** 16 years
Lower Estimate: $ 44,100 **Higher Estimate:** $53,900
Cost Source: ARSF Cost Database

Comp #: 1107 Metal Fence - Repaint **Approx Quantity: 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:** 1 years
Lower Estimate: $ 5,980 **Higher Estimate:** $7,300
Cost Source: ARSF Cost Database

Comp #: 1201 Pool Deck - Reseal/Repair **Approx Quantity: 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
Lower Estimate: $ 56,100 **Higher Estimate:** $68,500
Cost Source: ARSF Cost Database

Comp #: 1212 Pool Deck - Replace **Approx Quantity: 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1215 Lane Line Storage Reel - Replace **Approx Quantity: 1 Storage Reel**
Location: Pool/Spa area
Funded?: Yes.
History:
Comments:
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: $ 2,770 **Higher Estimate:** $3,390
Cost Source: ARSF Cost Database

Comp #: 1216 Pool Lane Dividers - Replace **Approx 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:** 1 years
Lower Estimate: $ 10,400 **Higher Estimate:** $12,800
Cost Source: ARSF Cost Database

Comp #: 1217 Pool Starting Blocks - Replace **Approx Quantity: 1 Starting Blocks**
Location: Clubhouse pool area
Funded?: Yes.
History: Last replaced in 2012.
Comments: This component funds for eventual replacement of the rec pool area starting blocks.
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: $ 14,500 **Higher Estimate:** $17,700
Cost Source: Cost History, plus Inflation

Comp #: 1219 Emergency EVAC Chair - Replace **Approx 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:** 0 years
Lower Estimate: $ 3,920 **Higher Estimate:** $4,800
Cost Source: ARSF Cost Database

Comp #: 1219 Trash and Recyclable Units - Replace **Approx Quantity: 14 Units**
Location: Pool and patio
Funded?: Yes.
History:
Comments: Funding for replacement in the interval below.
Useful Life: 12 years **Remaining Life:** 10 years
Lower Estimate: $ 14,900 **Higher Estimate:** $18,300
Cost Source: Estimate Provided by Client

Comp #: 1221 Lifeguard Stand - Replace **Approx 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:** 2 years
Lower Estimate: $ 6,520 **Higher Estimate:** $7,960
Cost Source: ARSF Cost Database

Comp #: 1230 Pool Shades - Replace **Approx Quantity: 1 Pool**
Location: Pool area
Funded?: Yes.
History: Last replaced 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:** 2 years
Lower Estimate: $ 145,000 **Higher Estimate:** $177,000
Cost Source: Client Cost History

Comp #: 1401 Display Board - Replace **Approx 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:** 1 years
Lower Estimate: $ 2,960 **Higher Estimate:** $3,620
Cost Source: ARSF Cost Database

Clubhouse Pool

Comp #: 1202 Pool - Resurface **Approx Quantity: 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: 12 years **Remaining Life:** 1 years
Lower Estimate: $ 230,000 **Higher Estimate:** $281,000
Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filters - Replace **Approx Quantity: 5 Filters**
Location: Pool/spa equipment area
Funded?: Yes.
History: Last replaced 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:** 3 years
Lower Estimate: $ 18,600 **Higher Estimate:** $22,800
Cost Source: ARSF Cost Database

Comp #: 1207 CO2 Filter System - Replace **Approx 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:** 18 years
Lower Estimate: $ 9,450 **Higher Estimate:** $11,600
Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heaters - Replace **Approx Quantity: 4 Heaters**
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:** 0 years
Lower Estimate: $ 19,100 **Higher Estimate:** $23,300
Cost Source: ARSF Cost Database

Comp #: 1210 Pool/Spa Pumps - Repair/Replace **Approx Quantity: 10 Pumps & Motors**
Location: Pool/spa equipment area
Funded?: Yes.
History: Repaired/replaced in 2022
Comments: Best to plan on replacement of a couple, every other year.
Useful Life: 2 years **Remaining Life:** 0 years
Lower Estimate: $ 5,310 **Higher Estimate:** $6,490
Cost Source: ARSF Cost Database

Comp #: 1212 Chemical Controller System - Replace **Approx 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
Lower Estimate: $ 7,370 **Higher Estimate:** $9,010
Cost Source: ARSF Cost Database

Comp #: 1213 Pool Timing System - Replace **Approx Quantity: 1 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:** 2 years
Lower Estimate: $ 15,700 **Higher Estimate:** $19,100
Cost Source: Cost History, plus Inflation

Comp #: 1214 Pool Area, Mastic - Replace **Approx Quantity: 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
Lower Estimate: $ 6,100 **Higher Estimate:** $7,460
Cost Source: ARSF Cost Database

Comp #: 1224 Pool Surfaces - Retile **Approx Quantity: 1 Pool**
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:** 6 years
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
Cost Source: ARSF Cost Database

Clubhouse Wading Pool

Comp #: 1202 Wading Pool - Resurface **Approx Quantity: 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
Lower Estimate: $ 8,910 **Higher Estimate:** $10,900
Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace **Approx Quantity: 1 Filter**
Location: Pool/spa equipment area
Funded?: Yes.
History: Manufacture Date: 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:** 3 years
Lower Estimate: $ 2,960 **Higher Estimate:** $3,620
Cost Source: ARSF Cost Database

Comp #: 1208 Wading Heaters - Replace **Approx Quantity: 2 Heaters**
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:** 0 years
Lower Estimate: $ 9,630 **Higher Estimate:** $11,800
Cost Source: ARSF Cost Database

Clubhouse Spas

Comp #: 1203 Spas - Resurface **Approx 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
Lower Estimate: $ 19,300 **Higher Estimate:** $23,500
Cost Source: ARSF Cost Database

Comp #: 1206 Spa Filter (2011) - Replace **Approx Quantity: 1 Filter**
Location: Pool/spa equipment area
Funded?: Yes.
History: Manufacture Date: 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:** 3 years
Lower Estimate: $ 5,850 **Higher Estimate:** $7,150
Cost Source: ARSF Cost Database

Comp #: 1206 Spa Filter (2023) - Replace **Approx Quantity: 1 Filter**
Location: Pool/spa equipment area
Funded?: Yes.
History: Manufacture Date: 2023
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:** 3 years
Lower Estimate: $ 5,850 **Higher Estimate:** $7,150
Cost Source: ARSF Cost Database

Comp #: 1208 Spa Heaters - Replace **Approx Quantity: 2 Heaters**
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:** 2 years
Lower Estimate: $ 10,400 **Higher Estimate:** $12,800
Cost Source: ARSF Cost Database

Tennis Courts

Comp #: 409 Benches - Replace **Approx Quantity: 12 Benches**
Location: Tennis Courts
Funded?: Yes.
History: Replaced 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:** 6 years
Lower Estimate: $ 17,500 **Higher Estimate:** $21,300
Cost Source: ARSF Cost Database

Comp #: 411 Drinking Fountains - Replace **Approx Quantity: 13 Fountains**
Location: Tennis courts
Funded?: Yes.
History: Last replaced 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:** 0 years
Lower Estimate: $ 74,300 **Higher Estimate:** $90,800
Cost Source: Cost History, plus Inflation

Comp #: 413 Flag Pole - Replace **Approx Quantity: 1 Flag Pole**
Location: Tennis Area
Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 415 Space Heaters - Replace **Approx Quantity: 5 Heaters**
Location:
Funded?: Yes.
History:
Comments: Handle any minor repairs as needed out of the Operating budget. Funding for replacement at the interval indicated below.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 14,000 **Higher Estimate:** $17,200
Cost Source: ARSF Cost Database

Comp #: 502 Chain Link Fence - Replace **Approx Quantity: 40,320 GSF**
Location: Tennis court enclosure
Funded?: Yes.
History: Intalled 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:** 7 years
Lower Estimate: $ 104,000 **Higher Estimate:** $128,000
Cost Source: ARSF Cost Database

Comp #: 518 Metal Trellis - Replace **Approx Quantity: 1,400 GSF**
Location: Bocce Ball Area
Funded?: Yes.
History:
Comments: With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure. Local repairs between large scale replacements can be funded as general maintenance item.
Useful Life: 30 years **Remaining Life:** 28 years
Lower Estimate: $ 52,400 **Higher Estimate:** $64,000
Cost Source: ARSF Cost Database

Comp #: 940 Storage Sheds - Replace **Approx Quantity: 2 Storage Sheds**
Location: Tennis Area
Funded?: Yes.
History: 2022
Comments: We recommend periodic cleaning to maintain an attractive appearance.
Useful Life: 20 years **Remaining Life:** 16 years
Lower Estimate: $ 9,180 **Higher Estimate:** $11,200
Cost Source: ARSF Cost Database

Comp #: 1219 Trash Containers - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1601 Tennis Courts - Seal/Repair/Stripe **Approx Quantity: 4 Courts**
Location: Tennis courts 1,2,3 & 4
Funded?: Yes.
History: 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:** 2 years
Lower Estimate: $ 27,700 **Higher Estimate:** $33,900
Cost Source: Cost History, plus Inflation

Comp #: 1601 Tennis Courts - Seal/Repair/Stripe **Approx Quantity: 4 Courts**
Location: Tennis courts 5,6,7 & 8
Funded?: Yes.
History: Last sealed/repaired/striped 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:** 2 years
Lower Estimate: $ 27,700 **Higher Estimate:** $33,900
Cost Source: Cost History, plus Inflation

Comp #: 1601 Tennis Courts - Seal/Repair/Stripe **Approx Quantity: 4 Courts**
Location: Tennis courts 9,10,11 & 12
Funded?: Yes.
History: Last sealed/repaired/striped 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:** 2 years
Lower Estimate: $ 27,700 **Higher Estimate:** $33,900
Cost Source: Cost History, plus Inflation

Comp #: 1602 Tennis Courts - Resurface **Approx Quantity: 12 Courts**
Location: Tennis courts
Funded?: Yes.
History: Last resurfaced 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:** 9 years
Lower Estimate: $ 113,000 **Higher Estimate:** $138,000
Cost Source: Estimate Provided by Client

Comp #: 1603 Tennis Court Windscreen - Replace **Approx Quantity: 16,800 GSF**
Location: Tennis courts
Funded?: Yes.
History: Replaced (4) windscreens 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:** 1 years
Lower Estimate: $ 36,200 **Higher Estimate:** $44,200
Cost Source: ARSF Cost Database

Comp #: 1605 Tennis Court Lights - Replace **Approx Quantity: 96 Fixtures**
Location: Tennis courts
Funded?: Yes.
History: Last replaced 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:** 12 years
Lower Estimate: $ 104,000 **Higher Estimate:** $128,000
Cost Source: Cost History, plus Inflation

Comp #: 1606 Tennis Court Lights - Repaint **Approx Quantity: 96 Fixtures**
Location: Tennis courts
Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.
History: Last repainted 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1625 Bocce Ball Court - Refurbish **Approx Quantity: 1 Court**
Location: Common Area
Funded?: No.
History:
Comments:
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source: ARSF Cost Database

Fitness Center

Comp #: 303 HVAC Systems - Replace **Approx Quantity: 4 HVAC Units**
Location:
Funded?: Yes.
History:
Comments: We recommend periodic inspection by a licensed professional to ensure the HVAC unit is functioning properly.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 56,200 **Higher Estimate:** $68,600
Cost Source: ARSF Cost Database

Comp #: 411 Drinking Fountains - Replace **Approx Quantity: 2 Drinking Fountains**
Location:
Funded?: Yes.
History:
Comments: As routine maintenance, clean and inspect regularly to ensure safe/sanitary conditions and proper function.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 4,680 **Higher Estimate:** $5,720
Cost Source: ARSF Cost Database

Comp #: 608 Laminate Flooring - Replace **Approx Quantity: 1,700 GSF**
Location:
Funded?: Yes.
History:
Comments: Although laminate flooring is long lasting and low maintenance, it will eventually need to be replaced. We recommend replacement at roughly the time frame below.
Useful Life: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 31,900 **Higher Estimate:** $38,900
Cost Source: ARSF Cost Database

Comp #: 615 Gym Flooring - Replace **Approx Quantity: 3,300 GSF**
Location:
Funded?: Yes.
History:
Comments: As part of ongoing maintenance program, inspect regularly, replace any damaged areas and clean using operating funds.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 37,100 **Higher Estimate:** $45,300
Cost Source: ARSF Cost Database

Comp #: 740 Exterior Doors - Replace **Approx Quantity: 6 Doors**
Location:
Funded?: Yes.
History:
Comments: Doors should be inspected and repaired as-needed as an Operating expense to ensure good function.
Useful Life: 40 years **Remaining Life:** 38 years
Lower Estimate: $ 8,420 **Higher Estimate:** $10,300
Cost Source: ARSF Cost Database

Comp #: 903 Lobby - Remodel **Approx Quantity: 500 GSF**
Location:
Funded?: Yes.
History:
Comments: Life estimate can vary greatly depending on level of wear and preferences of client. 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 property.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 11,700 **Higher Estimate:** $14,300
Cost Source: ARSF Cost Database

Comp #: 909 Bathrooms - Refurbish **Approx Quantity: 2 Bathrooms**
Location:
Funded?: Yes.
History:
Comments: The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 29,300 **Higher Estimate:** $35,900
Cost Source: ARSF Cost Database

Comp #: 930 Exercise Equipment - Replace **Approx Quantity: 1 Pieces**
Location:
Funded?: Yes.
History:
Comments:
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 117,000 **Higher Estimate:** $143,000
Cost Source: ARSF Cost Database

Comp #: 990 UPS System - Replace **Approx Quantity: 1 System**
Location:
Funded?: Yes.
History:
Comments: (1) Battery Backup System. Funding provided for full replacement. We recommend regular inspection and service. Adjust as future conditions dictate.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 23,400 **Higher Estimate:** $28,600
Cost Source: ARSF Cost Database

Comp #: 1110 Interior Surfaces - Repaint **Approx Quantity: 14,260 GSF**
Location: Building interior surfaces
Funded?: Yes.
History:
Comments: Regular repainting cycles are recommended to maintain appearance. Coordinate with flooring replacement if possible. Keep touch-up paint on site for in-between cycle projects.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 40,100 **Higher Estimate:** $49,000
Cost Source: ARSF Cost Database

Comp #: 1306 Membrane Roof - Replace **Approx Quantity: 7,300 GSF**
Location: Building roof
Funded?: Yes.
History:
Comments:
Useful Life: 25 years **Remaining Life:** 23 years
Lower Estimate: $ 103,000 **Higher Estimate:** $125,000
Cost Source: ARSF Cost Database

Comp #: 1309 Metal Trellis - Replace **Approx Quantity: 1,200 GSF**
Location: Building roofs
Funded?: Yes.
History:
Comments:
Useful Life: 30 years **Remaining Life:** 28 years
Lower Estimate: $ 28,100 **Higher Estimate:** $34,300
Cost Source: ARSF Cost Database

Comp #: 1315 Roof Hatch - Replace **Approx Quantity: 1 Roof Hatch**
Location: Building roof
Funded?: Yes.
History:
Comments: Roof access hatch should be scheduled for replacement at the approximate interval shown below. Best practice is often to coordinate replacement with the roof itself. Should be inspected, maintained and repaired periodically to ensure good function. Inspect periodically for leaks around frame and repair as needed.
Useful Life: 30 years **Remaining Life:** 28 years
Lower Estimate: $ 4,680 **Higher Estimate:** $5,720
Cost Source: ARSF Cost Database

Courtside Grill

Comp #: 303 HVAC - Replace **Approx Quantity: 2 HVAC Units**
Location:
Funded?: Yes.
History:
Comments: We recommend periodic inspection by a licensed professional to ensure the HVAC unit is functioning properly.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 32,800 **Higher Estimate:** $40,000
Cost Source: ARSF Cost Database

Comp #: 303 Walk-In Compressors - Replace **Approx Quantity: 2 Units**
Location:
Funded?: Yes.
History:
Comments: We recommend periodic inspection by a licensed professional to ensure the HVAC unit is functioning properly.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 18,700 **Higher Estimate:** $22,900
Cost Source: ARSF Cost Database

Comp #: 306 Exhaust Fans - Replace **Approx Quantity: 1 Exhaust Fan**
Location:
Funded?: Yes.
History:
Comments: We recommend inspection by a licensed professional to ensure the exhaust fans are functioning properly.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 9,360 **Higher Estimate:** $11,400
Cost Source: ARSF Cost Database

Comp #: 404 Patio Furniture - Replace **Approx Quantity: 1 Pieces**
Location:
Funded?: Yes.
History:
Comments: Inspect regularly and repair or replace any damaged pieces promptly to ensure safety.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 32,800 **Higher Estimate:** $40,000
Cost Source: ARSF Cost Database

Comp #: 510 Metal/Glass Rail - Replace **Approx Quantity: 180 LF**
Location:
Funded?: Yes.
History:
Comments: Inspect regularly to ensure stability of railing. 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:** 28 years
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: ARSF Cost Database

Comp #: 608 Laminate Flooring - Replace **Approx Quantity: 2,230 GSF**
Location:
Funded?: Yes.
History:
Comments: Although laminate flooring is long lasting and low maintenance, it will eventually need to be replaced. We recommend replacement at roughly the time frame below.
Useful Life: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 31,300 **Higher Estimate:** $38,300
Cost Source: ARSF Cost Database

Comp #: 740 Exterior Doors - Replace **Approx Quantity: 10 Doors**
Location:
Funded?: Yes.
History:
Comments: Doors should be inspected and repaired as-needed as an Operating expense to ensure good function.
Useful Life: 40 years **Remaining Life:** 38 years
Lower Estimate: $ 14,000 **Higher Estimate:** $17,200
Cost Source: ARSF Cost Database

Comp #: 909 Bathrooms - Refurbish **Approx Quantity: 3 Bathrooms**
Location:
Funded?: Yes.
History:
Comments: The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.
Useful Life: 15 years **Remaining Life:** 13 years
Lower Estimate: $ 35,100 **Higher Estimate:** $42,900
Cost Source: ARSF Cost Database

Comp #: 912 Kitchen - Refurbish **Approx Quantity: 1 Kitchen**
Location:
Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.
History:
Comments: The timing for refurbishment of the kitchen is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 915 Bar Area - Remodel **Approx Quantity: 1 Room**
Location:
Funded?: Yes.
History:
Comments: Costs can vary greatly based on the scope of work and types/quality of replacement materials. Funding recommendation shown below is based on our experience with other clients.
Useful Life: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 42,100 **Higher Estimate:** $51,500
Cost Source: ARSF Cost Database

Comp #: 1110 Interior Surfaces - Repaint **Approx Quantity: 9,990 GSF**
Location: Building interior surfaces
Funded?: Yes.
History:
Comments: Regular repainting cycles are recommended to maintain appearance. Coordinate with flooring replacement if possible. Keep touch-up paint on site for in-between cycle projects.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 28,100 **Higher Estimate:** $34,300
Cost Source: ARSF Cost Database

Comp #: 1306 Membrane Roof - Replace **Approx Quantity: 3,500 GSF**
Location: Building roof
Funded?: Yes.
History:
Comments: Useful life varies based not only on the quality of workmanship and materials but also on the degree of proactive maintenance over the life of the roofing system. We recommend visual inspections on an annual basis and professional inspections every 1-3 years, with increasingly frequent intervals as the underlayment approaches the end of its useful life. Promptly repair any damaged sections and keep the roof clear of debris and organic matter. Consult and comply with manufacturer recommendations and requirements so that any warranties are not voided.
Useful Life: 25 years **Remaining Life:** 23 years
Lower Estimate: $ 65,500 **Higher Estimate:** $80,100
Cost Source: ARSF Cost Database

Comp #: 1315 Roof Hatch - Replace **Approx Quantity: 1 Roof Hatches**
Location: Building roof
Funded?: Yes.
History:
Comments: Roof access hatch should be scheduled for replacement at the approximate interval shown below. Best practice is often to coordinate replacement with the roof itself. Should be inspected, maintained and repaired periodically to ensure good function. Inspect periodically for leaks around frame and repair as needed.
Useful Life: 30 years **Remaining Life:** 28 years
Lower Estimate: $ 4,680 **Higher Estimate:** $5,720
Cost Source: ARSF Cost Database

Comp #: 2612 Charbroiler/2-Drawer Fridge - Replace **Approx Quantity: 1 Unit**
Location: Kitchen
Funded?: Yes.
History:
Comments: Should be cleaned after each use and covered when not in use in order to prolong life expectancy.
Useful Life: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 3,560 **Higher Estimate:** $4,350
Cost Source: ARSF Cost Database

Comp #: 2612 Grill/Oven Combo - Replace **Approx Quantity: 1 Grill/Oven Combo**
Location: Kitchen
Funded?: Yes.
History:
Comments: Should be cleaned after each use and covered when not in use in order to prolong life expectancy.
Useful Life: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 9,360 **Higher Estimate:** $11,400
Cost Source: ARSF Cost Database

Comp #: 2613 Deep Fryers - Replace **Approx Quantity: 2 Units**
Location: Kitchen
Funded?: Yes.
History:
Comments: Should be cleaned after each use and covered when not in use in order to prolong life expectancy.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 4,490 **Higher Estimate:** $5,490
Cost Source: ARSF Cost Database

Comp #: 2616 Deck Oven - Replace **Approx Quantity: 1 Oven**
Location: Kitchen
Funded?: Yes.
History:
Comments: We recommend periodic cleaning to maintain an attractive appearance.
Useful Life: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 32,800 **Higher Estimate:** $40,000
Cost Source: ARSF Cost Database

Comp #: 2619 Dishwasher - Replace **Approx Quantity: 1 Dishwasher**
Location: Kitchen
Funded?: Yes.
History:
Comments: Anticipate periodic replacement needs at approximate interval shown here. We recommend periodic cleaning to prolong life expectancy.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 18,700 **Higher Estimate:** $22,900
Cost Source: ARSF Cost Database

Comp #: 2621 Prep Station/Low-Boy Fridge - Replace **Approx Quantity: 1 Refrigerator/Freezer**
Location: Kitchen
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:** 8 years
Lower Estimate: $ 3,280 **Higher Estimate:** $4,000
Cost Source: ARSF Cost Database

Golf Course Tee Boxes

Comp #: 2104 Tee Box, Hole 6 - Renovation **Approx 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:** 0 years
Lower Estimate: $ 181,000 **Higher Estimate:** $221,000
Cost Source: Cost History, plus Inflation

Comp #: 2106 Tee Box, Hole 7 - Renovation **Approx 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:** 0 years
Lower Estimate: $ 29,600 **Higher Estimate:** $36,200
Cost Source: Cost History, plus inflation

Comp #: 2107 Tee Box, Hole 4/5 - Renovation **Approx 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:** 3 years
Lower Estimate: $ 122,000 **Higher Estimate:** $149,000
Cost Source: Cost History, plus inflation

Comp #: 2113 Tee Box, Hole 15 - Renovation **Approx Quantity: 4 Tee Boxes, Hole #15**
Location: Hole #15
Funded?: Yes.
History: Renovated in 2023
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:** 17 years
Lower Estimate: $ 58,500 **Higher Estimate:** $71,500
Cost Source: ARSF Cost Database

Comp #: 2115 Tee Box, Hole 2 - Renovation **Approx 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:** 9 years
Lower Estimate: $ 81,500 **Higher Estimate:** $99,600
Cost Source: Cost History, plus inflation

Comp #: 2118 Tee Box (2018) - Renovation **Approx 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:** 12 years
Lower Estimate: $ 61,600 **Higher Estimate:** $75,200
Cost Source: ARSF Cost Database and Client Cost History

Comp #: 2119 Tee Box (2019) - Renovation **Approx 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:** 13 years
Lower Estimate: $ 61,600 **Higher Estimate:** $75,200
Cost Source: ARSF Cost Database and Client Cost History

Comp #: 2120 Tee Box (2022) - Renovation **Approx 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
Lower Estimate: $ 61,600 **Higher Estimate:** $75,200
Cost Source: ARSF Cost Database and Client Cost History

Comp #: 2121 Tee Box (2023) - Renovation **Approx 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
Lower Estimate: $ 61,600 **Higher Estimate:** $75,200
Cost Source: ARSF Cost Database and Client Cost History

Comp #: 2122 Tee Box (2024) - Renovation **Approx 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
Lower Estimate: $ 61,600 **Higher Estimate:** $75,200
Cost Source: ARSF Cost Database and Client Cost History

Comp #: 2123 Tee Box (2025) - Renovation **Approx 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:** 0 years
Lower Estimate: $ 46,500 **Higher Estimate:** $56,900
Cost Source: Client Cost History

Comp #: 2124 Tee Box (2026) - Renovation **Approx 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
Lower Estimate: $ 61,600 **Higher Estimate:** $75,200
Cost Source: ARSF Cost Database and Client Cost History

Comp #: 2125 Tee Box (2027) - Renovation **Approx 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
Lower Estimate: $ 61,600 **Higher Estimate:** $75,200
Cost Source: ARSF Cost Database and Client Cost History

Golf Course Bunkers

Comp #: 2212 Golf Course Bunkers - Renovate **Approx Quantity: 49 Bunkers**
Location: Golf Course
Funded?: Yes.
History: (47) of (49) Bunkers were 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:** 9 years
Lower Estimate: $ 811,000 **Higher Estimate:** $991,000
Cost Source: Cost History, plus inflation

Golf Course Greens

Comp #: 2301 Green & Hole - Renovate, Hole 2/3 **Approx Quantity: 2 Greens, Holes #2&3**
Location: Holes #2 & #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:** 6 years
Lower Estimate: $ 465,000 **Higher Estimate:** $569,000
Cost Source: Cost History, plus Infation

Comp #: 2305 Green & Hole - Renovate, Hole 8 **Approx Quantity: 1 Greens, 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:** 9 years
Lower Estimate: $ 423,000 **Higher Estimate:** $517,000
Cost Source: Cost History, plus Infation

Comp #: 2307 Green & Hole - Renovate, Hole 4/5 **Approx Quantity: 2 Greens, Holes #4&5**
Location: Holes #4 & #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:** 11 years
Lower Estimate: $ 773,000 **Higher Estimate:** $945,000
Cost Source: Cost History, plus Infation

Comp #: 2311 Green & Hole - Renovate, Hole 11/16 **Approx Quantity: 1 Greens, 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:** 14 years
Lower Estimate: $ 104,000 **Higher Estimate:** $128,000
Cost Source: Cost History, plus Infation

Comp #: 2313 Green & Hole - Renovate, Hole 15 **Approx Quantity: 1 Greens, Holes #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:** 16 years
Lower Estimate: $ 104,000 **Higher Estimate:** $128,000
Cost Source: Cost History, plus Infation

Comp #: 2314 Green & Hole - Renovate, Hole 14 **Approx Quantity: 1 Greens, Holes #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:** 19 years
Lower Estimate: $ 81,500 **Higher Estimate:** $99,600
Cost Source: Cost History, plus Infation

Comp #: 2325 Green & Hole (2024) - Renovate **Approx 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:** 0 years
Lower Estimate: $ 272,000 **Higher Estimate:** $332,000
Cost Source: Client Cost History and ARSF Database

Comp #: 2326 Green & Hole (2025) - Renovate **Approx 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:** 0 years
Lower Estimate: $ 272,000 **Higher Estimate:** $332,000
Cost Source: Cost History, plus Infation

Comp #: 2327 Green & Hole (2026) - Renovate **Approx 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:** 0 years
Lower Estimate: $ 272,000 **Higher Estimate:** $332,000
Cost Source: Cost History, plus Infation

Comp #: 2328 Practice Green - Renovate **Approx 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:** 25 years
Lower Estimate: $ 230,000 **Higher Estimate:** $281,000
Cost Source: Cost History, plus Infation

Golf Course Irrigation/Pumps

Comp #: 851 Pumps/Controllers (#4) - Replace **Approx 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
Lower Estimate: $ 104,000 **Higher Estimate:** $128,000
Cost Source: Research with Commercial Pump Service, Inc.

Comp #: 852 Pumps/Controllers (#11) - Replace **Approx 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
Lower Estimate: $ 104,000 **Higher Estimate:** $128,000
Cost Source: Research with Commercial Pump Service, Inc.

Comp #: 853 Pumps/Controllers (#18) - Replace **Approx 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
Lower Estimate: $ 211,000 **Higher Estimate:** $257,000
Cost Source: Research with Commercial Pump Service, Inc.

Comp #: 855 Golf Course Pumps Station - Repairs **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1003 Irrigation Controllers - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1004 Irrig System Computer - Repair/Replace **Approx Quantity: 1 Irrigation Computer**
Location: Maintenance area
Funded?: No. Informed that the client is under a maintenance contract with an 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1005 Irrigation System - Repairs **Approx Quantity: 1 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
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: Estimate Provided by Client

Comp #: 1350 # 4 Pump House - Replace **Approx 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:** 1 years
Lower Estimate: $ 55,700 **Higher Estimate:** $68,100
Cost Source: Estimate Provided by Client

Comp #: 1350 #11 Pump House - Replace **Approx 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:** 1 years
Lower Estimate: $ 55,700 **Higher Estimate:** $68,100
Cost Source: ARSF Cost Database

Comp #: 1350 #18 Pump House - Replace **Approx 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:** 3 years
Lower Estimate: $ 140,000 **Higher Estimate:** $171,000
Cost Source: Estimate Provided by Client

Golf Driving Range/Turn Building

Comp #: 411 Drinking Fountains - Replace **Approx 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:** 0 years
Lower Estimate: $ 6,520 **Higher Estimate:** $7,960
Cost Source: ARSF Cost Database

Comp #: 2501 Driving Range Nets - Replace (25%) **Approx Quantity: 1,700 LF x 25%**
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:** 0 years
Lower Estimate: $ 39,200 **Higher Estimate:** $48,000
Cost Source: ARSF Cost Database and Cost History, plus Inflation

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Comp #: 2501 Driving Range Nets - Replace (75%) **Approx Quantity: 1,700 LF x 75%**
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:** 10 years
Lower Estimate: $ 115,000 **Higher Estimate:** $141,000
Cost Source: ARSF Cost Database

Comp #: 2505 Mats & Bag Stands - Replace **Approx 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
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
Cost Source: ARSF Cost Database

Comp #: 2510 Ball Machine - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2511 Driving Range Tee Box - Renovate **Approx Quantity: 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:** 10 years
Lower Estimate: $ 125,000 **Higher Estimate:** $153,000
Cost Source: Cost History, plus Inflation

Comp #: 2520 DR Irrigation/Landscaping - Replace **Approx Quantity: 1 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:** 10 years
Lower Estimate: $ 198,000 **Higher Estimate:** $242,000
Cost Source: Cost History, plus Inflation

Comp #: 2540 Turn Building Snack Shop - Remodel **Approx 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:** 0 years
Lower Estimate: $ 18,100 **Higher Estimate:** $22,100
Cost Source: ARSF Cost Database

Comp #: 2542 Turn Building Bathrooms - Remodel **Approx Quantity: 2 Restrooms**
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:** 0 years
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
Cost Source: ARSF Cost Database

Comp #: 2545 Turn Building HVAC - Replace **Approx 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
Lower Estimate: $ 6,520 **Higher Estimate:** $7,960
Cost Source: ARSF Cost Database

Comp #: 2550 Turn Building - Renovate **Approx 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:** 15 years
Lower Estimate: $ 119,000 **Higher Estimate:** $145,000
Cost Source: ARSF Cost Database

Golf Course Grounds

Comp #: 504 Hole #11 Gate - Replace **Approx 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:** 16 years
Lower Estimate: $ 4,260 **Higher Estimate:** $5,200
Cost Source: Client Cost History

Comp #: 2905 Yardage & Tee Markers - Replace **Approx Quantity: 1 Yardage & Tee Markers**
Location: Golf Course
Funded?: Yes.
History: Recently replaced in 2014/15
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 71,800 **Higher Estimate:** $87,800
Cost Source: Client Cost History

Comp #: 2910 Golf Cart Paths - Repair/Replace **Approx Quantity: 246,000 GSF**
Location: Golf Course
Funded?: Yes.
History: Repairs done in 2018;2025
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
Lower Estimate: $ 37,400 **Higher Estimate:** $45,800
Cost Source: Estimate Provided by Client

Comp #: 2930 Golf Course Bridges - Repair/Replace **Approx 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:** 13 years
Lower Estimate: $ 392,000 **Higher Estimate:** $480,000
Cost Source: ARSF Cost Database

Comp #: 2935 Ponds - Repair/Replace **Approx Quantity: 1 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2940 Golf Course Tree - Trimming **Approx Quantity: 1 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Golf Course Retaining Walls

Comp #: 514 # 2 Retaining Wall - Replace **Approx 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:** 23 years
Lower Estimate: $ 60,800 **Higher Estimate:** $74,300
Cost Source: ARSF Cost Database

Comp #: 514 # 5 Retaining Wall - Replace **Approx 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:** 26 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: ARSF Cost Database

Comp #: 514 # 9 Retaining Wall - Replace **Approx 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:** 23 years
Lower Estimate: $ 60,800 **Higher Estimate:** $74,300
Cost Source: Estimate Provided by Client

Comp #: 514 #10 Retaining Wall - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 514 #13 Retaining Wall - Replace **Approx Quantity: 1 Wall**
Location:
Funded?: Yes.
History: 04/2025
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
Lower Estimate: $ 44,900 **Higher Estimate:** $54,900
Cost Source: ARSF Cost Database

Comp #: 514 #14 Retaining Wall - Replace **Approx Quantity: 1 Wall**
Location:
Funded?: Yes.
History: 04/2025
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
Lower Estimate: $ 56,200 **Higher Estimate:** $68,600
Cost Source: ARSF Cost Database

Comp #: 514 #17 Retaining Wall - Replace **Approx 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:** 0 years

Lower Estimate: $ 17,700 **Higher Estimate:** $21,700

Cost Source: Estimate Provided by Client

Golf Course Maintenance Area

Comp #: 1222 Solar Panels - Replace **Approx Quantity: 1 Solar System**
Location: Maintenance area
Funded?: Yes.
History: Installed in 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:** 3 years
Lower Estimate: $ 272,000 **Higher Estimate:** $332,000
Cost Source: Client Cost History

Comp #: 1840 Diesel Tank - Replace **Approx Quantity: 1 500 gal Tank**
Location:
Funded?: Yes.
History: Installed in 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:** 8 years
Lower Estimate: $ 5,070 **Higher Estimate:** $6,190
Cost Source: ARSF Cost Database

Comp #: 1840 Gasoline Tank - Replace **Approx Quantity: 1 1000 gal. Tank**
Location:
Funded?: Yes.
History: Installed in 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:** 8 years
Lower Estimate: $ 12,700 **Higher Estimate:** $15,500
Cost Source: ARSF Cost Database

Comp #: 2620 Wash Pad & Equipment - Replace **Approx Quantity: 1 Station**
Location:
Funded?: Yes.
History:
Comments: We recommend periodic cleaning to maintain an attractive appearance.
Useful Life: 20 years **Remaining Life:** 16 years
Lower Estimate: $ 90,900 **Higher Estimate:** $111,000
Cost Source: ARSF Cost Database

Comp #: 2830 Break Room Trailer - Lease **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2830 Maintenance Office - Repair/Replace **Approx 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:** 3 years
Lower Estimate: $ 58,500 **Higher Estimate:** $71,500
Cost Source: ARSF Cost Database

Comp #: 2835 Maintenance Buildings - Replace **Approx Quantity: 2 Buildings**
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2840 Containers - Replace **Approx 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:** 3 years
Lower Estimate: $ 19,800 **Higher Estimate:** $24,200
Cost Source: ARSF Cost Database

Comp #: 2845 Maintenance Yard Perim Fence - Replace **Approx Quantity: 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:** 26 years
Lower Estimate: $ 42,800 **Higher Estimate:** $52,400
Cost Source: ARSF Cost Database

Comp #: 2850 Driving Range/Maint Road - Seal/Repair **Approx Quantity: 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:** 3 years
Lower Estimate: $ 10,400 **Higher Estimate:** $12,800
Cost Source: ARSF Cost Database

Comp #: 2851 Driving Range/Maint Road - Replace **Approx Quantity: 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:** 7 years
Lower Estimate: $ 200,000 **Higher Estimate:** $244,000
Cost Source: ARSF Cost Database

Golf Course Maintenance Equipment

Comp #: 3002 Toro Groundsmaster 3100 - Replace **Approx 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
Lower Estimate: $ 42,200 **Higher Estimate:** $51,600
Cost Source: ARSF Cost Database

Comp #: 3003 John Deere Gator (2017) - Replace **Approx Quantity: 1 Tractor**
Location:
Funded?: Yes.
History: Purchased in 2017
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:** 1 years
Lower Estimate: $ 18,100 **Higher Estimate:** $22,100
Cost Source: ARSF Cost Database

Comp #: 3004 John Deere Gator (2018) - Replace **Approx Quantity: 1 Tractor**
Location:
Funded?: Yes.
History: Purchased in 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:** 2 years
Lower Estimate: $ 18,100 **Higher Estimate:** $22,100
Cost Source: ARSF Cost Database

Comp #: 3005 7050 Rim Clamp Tire Changer - Replace **Approx 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
Lower Estimate: $ 15,000 **Higher Estimate:** $18,400
Cost Source: ARSF Cost Database

Comp #: 3006 Aerator Aerway 6260 - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3007 Aerator Toro 648 - Replace **Approx 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
Lower Estimate: $ 45,300 **Higher Estimate:** $55,300
Cost Source: ARSF Cost Database

Comp #: 3008 Aerator Toro 648 - Replace **Approx 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
Lower Estimate: $ 48,900 **Higher Estimate:** $59,700
Cost Source: ARSF Cost Database

Comp #: 3009 Angle Master 3000MC - Replace **Approx Quantity: 1 Angle Master**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: $ 22,400 **Higher Estimate:** $27,400
Cost Source: ARSF Cost Database

Comp #: 3010 Buffalo Blowers - Replace **Approx 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
Lower Estimate: $ 15,100 **Higher Estimate:** $18,500
Cost Source: ARSF Cost Database

Comp #: 3012 Carry All Turf - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3015 Caterpillar Skid Loader - Replace **Approx Quantity: 1 CAT 247 Skid Loader**
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3016 Compactor Plate - Replace **Approx Quantity: 1 Compactor Plate**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 4,530 **Higher Estimate:** $5,530
Cost Source: ARSF Cost Database

Comp #: 3017 Concrete Saw - Replace **Approx Quantity: 1 Concrete Saw**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 4,530 **Higher Estimate:** $5,530
Cost Source: ARSF Cost Database

Comp #: 3018 Cushman Core Harvestor - Replace **Approx Quantity: 1 Harvestor**
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3019 Cushman Trackster - Replace **Approx 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: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3020 Daihatsu Mini - Replace **Approx Quantity: 1 Pickup**
Location: Maintenance area
Funded?: No.
History:
Comments: Funding for replacement at the interval below.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3021 Dayton Crane - Replace **Approx Quantity: 1 1/2 Ton Crane**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: $ 4,530 **Higher Estimate:** $5,530
Cost Source: ARSF Cost Database

Comp #: 3022 Ditch Witch Trencher - Replace **Approx Quantity: 1 Ditch Witch Trencher**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2018
Comments: Funding for replacement at the interval below.
Useful Life: 12 years **Remaining Life:** 4 years
Lower Estimate: $ 12,100 **Higher Estimate:** $14,700
Cost Source: ARSF Cost Database

Comp #: 3023 Express Dual 3000MC - Replace **Approx Quantity: 1 Reel Grinder**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 15 years **Remaining Life:** 0 years
Lower Estimate: $ 45,300 **Higher Estimate:** $55,300
Cost Source: ARSF Cost Database

Comp #: 3025 John Deere Gator (2009) - Replace **Approx Quantity: 2 Gators**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 35,600 **Higher Estimate:** $43,600
Cost Source: ARSF Cost Database

Comp #: 3026 John Deere Gator (2012) - Replace **Approx Quantity: 2 Gators**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 35,600 **Higher Estimate:** $43,600
Cost Source: ARSF Cost Database

Comp #: 3027 John Deere Gator (2013) - Replace **Approx Quantity: 4 Gators**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 71,800 **Higher Estimate:** $87,800
Cost Source: ARSF Cost Database

Comp #: 3028 Graden Verticutter - Replace **Approx Quantity: 1 Verticutter**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 10,800 **Higher Estimate:** $13,200
Cost Source: ARSF Cost Database

Comp #: 3030 Toro Greensmaster 3400 - Replace **Approx Quantity: 2 Toro Greenmaster 3400**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2018
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 108,000 **Higher Estimate:** $132,000
Cost Source: ARSF Cost Database

Comp #: 3032 Toro Greensmaster 3250D - Replace **Approx 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: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3033 Toro Greensmaster 3400 - Replace **Approx 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 **Remaining Life:** 0 years
Lower Estimate: $ 53,700 **Higher Estimate:** $65,700
Cost Source: Cost History, plus inflation

Comp #: 3034 Toro Greensmaster Flex 2100 - Replace **Approx Quantity: 5 Greenmaster Flex**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2017
Comments: Funding for replacement at the interval below.
Useful Life: 8 years **Remaining Life:** 0 years
Lower Estimate: $ 108,000 **Higher Estimate:** $132,000
Cost Source: ARSF Cost Database

Comp #: 3035 Toro Groundsmaster 3500D - Replace **Approx Quantity: 2 Groundsmaster 3500D**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 131,000 **Higher Estimate:** $161,000
Cost Source: ARSF Cost Database

Comp #: 3036 Toro Groundsmaster 4500D - Replace **Approx Quantity: 1 Groundsmaster 4500D**
Location: Maintenance area
Funded?: No. Leased
History: Last replaced in 2018.
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3037 John Deere Aerator 1500 - Replace **Approx 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 **Remaining Life:** 0 years
Lower Estimate: $ 35,100 **Higher Estimate:** $42,900
Cost Source: ARSF Cost Database

Comp #: 3038 Toro Groundsmaster 3500D - Replace **Approx Quantity: 1 Groundsmaster 3500D**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2018
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 64,000 **Higher Estimate:** $78,200
Cost Source: ARSF Cost Database

Comp #: 3039 JD Utility Tractor 5075E - Replace **Approx Quantity: 1 Utility Tractor 5075e**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2018
Comments: Funding for replacement at the interval below.
Useful Life: 15 years **Remaining Life:** 7 years
Lower Estimate: $ 48,300 **Higher Estimate:** $59,100
Cost Source: ARSF Cost Database

Comp #: 3040 Kubota Tractor LA1153 - Replace **Approx Quantity: 1 Tractor**
Location: Maintenance area
Funded?: Yes.
History: Replaced in 2022
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 6 years
Lower Estimate: $ 48,300 **Higher Estimate:** $59,100
Cost Source: ARSF Cost Database

Comp #: 3045 Manitowoc Hydraulic Lift - Replace **Approx Quantity: 1 Manitowoc Lift**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 25 years **Remaining Life:** 0 years
Lower Estimate: $ 33,200 **Higher Estimate:** $40,600
Cost Source: ARSF Cost Database

Comp #: 3050 Kubota Rough Mower - Replace **Approx Quantity: 1 Kubota Rough Mower**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 45,300 **Higher Estimate:** $55,300
Cost Source: ARSF Cost Database

Comp #: 3051 Kubota Tractor M6040 - Replace **Approx Quantity: 1 Kubota Tractor M6040**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 60,400 **Higher Estimate:** $73,800
Cost Source: ARSF Cost Database

Comp #: 3052 Kubota Tractor M4700 - Replace **Approx Quantity: 1 Kubota Tractor M4700**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 12 years **Remaining Life:** 0 years
Lower Estimate: $ 42,300 **Higher Estimate:** $51,700
Cost Source: ARSF Cost Database

Comp #: 3053 Kubota Utility Vehicle - Replace **Approx Quantity: 1 Kubota RTV 900**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 27,200 **Higher Estimate:** $33,200
Cost Source: ARSF Cost Database

Comp #: 3060 Kawasaki Mule 4010 - Replace **Approx Quantity: 1 Kawasaki Mule**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: ARSF Cost Database

Comp #: 3070 Lastec Mower (2010) - Replace **Approx Quantity: 1 Lastec Mower**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 32,600 **Higher Estimate:** $39,800
Cost Source: ARSF Cost Database

Comp #: 3071 Harlie Rake - Replace **Approx Quantity: 1 Harlie Rake**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 20 years **Remaining Life:** 0 years
Lower Estimate: $ 24,100 **Higher Estimate:** $29,500
Cost Source: ARSF Cost Database

Comp #: 3072 Lely Spreader - Replace **Approx Quantity: 1 Lely Spreader**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2018
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 8,730 **Higher Estimate:** $10,700
Cost Source: ARSF Cost Database

Comp #: 3073 Turfco Mete-R-Matic Top Dresser - Replc **Approx Quantity: 1 Mete-R-Matic IV**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
Cost Source: ARSF Cost Database

Comp #: 3074 Trencher Attachment - Replace **Approx Quantity: 1 Trencher Attachments**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 8,460 **Higher Estimate:** $10,300
Cost Source: ARSF Cost Database

Comp #: 3075 Miller Millermatic 250 - Replace **Approx Quantity: 1 Miller Welder**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 6,040 **Higher Estimate:** $7,380
Cost Source: ARSF Cost Database

Comp #: 3076 Miller Thunderbolt XL - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3077 Toro MultiPro Sprayer - Replace **Approx 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
Lower Estimate: $ 109,000 **Higher Estimate:** $133,000
Cost Source: ARSF Cost Database

Comp #: 3078 Toro Chemical Sprayer - Replace **Approx 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
Lower Estimate: $ 87,500 **Higher Estimate:** $107,000
Cost Source: ARSF Cost Database

Comp #: 3080 Ventrac - Replace **Approx 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:** 6 years
Lower Estimate: $ 43,600 **Higher Estimate:** $53,200
Cost Source: Client Cost History

Comp #: 3081 Kubota Excavator U48-5 - Replace **Approx Quantity: 1 Kubota Excavator**
Location: Maintenance area
Funded?: Yes.
History: Replaced in 2022
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 6 years
Lower Estimate: $ 73,900 **Higher Estimate:** $90,300
Cost Source: Client Cost History

Comp #: 3085 SDI Sprayer - Replace **Approx 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
Lower Estimate: $ 20,000 **Higher Estimate:** $24,400
Cost Source: ARSF Cost Database

Comp #: 3086 Smithco Green Roller - Replace **Approx Quantity: 1 Smithco Green Roller**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2017
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: $ 24,100 **Higher Estimate:** $29,500
Cost Source: ARSF Cost Database

Comp #: 3087 Smithco Green Roller - Replace **Approx 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
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
Cost Source: ARSF Cost Database

Comp #: 3091 Toro Reelmaster 5610D (2015) - Replace **Approx Quantity: 2 Reelmaster 5610D**
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3093 Turfco Seeder - Replace **Approx 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:** 0 years
Lower Estimate: $ 21,200 **Higher Estimate:** $26,000
Cost Source: ARSF Cost Database

Comp #: 3094 Toro Tee Mowers - Replace **Approx Quantity: 6 Tee Mowers**
Location: Maintenance area
Funded?: Yes.
History: Purchased in 2018
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 81,500 **Higher Estimate:** $99,600
Cost Source: ARSF Cost Database

Comp #: 3095 Toro Workman 3100 - Replace **Approx Quantity: 1 Toro Workman 3100**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 32,600 **Higher Estimate:** $39,800
Cost Source: ARSF Cost Database

Comp #: 3096 Toro Workman 3200 - Replace **Approx Quantity: 3 Toro Workman 3200**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 98,100 **Higher Estimate:** $120,000
Cost Source: ARSF Cost Database

Comp #: 3097 Toro Workman HDX-D - Replace **Approx 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 **Remaining Life:** 0 years
Lower Estimate: $ 59,800 **Higher Estimate:** $73,000
Cost Source: Client cost history

Comp #: 3105 Toro Trans-Pro Trailers - Replace **Approx Quantity: 7 Trans - Pro Trailers**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 27,200 **Higher Estimate:** $33,200
Cost Source: ARSF Cost Database

Comp #: 3106 Toro Dingo TX-427 - Replace **Approx Quantity: 1 Toro Dingo**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 48,900 **Higher Estimate:** $59,700
Cost Source: ARSF Cost Database

Comp #: 3109 Turfco SP-1530 Top Dresser - Replace **Approx Quantity: 1 Turfco SP 1530**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 35,600 **Higher Estimate:** $43,600
Cost Source: ARSF Cost Database

Comp #: 3110 TyCrop MH-400 - Replace **Approx 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 **Remaining Life:** 6 years
Lower Estimate: $ 35,600 **Higher Estimate:** $43,600
Cost Source: ARSF Cost Database

Comp #: 3111 TyCrop MH-400 - Replace **Approx Quantity: 1 MH-400**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 35,600 **Higher Estimate:** $43,600
Cost Source: ARSF Cost Database

Comp #: 3112 TyCrop 300 Spreader - Replace **Approx Quantity: 1 Tycrop Spreader**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 16,300 **Higher Estimate:** $19,900
Cost Source: ARSF Cost Database

Comp #: 3115 Vericut Reels - Replace **Approx Quantity: 1 Various Reels**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 14,500 **Higher Estimate:** $17,700
Cost Source: ARSF Cost Database

Comp #: 3116 Honda 21" Mower - Replace **Approx Quantity: 1 Mower**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 8 years **Remaining Life:** 0 years
Lower Estimate: $ 2,720 **Higher Estimate:** $3,320
Cost Source: ARSF Cost Database

Comp #: 3117 Genie Scissor Lift - Replace **Approx Quantity: 1 Electric Scissor Lift**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 48,900 **Higher Estimate:** $59,700
Cost Source: ARSF Cost Database

Comp #: 3118 Ryan Jr Sod Cutter - Replace **Approx Quantity: 1 Junior Sod Cutter**
Location: Maintenance area
Funded?: Yes.
History: Last purchased in 2015.
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 8,150 **Higher Estimate:** $9,960
Cost Source: ARSF Cost Database

Comp #: 3119 Barreto Tiller - Replace **Approx Quantity: 1 Barreto Tiller**
Location: Maintenance area
Funded?: Yes.
History: Last purchased in 2002.
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 18,100 **Higher Estimate:** $22,100
Cost Source: ARSF Cost Database

Comp #: 3121 John Deere Aerator 1500 - Replace **Approx Quantity: 1 John Deere 1500**
Location: Maintenance area
Funded?: Yes.
History: Last purchased in 2016.
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 35,100 **Higher Estimate:** $42,900
Cost Source: Client Cost History

Comp #: 3130 Verti-Drain 7516 - Replace **Approx Quantity: 1 Verti-Drain**
Location: Maintenance area
Funded?: Yes.
History:
Comments: Funding for replacement at the interval below.
Useful Life: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 67,700 **Higher Estimate:** $82,700
Cost Source: ARSF Cost Database

Comp #: 3140 Cement Mixer - Replace **Approx 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
Lower Estimate: $ 7,850 **Higher Estimate:** $9,590
Cost Source: ARSF Cost Database

Comp #: 3150 Yamaha Range Picker - Replace **Approx Quantity: 1 Yamaha Range Picker**
Location: Maintenance area
Funded?: No.
History: Purchased in 2018
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 3160 Haz Mat Locker - Replace **Approx 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
Lower Estimate: $ 21,200 **Higher Estimate:** $26,000
Cost Source: Cost History, plus inflation

Comp #: 3201 Maintenance Equipment - Lease **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Common Grounds (Streets, Landscaping, Exterior Lighting, Retaining Walls)

Comp #: 103 Concrete Walkways - Repair **Approx Quantity: 1 Allowance**
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
Lower Estimate: $ 11,900 **Higher Estimate:** $14,500
Cost Source: Cost History, plus Inflation

Comp #: 202 Asphalt Parking Lot - Resurface **Approx Quantity: 61,700 GSF**
Location: Clubhouse lot
Funded?: Yes.
History: Resurfaced 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:** 25 years
Lower Estimate: $ 362,000 **Higher Estimate:** $442,000
Cost Source: ARSF Cost Database

Comp #: 203 Asphalt - Seal/Repair **Approx Quantity: 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:** 0 years
Lower Estimate: $ 21,800 **Higher Estimate:** $26,600
Cost Source: ARSF Cost Database

Comp #: 305 Security System - Replace **Approx Quantity: 1 Security Camera System**
Location: Throughout common area
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 52,500 **Higher Estimate:** $64,100
Cost Source: Cost History, plus Inflation

Comp #: 320 Parking Lot Exterior Lighting - Replace **Approx Quantity: 20 Fixtures**
Location: Clubhouse parking lot
Funded?: Yes.
History: Installed in 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:** 17 years
Lower Estimate: $ 142,000 **Higher Estimate:** $174,000
Cost Source: Client Cost History

Comp #: 321 Landscape Pagoda Lights - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 512 Split-Rail Fence - Replace **Approx Quantity: 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 boarders the golf course.
Useful Life: 20 years **Remaining Life:** 10 years
Lower Estimate: $ 111,000 **Higher Estimate:** $135,000
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining/Planter Walls - Replace **Approx Quantity: 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
Lower Estimate: $ 24,800 **Higher Estimate:** $30,400
Cost Source: ARSF Cost Database

Comp #: 1003 Irrigation Controllers - Replace **Approx Quantity: 1 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1009 Landscaping - Replenish **Approx Quantity: 1 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1010 Landscaping - Upgrade **Approx Quantity: 1 Common Area Landscaping**
Location: Common area
Funded?: Yes.
History: Renovation 2016; Synthetic Turf Replacement 03/2025
Comments: This component funds for major landscaping upgrades to the common areas.
Useful Life: 10 years **Remaining Life:** 9 years
Lower Estimate: $ 119,000 **Higher Estimate:** $145,000
Cost Source: ARSF Cost Database

Comp #: 1403 Monument Sign - Replace **Approx 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:** 10 years
Lower Estimate: $ 11,900 **Higher Estimate:** $14,500
Cost Source: ARSF Cost Database

Comp #: 2920 Fire Road - Overlay/Repair **Approx Quantity: 1 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Lakes

Comp #: 1701 #10 Lake - Dredge **Approx Quantity: 1 Lake**
Location:
Funded?: Yes.
History:
Comments: The client may want to budget an "allowance" for dredging.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Estimate Provided by Client

Comp #: 1701 #2/18 Lake - Dredge **Approx Quantity: 1 Lake**
Location:
Funded?: Yes.
History:
Comments: The client may want to budget an "allowance" for dredging.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Estimate Provided by Client

Comp #: 1701 #9 Lakes - Dredge **Approx Quantity: 2 Lakes**
Location:
Funded?: Yes.
History:
Comments: The client may want to budget an "allowance" for dredging.
Useful Life: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 90,900 **Higher Estimate:** $111,000
Cost Source: Estimate Provided by Client

Comp #: 1703 #7 Lake - Reline **Approx 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:** 20 years
Lower Estimate: $ 15,100 **Higher Estimate:** $18,500
Cost Source: ARSF Cost Database

Comp #: 1712 #7 Fountain - Replace **Approx 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:** 0 years
Lower Estimate: $ 15,100 **Higher Estimate:** $18,500
Cost Source: ARSF Cost Database
